

City Council Agenda Item ZC-058-2025

(Rezoning from AG to M-1 at 20847 FM 1472).

1. Level of Alignment

☒ **Weak/None** – The requested rezoning from AG (Agricultural District) to M-1 (Light Manufacturing District) does not align with the *Viva Laredo Comprehensive Plan*. The Future Land Use Map identifies the subject area as **Neighborhood Mixed Use**, which emphasizes mixed-use, walkable, neighborhood-scale development rather than industrial zoning.

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

Policy 3.1.1 – Promote Mixed Use Development

“Encourage mixed use development patterns that combine residential, retail, office, civic, and recreational uses within walkable neighborhoods.”

(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 3 Urban Design, p. 3-41)

Relevance: This policy establishes that Neighborhood Mixed Use areas should integrate a variety of community-serving uses in a compact and walkable format. The proposed industrial rezoning diverges from this intent by introducing a single-use, non-pedestrian-oriented zoning classification.

Policy 9.2.1 – Support Land Use Decisions that Advance Economic Growth in Designated Industrial Areas

“Encourage industrial development in areas designated for industrial growth to maximize compatibility and efficiency of infrastructure investment.”

(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 9 Economic Development, p. 9-34)

Relevance: While this policy promotes industrial development, it specifies “areas designated for industrial growth.” The subject property is not designated for industrial uses in the Future Land Use Map, which instead assigns it to Neighborhood Mixed Use.

3. Summary of Alignment

The proposed rezoning to M-1 (Light Manufacturing) is **inconsistent** with the *Viva Laredo Comprehensive Plan*. The Future Land Use Map designates the area as **Neighborhood Mixed Use**, supporting a blend of residential, retail, and neighborhood-serving commercial uses.

Rezoning to an industrial classification conflicts with this vision and does not directly fulfill any verbatim policy within the plan.

Although the rezoning may respond to surrounding industrial uses to the west, it represents a departure from the adopted land use framework. This creates a potential precedent for erosion of the Neighborhood Mixed Use designation, which is intended to maintain walkable, community-oriented development patterns.

Accordingly, the level of alignment is **Weak/None**, as no applicable goals or policies in *Viva Laredo* directly support industrial zoning in this location.
