

City Council Agenda Item ZC-065-2026, authorizing the issuance of a **Special Use Permit (SUP) for a Restaurant Serving Alcohol** on Lots 7 and 8, Block 305, Eastern Division, located at **818 and 820 Clark Boulevard**.

1. Level of Alignment

☐ Strong

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy from the *Viva Laredo Comprehensive Plan*.

☐ Weak/None

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

Goal 8.1

“Promote a diverse mix of retail, entertainment, and dining options that serve residents and attract visitors.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed Special Use Permit allows an existing restaurant to serve alcoholic beverages, expanding the dining experience while maintaining the property's primary restaurant use. This supports the Plan's objective of providing a diverse mix of dining opportunities within established commercial areas. The staff report further notes that **"The proposed use supports commercial development goals by expanding dining options and encouraging investment within established areas."**

Policy 6.1.1

“Encourage development that is compatible with surrounding land uses and contributes to a cohesive urban form.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The property is zoned **B-1 (Limited Business District)** within an area designated **Neighborhood Mixed-Use** and is surrounded by a mixture of residential and neighborhood commercial uses. The staff report concludes that the proposed restaurant is compatible with the surrounding area

because similar commercial uses already exist nearby and **"is not anticipated to have a negative impact in the surrounding area or neighborhood."**

Policy 3.2.1

"Direct higher-intensity commercial uses to major corridors and arterial roadways where infrastructure can adequately support such development."

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property fronts **Clark Boulevard**, which the Long Range Thoroughfare Plan identifies as a **Modified Principal Arterial**. This location provides appropriate access for neighborhood-serving commercial uses and supports commercial activity along a major transportation corridor.

Goal 1.1

"Encourage the efficient use of land and resources in Laredo through appropriate infill, redevelopment, and coordinated growth patterns."

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposal utilizes an existing restaurant within a developed commercial corridor without requiring rezoning or significant site expansion. The Special Use Permit functions as an overlay on the existing B-1 zoning, allowing continued investment in an established commercial property.

3. Summary of Alignment

The proposed Special Use Permit demonstrates **moderate alignment** with the *Viva Laredo Comprehensive Plan*. The request supports **Goal 8.1** by expanding dining opportunities within an existing restaurant and encouraging continued commercial investment in an established neighborhood commercial corridor. The proposal also advances **Goal 1.1** through the continued use of an existing commercial property without altering the underlying zoning or requiring additional land consumption.

The request is generally consistent with **Policy 6.1.1**, as the property is located within a **Neighborhood Mixed-Use** area and surrounded by a mix of compatible commercial and

residential uses. Additionally, its location along **Clark Boulevard**, a designated Modified Principal Arterial, supports **Policy 3.2.1**, which encourages commercial activity along major transportation corridors.

While the proposal supports several broader commercial development objectives, the Comprehensive Plan does not specifically address restaurants serving alcohol within B-1 zoning districts. The Special Use Permit is accompanied by operational conditions—including restrictions on indoor alcohol service, hours of operation, fencing, landscaping, lighting, noise, and compliance with TABC regulations—to maintain compatibility with adjacent residential properties. These conditions support, but do not directly fulfill, the Comprehensive Plan's stated policies.

The proposal intersects with broader planning themes including **economic development, commercial reinvestment, walkability, mobility, neighborhood-serving commercial services, and land use compatibility.**
