

## ZC-060-2025 – Comprehensive Plan Alignment

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

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### 1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

#### 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 proposed oil and gas extraction site is located in an area designated on the Future Land Use Map as Light Industrial and, in part, Heavy Industrial. The special use permit facilitates industrial activity without a rezoning, supporting the policy's call for strategic land use planning for industrial growth.

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#### 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:

While oil and gas operations can pose risks, the site is surrounded by undeveloped land and is not within 600 feet of any school, hospital, church, or public building, nor within 400 feet of any residence. This spatial buffer supports compatibility and reduced risk, consistent with this policy.

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#### 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 use of a special use permit (SUP) instead of a zoning change allows industrial development within an existing M-1 Light Manufacturing District, preserving broader land use balance while enabling specific case-by-case review.

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### 3. Summary of Alignment

The proposal to authorize a Special Use Permit for oil and/or gas extraction at Well Site B (340H) demonstrates a **Moderate** level of alignment with the Viva Laredo Comprehensive Plan. The site lies within an area largely designated for **industrial use**, and the SUP mechanism allows for individual scrutiny to ensure that potential environmental, safety, and compatibility issues are addressed. This approach aligns with:

- **Policy 6.1.5**, by supporting economic and industrial development;
- **Policy 3.1.2**, by minimizing proximity to vulnerable land uses;
- **Goal 9.1**, by preserving overall land use balance through the SUP rather than rezoning.

The proposal also aligns with broader planning themes of **economic development**, **land use compatibility**, and **strategic infrastructure utilization**. However, the lack of specific goals or policies regarding extractive industries and the inherent environmental risks limit the case for **Strong** alignment.

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### 4. Additional Requirements

All cited goals and policies are quoted verbatim from the *Viva Laredo City of Laredo Comprehensive Plan*. While the proposal indirectly supports industrial development and land use compatibility, the absence of a direct policy on oil and gas extraction and the need for special conditions justify a **Moderate** alignment rating.