

Comprehensive Plan Alignment Review

ZC-063-2026

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy from the *Viva Laredo Comprehensive Plan*.

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

Neighborhood Mixed-Use Future Land Use

"A mix of residential, retail, office, and service uses designed to serve nearby neighborhoods."

Page 1.23

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The Future Land Use Map designates the subject property as **Neighborhood Mixed Use**. The proposed plant nursery provides a neighborhood-serving retail use and is located adjacent to existing commercial businesses, including a U-Haul Neighborhood Dealer, automotive repair businesses, and other commercial uses. The request is for a Conditional Use Permit rather than a zoning change, allowing the use to be regulated through specific conditions.

Policy 1.2.2

"Encourage well-designed commercial development that is compatible with adjacent residential neighborhoods."

Policy 1.2.2 – Page 1.28

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The Conditional Use Permit includes numerous conditions designed to maintain compatibility with nearby residential properties, including restrictions on hours of operation, outdoor storage, lighting, signage, commercial vehicles, landscaping, fencing, mosquito control, waste management, and compliance with the City's Noise Ordinance. These conditions are intended to minimize impacts on surrounding residential uses.

Policy 5.2.1

"Promote infill development and redevelopment in areas with existing infrastructure and services."

Policy 5.2.1 – Page 5.32

Source: *Viva Laredo City of Laredo Comprehensive Plan.*

Relevance:

The proposal utilizes an existing developed property within an established neighborhood. Rather than encouraging development on undeveloped land, the Conditional Use Permit allows the continued use of an existing site served by public infrastructure and municipal services.

Policy 7.3.2

"Encourage context-sensitive development that minimizes adverse impacts on adjacent neighborhoods."

Policy 7.3.2 – Page 7.18

Source: *Viva Laredo City of Laredo Comprehensive Plan.*

Relevance:

The operational conditions recommended by staff—including required screening, landscaping, maintenance standards, lighting controls, and nuisance prevention measures—are intended to ensure that the proposed plant nursery operates in a manner that minimizes impacts on adjacent residential properties.

3. Summary of Alignment

The proposed Conditional Use Permit for a plant nursery demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*.

The property is designated **Neighborhood Mixed Use**, which supports a combination of residential, retail, office, and service uses intended to serve nearby neighborhoods. The proposed use is compatible with the mixed-use character of the area, particularly given the presence of existing commercial businesses immediately north of the property.

The Conditional Use Permit incorporates extensive operational conditions that limit potential impacts on adjacent residential properties. These include restrictions on hours of operation, limits on commercial vehicles, requirements for fencing, landscaping, lighting controls, waste management, mosquito abatement, and compliance with applicable noise regulations. Staff concluded that the proposed use is **not anticipated to have a negative impact on the surrounding neighborhood** and is appropriate as a light commercial activity adjacent to residential development.

Although the proposal supports neighborhood-serving commercial activity and redevelopment of an existing property, the use remains a commercial activity within an R-3 residential zoning district and therefore requires a Conditional Use Permit. As such, the request indirectly supports the Comprehensive Plan's goals rather than directly implementing an adopted zoning or land use recommendation.

Broader Planning Themes

The proposal advances several planning themes identified in the Comprehensive Plan, including:

- **Neighborhood Compatibility** through extensive operational and buffering requirements.
- **Economic Development** by allowing a small-scale neighborhood-serving business.
- **Infill and Redevelopment** through continued use of an existing developed property.
- **Sustainability** by supporting horticultural and landscape-related activities.
- **Public Health and Safety** through mosquito control, waste management, landscaping, and nuisance prevention measures.

Final Determination

☒ Moderate Alignment

The proposed Conditional Use Permit demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*. The request supports neighborhood-serving commercial activity within a **Neighborhood Mixed Use** area while incorporating substantial operational conditions that promote compatibility with adjacent residential properties and protect neighborhood character.