

City Council Agenda Item ZC-076-2025

(Special Use Permit for a **Smoking Establishment – Cigar Lounge with On-Premise Alcohol Consumption**, located at 2411 Jacaman Road, Suite 400)

1. Level of Alignment

Weak/None – The proposed Special Use Permit to authorize a smoking establishment with on-premise alcohol consumption **conflicts with both the City’s Code of Ordinances and the policy intent** of the Viva Laredo Comprehensive Plan. The **Future Land Use Map** identifies the site as part of a **Mixed-Use Center**; however, the proposed use—particularly one involving indoor smoking and alcohol service—does not contribute to the Plan’s stated goals for health, sustainability, and compatible mixed-use environments.

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

- **Policy 7.1.1 (Public Health and Well-Being)** – *“Promote a healthy and safe environment for all residents by supporting policies that reduce exposure to pollutants, improve air quality, and create healthier living and working environments.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 7.18.
Relevance: The proposed use conflicts with this policy because it introduces a smoking establishment into an area intended for mixed commercial activity, increasing potential exposure to smoke and odors for workers and nearby patrons.
 - **Policy 3.2.4 (Urban Design)** – *“Promote compatible transitions between commercial, mixed-use, and residential areas to protect the character and livability of neighborhoods.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 3.41.
Relevance: While the property lies within a commercial corridor, the intensity of a cigar lounge with alcohol consumption is inconsistent with adjacent retail and dining uses envisioned as “family-oriented and walkable” under the Mixed-Use Center designation.
 - **Policy 1.2.1 (Land Use Patterns)** – *“Ensure that new commercial or entertainment uses are located where infrastructure and surrounding uses can support them, without creating nuisances or safety issues.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
Relevance: The site fails to meet parking and separation requirements, and the proposed use introduces activity that may conflict with the character and intent of the surrounding commercial plaza.
 - **No supporting goals** in the Comprehensive Plan explicitly endorse indoor smoking establishments or on-premise alcohol use in mixed-use corridors.
Source: No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.
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3. Summary of Alignment

Although the **Mixed-Use Center** designation accommodates a range of retail, restaurant, and service uses, the **proposed cigar lounge with alcohol consumption** does not align with Viva Laredo's principles of **public health, compatibility, and sustainable land use**. The Plan emphasizes healthy environments and active, pedestrian-friendly corridors—conditions inconsistent with smoking establishments.

Furthermore, the proposed use fails to comply with local ordinances prohibiting smoking establishments with alcohol sales and does not meet distance or parking requirements outlined in the Land Development Code.

Accordingly, this case demonstrates **Weak/None alignment** with the Comprehensive Plan. It neither advances public health nor enhances the livability or walkability envisioned for the Jacaman Road corridor.