

City Council Agenda Item ZC-066-2025

(Rezoning from AG to M-1 at Beltway Parkway/Expansion Drive).

1. Level of Alignment

☒ **Weak/None** – The proposed rezoning from AG (Agricultural District) to M-1 (Light Manufacturing District) conflicts with the *Viva Laredo Comprehensive Plan*. The **Future Land Use Map** designates the property as **Neighborhood Mixed Use**, which emphasizes compact, mixed-use, and neighborhood-serving development, not industrial use.

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: The designation of the area as Neighborhood Mixed Use calls for a mix of community-serving uses. Rezoning to M-1 (Light Manufacturing) is inconsistent because it replaces the intended mixed-use neighborhood environment with single-use industrial zoning.

Policy 7.2.1 – Ensure Compatibility Between Adjacent Land Uses

“Adopt land use regulations and development standards that mitigate adverse impacts where different uses abut, especially between commercial/industrial and residential.”

(*Viva Laredo City of Laredo Comprehensive Plan*, Ch. 7 Land Use, p. 7-14)

Relevance: Although industrial zoning can be compatible when buffered, the area’s designation for Neighborhood Mixed Use indicates a focus on residential and commercial balance. Rezoning to M-1 introduces heavier land use intensity than what is envisioned for this district.

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 the request may support economic growth, the property is **not** designated for industrial development in the Future Land Use Map. As such, it does not fulfill this policy.

3. Summary of Alignment

The rezoning of approximately 34.8 acres to M-1 (Light Manufacturing District) does **not align** with the *Viva Laredo Comprehensive Plan*. The Future Land Use Map clearly designates the site as **Neighborhood Mixed Use**, supporting a blend of housing, retail, and civic functions in a walkable, compact form. Introducing industrial zoning into this area undermines that vision and shifts development away from intended neighborhood-serving uses.

Although the staff report notes compatibility with nearby industrial zoning to the east, this rationale reflects surrounding zoning patterns rather than the adopted long-term vision of the Comprehensive Plan. The proposal demonstrates **Weak/None alignment** because no verbatim goals or policies in *Viva Laredo* explicitly support converting Neighborhood Mixed Use into industrial use.
