

## 1. Level of Alignment

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

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## 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 amendment to an existing Special Use Permit for mini-storage expands a service-oriented commercial use already established within a mixed-use area. Mini-storage facilities are consistent with the Plan’s recognition of service uses that support surrounding residential neighborhoods when appropriately buffered and regulated.

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### **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 agenda item amends an existing site plan rather than introducing a new or incompatible land use. The surrounding area includes existing B-3 zoning, professional offices, medical uses, and the existing mini-storage facility. Conditions related to fencing, lighting, landscaping, and screening directly support compatibility with nearby single-family residential uses.

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## 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:

North Bartlett Avenue is identified as a **Collector** roadway. The expansion of an established commercial use along this corridor aligns with the Plan’s direction to accommodate higher-intensity and service uses on roadways designed to support such activity, while minimizing impacts on local residential streets.

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## 3. Summary of Alignment

Agenda Item ZC-017-2026 demonstrates **Strong alignment** with the Viva Laredo Comprehensive Plan. The proposed amendment does not alter the underlying land use pattern but refines an already-approved Special Use Permit within a **Neighborhood Mixed-Use** area. The expansion of the mini-storage facility remains consistent with the Plan’s support for neighborhood-serving service uses, particularly when located along collector roadways and subject to operational and design conditions that protect adjacent residential areas.

This action supports broader planning themes including **orderly growth, land use compatibility, mobility coordination, and context-sensitive development**, while maintaining consistency with the adopted Future Land Use Map.

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## 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 agenda item were identified and applied.

#### Conclusion:

The proposed Special Use Permit amendment is **Strongly aligned** with the Viva Laredo Comprehensive Plan.