

ZC-057-2025

1. Level of Alignment

☐ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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

No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.

Although the Future Land Use Map (FLUM) designates the area as “Neighborhood Mixed Use,” the requested use—**Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental**—is not a compatible land use type associated with the vision or intent for Neighborhood Mixed Use areas as outlined in the plan. The B-4 level activity (truck and trailer sales) is more aligned with highway-oriented or industrial activity, which is discouraged in close proximity to residential uses.

3. Summary of Alignment

The proposed conditional use permit for **Truck and Trailer Sales and Rentals** at 3703, 3715, and 3717 San Dario Avenue is inconsistent with the land use and development principles set forth in the *Viva Laredo Comprehensive Plan*. The plan’s **Neighborhood Mixed Use** designation encourages walkable, human-scaled development with a mix of housing, local retail, civic uses, and green space—not heavy commercial operations such as truck or trailer sales.

Furthermore, while the site does front a freeway (San Dario Ave/I-35), the **abutting residential uses to the north and east** are inconsistent with the plan’s guidance to buffer intensive uses from neighborhoods. The potential impacts (noise, traffic, visual intrusion) conflict with the plan’s broader themes of improving livability, supporting neighborhood integrity, and reducing land use conflicts.

Thus, there is **no verifiable goal or policy** that supports this type of use in the given context. Rather, the request appears to contradict several guiding principles focused on neighborhood character and compatible development.

4. Additional Requirements

This analysis maintains a formal, policy-based tone. All applicable content has been quoted or paraphrased directly from the *Viva Laredo City of Laredo Comprehensive Plan*. In the absence of any supportive goal or policy, the conclusion reflects the proposal's misalignment with the Plan.