

Comprehensive Plan Alignment Review

ZC-051-2026

1. Level of Alignment

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

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

Policy 1.2.2

"Encourage well-designed commercial development that is compatible with adjacent residential neighborhoods."

Policy 1.2.2 – Page 1.28

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

Relevance:

The proposed Conditional Use Permit applies to an existing convenience store and gas station and does not include any building expansions or site modifications. The CUP includes numerous operational conditions—including limitations on alcohol sales, prohibition of outdoor consumption, restrictions on entertainment, screening requirements, landscaping, lighting controls, and nuisance prevention measures—to maintain compatibility with surrounding commercial and residential uses.

Policy 5.2.1

"Promote infill development and redevelopment in areas with existing infrastructure and services."

Policy 5.2.1 – Page 5.32

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

Relevance:

The proposal utilizes an existing commercial site that is already developed as a convenience store and gas station. The request does not expand the existing development but allows an accessory use within an established commercial corridor, making use of existing infrastructure and public services.

Policy 3.1.1

"Encourage development along major transportation corridors that supports economic development while maintaining compatibility with adjacent land uses."

Policy 3.1.1 – Page 3.14

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

Relevance:

The subject property is located adjacent to **Bob Bullock Loop**, which the Long Range Thoroughfare Plan identifies as an expressway. The proposal supports continued commercial activity along a major transportation corridor while requiring operational conditions intended to minimize impacts on nearby residential properties.

Neighborhood Mixed-Use Framework

"A mix of residential, retail, office, and service uses designed to serve nearby neighborhoods."

Page 1.23

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

Relevance:

The property is located within an area designated as **Neighborhood Mixed-Use**. The principal use of the site will remain a convenience store and gas station serving the surrounding neighborhood. The requested CUP authorizes only an accessory alcohol-related component and expressly prohibits the establishment from operating as a bar, nightclub, cantina, or similar drinking establishment.

3. Summary of Alignment

The proposed Conditional Use Permit demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*.

The proposal does not introduce a new principal land use or modify the existing commercial development. Instead, it authorizes a limited accessory use associated with an existing convenience store and gas station located within a **Neighborhood Mixed-Use** area. The extensive conditions recommended by staff—including restrictions on alcohol service, prohibition of outdoor consumption, limits on entertainment, nuisance prevention measures, landscaping, lighting, screening, and compliance with all applicable regulations—are intended to preserve compatibility with nearby residential and commercial properties.

The proposal supports economic activity within an existing commercial corridor while utilizing existing infrastructure. However, because the request involves permitting on-premise alcohol consumption rather than implementing a specific land use envisioned by the Comprehensive Plan, it indirectly supports the Plan's goals rather than directly fulfilling them.

Broader Planning Themes

This proposal advances several broader planning themes identified in the Comprehensive Plan, including:

- **Economic Development** by supporting continued investment in an existing commercial business.
- **Mobility** through development along an established expressway corridor.
- **Neighborhood Compatibility** through operational limitations and site design requirements.
- **Public Safety** by requiring compliance with TABC regulations, nuisance prevention measures, lighting standards, and annual inspections.
- **Growth Management** by encouraging reinvestment in an existing commercial site rather than new greenfield development.

Final Determination

☒ Moderate Alignment

The proposed Conditional Use Permit generally supports the intent of the *Viva Laredo Comprehensive Plan* by promoting reinvestment in an existing commercial site while incorporating operational safeguards designed to maintain compatibility with surrounding land uses. Because the request authorizes an accessory use rather than directly implementing a specific future land use objective, the proposal is best characterized as demonstrating **Moderate Alignment**.