

ZC-054-2025

Here is the evaluation of City Council Agenda Item **ZC-054-2025** for alignment with the *Viva Laredo City of Laredo Comprehensive Plan*:

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.

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

Policy 9.1.5 (Page 9.35)

“Encourage logistics and industrial development to locate in planned industrial areas and designated freight corridors.”

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The subject site is located in an area designated as **Light Industrial** and is currently used by an industrial trucking company. The proposed use (above-ground fuel storage tank) supports the operational needs of freight and trucking industries in this planned industrial corridor.

Goal 9.3 (Page 9.35)

“Support infrastructure and services that strengthen Laredo’s role as a center for trade and logistics.”

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

Providing on-site fueling infrastructure supports the efficiency and viability of the freight industry, directly enhancing logistics capacity in alignment with Laredo’s role as a major inland port.

Goal 1.4 (Page 1.27)

“Promote land use compatibility and transitions between uses.”

Source: *Viva Laredo City of Laredo Comprehensive Plan*.

Relevance:

The proposed Special Use Permit is within an industrial area and does not abut residential or institutional uses, maintaining land use compatibility. The approval includes safety and environmental mitigation conditions, aligning with best practices for transition and compatibility.

3. Summary of Alignment

The agenda item proposes a Special Use Permit to allow a private above-ground fuel storage tank within an **M-1 Light Manufacturing District**, consistent with the **Future Land Use Map** designation of **Light Industrial**. This use indirectly supports the goals and policies that promote Laredo as a center for freight and logistics and encourages compatible land use within industrial zones.

While the Comprehensive Plan does not mention above-ground fuel tanks explicitly, the proposed project aligns with broader economic development and freight mobility objectives. Conditions set forth by City Staff help ensure environmental, safety, and public health standards are met, further supporting alignment.

Given these considerations, the agenda item aligns **moderately** with the Viva Laredo Comprehensive Plan's stated goals on industrial development, infrastructure support for logistics, and land use compatibility.

4. Additional Notes

- **No conflicting goals or policies** were identified in the Plan.
 - The use will not disrupt surrounding industrial land uses and adheres to existing zoning frameworks.
 - Environmental and fire safety requirements mitigate any negative externalities from the use.
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Please let me know if you'd like a formal version for inclusion in a report or if you need this assessment expanded to include visuals or presentation slides.