**AN-005-2026**
**SAN JOSE DEL RIO TRACT**

**COMPREHENSIVE PLAN ALIGNMENT**

**Alignment Rating:** ☑ **Strong** ☐ Moderate ☐ Weak/None

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**Supporting Goal(s)/Policy(ies):**

- **Policy 1.4.3 – Voluntary Annexation** (p. 1.28)
  - "The City of Laredo should maintain a separate annexation policy that defines areas where voluntary annexations would be considered upon petition by affected landowners."
  - "This annexation policy should require creating a commitment to mixed use development on the larger tracts in the development agreements that accompany formal annexation."
- **Goal 1.6 – Future Land Use Map** (p. 1.29)
  - "A new Future Land Use Map is an integral part of Viva Laredo. This map has been created to assist city officials and private developers in understanding the growth management goals and policies of this plan, particularly as to the form and direction."
- **Goal 3.4 – Neighborhood Patterns** (p. 3.41)
  - "The City of Laredo should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods."
- **Policy 3.4.4 – Balance of Uses** (p. 3.41)
  - "The design of new neighborhoods and additions to existing neighborhoods should strive for a balance of housing, jobs, shopping, recreation, and civic uses to avoid unnecessary travel and reduce infrastructure and public services costs."

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**Summary of Alignment:**

- This voluntary annexation aligns strongly with the *Viva Laredo Comprehensive Plan's* goals and policies addressing **annexation, growth management, land use, and mixed-use development**. The proposed development introduces residential and commercial uses within the same tract, consistent with the Plan's direction toward mixed-use neighborhood patterns. The Future Land Use Map identifies the tract as Low Density Residential, and staff supports the proposed R-1B residential component while recommending B-3 in lieu of B-4 as a less intensive commercial district. The recommended zoning approach supports the Plan's broader objective of shaping future growth while providing commercial opportunities along the expressway frontage that can complement the future residential development.