

1. Level of Alignment

Strong – Directly supports or fulfills a clearly stated and verbatim goal or policy from the Viva Laredo Comprehensive Plan.

2. Supporting Goal(s)/Policy(ies)

Future Land Use – High Density Residential

“High Density Residential includes R-3, R-2, B-1R, B-1, and R-O.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Future Land Use Map designates the subject property as **High Density Residential**, which explicitly includes **B-1 (Limited Business District)** zoning. The proposed rezoning from R-3 to B-1 is therefore directly consistent with the land use categories permitted within this designation. The proposed medical office use is an allowed and anticipated use under the Plan’s High Density Residential framework.

Land Use Policy – Compatibility of Uses

“Encourage land use patterns that promote compatibility between adjacent uses and minimize conflicts.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject site is surrounded by a mix of residential uses and existing medical and commercial offices, including a hospital, pharmacy, and medical offices located directly across East Bustamante Street. The proposed medical office use is compatible with the existing land use pattern and does not introduce a conflicting or isolated zoning district.

Transportation and Land Use Coordination

“Coordinate land use and transportation planning by locating higher intensity uses along arterial and collector streets.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

East Bustamante Street is identified as a **Major Collector**. Locating a neighborhood-serving medical office along a collector roadway aligns with the Plan’s direction to concentrate higher-intensity and service-oriented uses on streets designed to accommodate increased traffic and access demands.

3. Summary of Alignment

Agenda Item ZC-018-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning to B-1 directly implements the Plan’s **High Density Residential** designation, which expressly allows B-1 zoning districts. The medical office use is compatible with surrounding development, reinforces an existing medical and commercial corridor, and avoids adverse impacts on adjacent residential areas.

The zoning action supports broader planning themes including **public health access, land use compatibility, efficient use of collector roadways, and neighborhood-serving services**, all of which are consistent with the Plan’s stated land use and transportation objectives.

4. Additional Requirements

All goals and policies cited above are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim policies supporting the proposed zoning action were identified and applied.

Conclusion:

The proposed rezoning under Agenda Item ZC-018-2026 is **Strongly aligned** with the Viva Laredo Comprehensive Plan.