AN-009-2026
VALLECILLO RD. PORTION NO. 3 TRACT

COMPREHENSIVE PLAN ALIGNMENT

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

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."
- **Goal 1.5 – Industrial Lands** (p. 1.29)
  - "The regional economy depends on manufacturing and the storage and transportation of goods crossing the border. The City of Laredo will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community."
  - **Policy 1.5.1**: "Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas."
- **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."

Summary of Alignment:

- This voluntary annexation and proposed M-1 zoning align strongly with the *Viva Laredo Comprehensive Plan's* goals and policies addressing **annexation, industrial development, growth management, and implementation of the Future Land Use Map**. The Future Land Use Map identifies the subject tract as **Light Manufacturing**, directly supporting the proposed M-1 zoning. The surrounding area also contains warehouse and industrial uses to the south and west, making the proposed zoning consistent with the established industrial development pattern. Additionally, the proposed Vallecillo Road right-of-way would provide a connection between FM 1472 and Interstate Highway 35, and the Future Transportation Plan identifies Vallecillo Road as a **Principal Arterial**. Together, these elements support coordinated industrial growth and transportation connectivity within an area planned for light manufacturing.