

ZC-023-2025

1. Level of Alignment:

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

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

Goal 1.3 (Land Use Patterns):

“The city wishes to augment conventional development pattern with strategic suburban retrofits or urban infill where practical.”

Policy 1.3.1:

“The city’s zoning and land development regulations should be reviewed and amended to encourage new neighborhoods to have... Mixed-use zoning, including a mix of housing types and commercial development.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.28)

Goal 9.1 (Economic Development):

“Support local businesses and promote economic vitality through flexible land use policies that support new opportunities and services.”

Policy 9.1.2:

“Encourage new commercial opportunities that serve surrounding neighborhoods.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 9.34)

Policy 1.7.2 (Zoning Decisions):

“Decisions on rezoning requests will be made in accordance with Viva Laredo... The City Council may also consider... The proposed zoning district’s effect on the property and surrounding property...”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.30)

3. Summary of Alignment:

The requested Special Use Permit (SUP) for Toastique at 1119 Fenwick Drive supports *Viva Laredo’s* objectives to allow context-sensitive commercial development and promote mixed-use areas in suburban neighborhoods. While the location is currently zoned B-3 (Community Business District), the area’s designation as “Neighborhood-Mixed Use” in the Future Land Use Map supports complementary, pedestrian-oriented services like small-format restaurants that align with the Plan’s vision for diverse, service-enriched neighborhoods.

Though the SUP does not meet the technical parking and distance requirements without variance, the proposal includes detailed operational limits (e.g., hours, noise, landscaping, fencing) that minimize its impact on nearby residential zones. The use promotes local entrepreneurship and

healthy food access, and aligns with policies encouraging small businesses and services within walkable proximity to homes.

Due to these strengths and the conditional limitations designed to mitigate impacts, the item aligns moderately with the Comprehensive Plan. However, conflicts with the Land Development Code's technical requirements (parking and setback) prevent a "Strong" designation.