

ZC-056-2025 – Comprehensive Plan Alignment

1. Level of Alignment

☐ **Weak/None** – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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

Policy 9.2.3:

"Encourage neighborhood-serving commercial uses in appropriate locations, and ensure that such uses are designed and managed in ways that are compatible with surrounding neighborhoods."

— Page 9.34, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The proposed tobacco shop is situated within a Neighborhood Mixed Use area; however, the site's proximity (254 feet) to residential zoning and non-compliance with minimum distance standards outlined in the Land Development Code raise compatibility concerns. The potential for negative neighborhood impacts (proximity to residential uses, inadequate parking) suggests the proposed use is inconsistent with the compatibility intent of this policy.

Policy 6.2.2:

"Promote land use patterns and activities that protect public health and safety."

— Page 6.22, Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

A tobacco shop, particularly one located within close proximity to residential areas, may negatively affect public health objectives by increasing access to tobacco products and potentially exposing nearby residents, including youth, to secondhand smoke and retail activities inconsistent with promoting health. This conflicts with the goal of protecting public health and safety through thoughtful land use planning.

3. Summary of Alignment

The proposed special use permit for a tobacco shop does not align with the intent of the Viva Laredo Comprehensive Plan. While the property lies within a Neighborhood Mixed Use area, the plan explicitly calls for commercial activities to be compatible with surrounding neighborhoods and to support public health. The proposed use:

- **Fails to meet proximity standards** set in the Land Development Code for tobacco shops, indicating a location not appropriate for this type of business.
- **Falls short of promoting compatibility** with nearby single-family residential areas, raising concerns about the shop's impact on neighborhood character and health.
- **Fails to meet parking requirements**, further complicating the site's suitability for the proposed use.

For these reasons, the alignment is best categorized as **Weak/None**, as the proposal lacks identifiable alignment with the plan's stated goals and policies.

Broader planning themes negatively impacted include **public health, neighborhood compatibility**, and **quality of life**. There is no evidence of positive intersections with economic development, mobility, sustainability, or engagement objectives outlined in the Plan.

4. Additional Requirements

All cited goals and policies are quoted verbatim from the Viva Laredo City of Laredo Comprehensive Plan. No other applicable goals or policies identified that would support this proposed use.