Agenda Item ZC-084-2026

1. Level of Alignment

☑ Weak/None – Conflicts with the intent of the Viva Laredo Comprehensive Plan's Future Land Use Map designation.

The proposed zone change, ZC-084-2026, requests rezoning Lots 1, 2, and 3, Block 1482A, located at 2315 and 2504 Winding Drive, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District) to allow a demolition company with outside storage. The Comprehensive Plan identifies the property as High Density Residential, a designation intended to accommodate residential development. The requested M-1 zoning district is not included among the zoning districts identified for this land use category. Staff does not support the application.

The proposed industrial district near residential properties. Staff identifies potential concerns related to compatibility, increased truck and heavy-equipment traffic, and the site's limited access and egress.

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

Goal 3.4 – Neighborhood Patterns

"The City of Laredo should change its growth pattern away from homogeneous land uses and return to a pattern of compact well-connected mixed-use neighborhoods."

Page: 3.42 Source: Viva Laredo City of Laredo Comprehensive Plan.

Relevance: The proposed M-1 zoning would create an isolated industrial zoning district in an area designated High Density Residential. This conflicts with the plan's direction toward connected neighborhoods and coordinated land-use patterns. The staff report also identifies potential incompatibility with surrounding properties.

Policy 3.4.1 – Neighborhood Patterns

"City officials should consider the following neighborhood patterns when evaluating rezoning or development requests and also when locating and designing development on public land, seeking to achieve voluntary compliance with as many patterns as practical. While the land development code and State law ultimately dictate what shall be approved by the city, all design approaches that could increase the function, aesthetics, sustainability, marketability, and livability of projects should be discussed as part of the land development process. A variety of approaches to development should be added and permitted by the code."

Page: 3.42 Source: Viva Laredo City of Laredo Comprehensive Plan.

Relevance: This policy directs City officials to consider neighborhood patterns when evaluating rezoning requests. In this case, the proposed demolition company with outside storage would introduce an industrial use into an area designated for high-density residential development. Staff also identifies potential truck traffic and access concerns because the site is near the end of Winding Drive and has only one point of access and egress.

Future Land Use – High Density Residential

The Comprehensive Plan describes High Density Residential as follows:

“High-Density Residential describes a neighborhood whose character is primarily defined by multi-family residential building types, but can also include single family homes in small lots and neighborhood-serving businesses.”

The description also encourages a diverse range of housing types and neighborhood-serving businesses.

Page: 1.15 Source: Viva Laredo City of Laredo Comprehensive Plan.

Relevance: The staff report identifies the subject property's Future Land Use designation as High Density Residential and states that M-1 zoning is not among the zoning districts identified for that category. A demolition company with outside storage does not align with the designation's primarily residential character.

3. Summary of Alignment

The proposed rezoning from R-3 to M-1 demonstrates Weak/None alignment with the Viva Laredo Comprehensive Plan. The property's High Density Residential designation is intended to accommodate residential development, while the proposed demolition company with outside storage would introduce an industrial use that is not included among the zoning districts identified for this designation. The proposal also conflicts with Goal 3.4's direction toward connected mixed-use neighborhoods and raises compatibility concerns under Policy 3.4.1.

The staff report identifies additional potential impacts, including increased truck and heavy-equipment traffic, possible congestion, and limited access and egress. These concerns are particularly relevant because residential properties are located east of the site and Winding Drive is classified as a local street.

Broader planning themes: land-use compatibility, neighborhood character, transportation safety and circulation, and coordinated growth. Although the Planning and Zoning Commission recommended approval by a 4–1 vote, staff does not support the application because of its inconsistency with the Comprehensive Plan designation and potential impacts on surrounding properties.