City Council Agenda Item ZC-077-2025

(Conditional Use Permit Amendment to allow an **Animal Care Substation Office** at 140 Ceniso Loop)

1. Level of Alignment

Moderate – The proposed amendment indirectly supports comprehensive plan policies related to adaptive reuse, neighborhood services, and orderly development, but it also introduces potential conflicts with residential compatibility and land use intent. The Future Land Use Map designates the area as Low Density Residential. While the proposed office use can be conditioned to minimize impacts, it is not a land use envisioned in this designation.

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

- Policy 1.2.1 (Land Use Patterns) "Maintain the integrity of existing residential neighborhoods by preventing encroachment of incompatible land uses." Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
 - **Relevance**: The proposal abuts residential uses on all sides. Strict conditions (e.g., limiting outdoor kennels, restricting overnight stays, requiring screening) are needed to mitigate compatibility concerns and preserve neighborhood integrity.
- Policy 5.1.3 (Housing) "Encourage adaptive reuse of existing vacant buildings to strengthen neighborhoods and provide opportunities for compatible uses." Viva Laredo City of Laredo Comprehensive Plan, p. 5.31.
 - **Relevance**: The project repurposes a vacant police substation into an office use, consistent with encouraging reuse of existing structures rather than leaving them vacant or underutilized.
- **Policy 7.2.1 (Health)** "Promote community health and well-being through facilities and services that improve safety and living conditions." Viva Laredo City of Laredo Comprehensive Plan, p. 7.22.
 - **Relevance**: An animal care substation can support broader public health by improving animal control and care services, indirectly enhancing neighborhood safety.

3. Summary of Alignment

The proposed **Animal Care Substation Office** partially supports Viva Laredo goals by reusing a vacant building, providing a city service in proximity to neighborhoods, and contributing to public health initiatives. However, the location within a **Low Density Residential** designation creates tension with policies designed to preserve neighborhood character.

Alignment is best categorized as **Moderate**: supportive of adaptive reuse and health goals, but requiring stringent conditions to prevent incompatibility with surrounding residential uses. The use is acceptable only under a **Conditional Use Permit** with restrictions that safeguard residents from noise, odors, and nuisances.

Intersections with broader planning themes:

- **Public Health** Advances animal care services and community safety.
- Equity Provides decentralized services closer to residential communities.
- Sustainability Supports adaptive reuse of existing infrastructure.
- Compatibility Requires ongoing monitoring to avoid undermining residential quality of life.