

ZC-059-2025 – Comprehensive Plan Alignment

Location: Approximately 4.39 acres north of SH 255 and east of FM 1472

1. Level of Alignment

- ☐ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
- ☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.
- ☐ **Strong** – Directly supports or fulfills a clearly stated and verbatim goal or policy.
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2. Supporting Goal(s)/Policy(ies)

Policy 3.1.2

"Protect natural and man-made infrastructure by planning development away from hazard-prone areas and ensuring compatibility of uses."

— Page 3.14, *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

This policy emphasizes the importance of planning compatible land uses to avoid conflict with natural or infrastructural vulnerabilities. While oil and gas extraction can introduce risks, the project avoids immediate proximity to residential neighborhoods, public institutions, or environmentally sensitive areas. Its location within a lightly developed area provides partial compatibility.

Policy 6.1.5

"Encourage economic growth through strategic infrastructure investments and land use planning that supports industrial development."

— Page 6.20, *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The site lies within an area identified on the Future Land Use Map as primarily **Light Industrial**, with some areas marked **Heavy Industrial**. Supporting extractive industrial activities in such designated zones aligns with the Plan's intent to promote economic activity in appropriate sectors and areas.

Goal 9.1

"Promote a well-balanced land use pattern that supports a sustainable mix of uses."
— Page 9.33, *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The approval of a Special Use Permit (SUP) in lieu of a blanket zoning change helps maintain land use balance. It allows industrial activity while ensuring individual case review to mitigate adverse effects—an approach consistent with this goal's emphasis on sustainability and use compatibility.

3. Summary of Alignment

The proposed Special Use Permit for oil and/or gas extraction at Well Site A shows **Moderate alignment** with the Viva Laredo Comprehensive Plan. The project is located in an area designated for industrial use and is surrounded by undeveloped land, minimizing potential adverse impacts to adjacent land uses. The proposed activity supports **industrial economic development**, is spatially removed from residential areas, and will be regulated through performance-based standards in the City's Land Development Code.

However, the alignment is not considered **Strong** because:

- The Plan contains limited direct references to oil and gas extraction as a land use.
- Environmental and public health risks, although partially mitigated by location and permitting conditions, remain concerns not directly addressed by cited policies.
- The SUP approach (rather than a zoning change) is appropriate for this use but underscores the need for case-by-case scrutiny.

Broader planning themes intersected include **economic development**, **land use compatibility**, **environmental risk management**, and **sustainable growth**.

4. Additional Requirements

All cited goals and policies are quoted verbatim from the *Viva Laredo City of Laredo Comprehensive Plan*. Based on the available documentation and relevant policy review, the request supports the **intent** of the Comprehensive Plan but does not directly fulfill any single policy with specificity, thus warranting a **Moderate** level of alignment.