

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.
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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.
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