

ZC-025-2025

1. Level of Alignment:

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

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

Goal 3.1 – Housing Diversity

“Ensure Laredo’s housing stock meets the needs of current and future residents, with an emphasis on affordability, location, and variety of housing types.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 3.19)

Policy 3.1.1

“Encourage a range of housing types including multifamily, single-family attached and detached, and manufactured housing in suitable areas...”

(Viva Laredo City of Laredo Comprehensive Plan, p. 3.19)

Goal 1.3 – Land Use Patterns

“The city wishes to augment conventional development pattern with strategic suburban retrofits or urban infill where practical.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.28)

Policy 9.1.2 – Economic Development

“Encourage new commercial opportunities that serve surrounding neighborhoods.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 9.34)

3. Summary of Alignment:

The proposed Conditional Use Permit supports *Viva Laredo’s* broader goals to increase housing variety and promote affordability by facilitating mobile/manufactured home ownership through a dedicated sales facility. This aligns with **Goal 3.1** and **Policy 3.1.1**, which explicitly endorse manufactured housing in suitable locations. Additionally, the site's proximity to a major corridor (US Hwy 83) and vacant land makes it contextually appropriate for low-impact commercial activity as described in the **Neighborhood Mixed-Use** designation.

By offering access to affordable housing models without introducing permanent structures or residential use, the project maintains compatibility with surrounding vacant or low-intensity development. The business model and site controls further mitigate potential nuisances through regulated hours, no permanent occupancy, and compliance with landscape, lighting, and noise standards.

Despite slight inconsistency with surrounding land use patterns and potential for neighborhood disruption, the proposed use is responsibly managed, economically beneficial, and consistent with multiple planning objectives — justifying a **Moderate** level of alignment.