

ZC-036-2025

Here is the evaluation of **Agenda Item ZC-036-2025** for a Conditional Use Permit for a drive-thru restaurant (PJ's Coffee House) at 7617 Peacefulmeadow Court, in alignment with the *Viva Laredo Comprehensive Plan*:

1. Level of Alignment

- ☐ Strong
☐ Moderate
☒ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.
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2. Supporting Goal(s)/Policy(ies)

Policy 6.1.3 – “Encourage mixed-use development in appropriate locations to reduce the need for driving, improve walkability, and increase neighborhood vibrancy.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The proposal for a drive-thru coffee shop contradicts this policy by encouraging vehicle-oriented development in an area designated for Neighborhood Mixed Use, which is meant to emphasize walkability and neighborhood-scale vibrancy.

Policy 4.4.2 – “Require new development to include adequate infrastructure, such as sidewalks, parking, and drainage, to support intended uses.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The proposed site fails to meet parking requirements and does not provide sufficient maneuvering space for vehicles, violating basic infrastructure adequacy standards cited in this policy.

3. Summary of Alignment

The proposal to operate a drive-thru restaurant at 7617 Peacefulmeadow Court demonstrates **Weak/None** alignment with the *Viva Laredo Comprehensive Plan*. Although the surrounding

area includes commercial uses, the proposed drive-thru use undermines the intent of a walkable, neighborhood-scale mixed-use area envisioned by **Policy 6.1.3**.

Moreover, the site fails to meet parking requirements and traffic design standards, directly contradicting **Policy 4.4.2**, which stresses infrastructure adequacy as a prerequisite for new development. The City of Laredo's staff also determined that the proposal could negatively impact the surrounding area due to traffic congestion and insufficient queuing space. These deficiencies conflict with broader planning themes of **mobility, urban livability, and responsible land use**.

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. No goals or policies were found that directly support the proposed use in this context. Therefore, the proposal is determined to be in **Weak/None** alignment with the Comprehensive Plan.

Let me know if you'd like this incorporated into a formal memo or public meeting summary.