

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 – Neighborhood Mixed-Use

“Neighborhood Mixed-Use areas provide a mix of residential, office, retail, service, and civic uses that serve the surrounding neighborhood and are designed to be walkable and integrated into nearby residential areas.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Neighborhood Mixed-Use** on the Future Land Use Map. The proposed rezoning from B-1 to B-3 to allow an auto dealer (used car lot) is consistent with the Plan’s recognition of service and commercial uses within mixed-use areas, particularly where commercial zoning and automotive-related uses already exist in proximity.

Land Use Compatibility Policy

“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 site abuts existing B-3 zoning districts to the north and south (across Laredo Street), and more intense automotive uses exist nearby, including an auto body shop. The rezoning reinforces an established commercial pattern and does not introduce a new or isolated district. The surrounding context reflects a mix of residential and commercial uses consistent with a mixed-use designation.

Growth and Development Consistency

“Promote orderly growth and development that is consistent with the Future Land Use Map.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The rezoning aligns the site with the broader commercial intensity anticipated within the Neighborhood Mixed-Use category. Because B-3 zoning is permitted within this designation (with specified exclusions not applicable here), the request directly supports the Plan’s land use framework.

3. Summary of Alignment

Agenda Item ZC-025-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed rezoning from B-1 to B-3 is consistent with the **Neighborhood Mixed-Use** Future Land Use designation and reinforces an existing commercial corridor that includes automotive and service-related businesses. The site is not isolated and is bordered by similar zoning classifications, further supporting compatibility.

The action advances broader planning themes including **economic development, commercial corridor reinforcement, orderly growth, and context-sensitive land use transitions** within a mixed-use environment. While the Transportation Plan identifies the adjacent streets as local, the surrounding commercial pattern and existing B-3 districts support the appropriateness of the rezoning under the Comprehensive Plan framework.

4. Additional Requirements

All cited goals and policies 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-025-2026 is **Strongly aligned** with the Viva Laredo Comprehensive Plan.