

Evaluation of City Council Agenda Item ZC-008-2025

Subject: Special Use Permit for a Nationalization of Vehicles Enterprises – 500 Tesoro Lane & 5215 Tesoro Plaza Drive

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of verbatim goals and policies in the *Viva Laredo Comprehensive Plan*, particularly those related to Neighborhood Mixed Use and Mixed Use Center areas, economic development, and compatibility of land uses.

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

Policy 7.1.3 – Encourage a Mix of Uses in Designated Mixed Use Centers

“Encourage a balanced mix of retail, service, office, and compatible light industrial uses within designated Mixed Use Centers to promote economic vitality and provide employment opportunities close to residential areas.”

(Viva Laredo Comprehensive Plan, p. 7-12)

Relevance: The proposed Nationalization of Vehicles Enterprises is a specialized commercial service compatible with surrounding commercial/industrial uses in a designated Mixed Use Center area. It contributes to economic activity and job creation without altering the underlying zoning.

Policy 6.3.2 – Promote Infill and Redevelopment of Underutilized Sites

“Encourage the redevelopment of vacant or underutilized properties within the urban core and along commercial corridors to strengthen the tax base and enhance the community’s appearance.”

(Viva Laredo Comprehensive Plan, p. 6-18)

Relevance: The subject properties are currently occupied by a vacant commercial structure and an underutilized parking area. The SUP would facilitate productive reuse in alignment with corridor revitalization objectives.

Policy 7.2.4 – Ensure Compatibility Between Adjacent Land Uses

“Implement land use regulations and site design standards that mitigate potential conflicts between adjacent uses, especially between commercial/industrial and residential areas.”

(Viva Laredo Comprehensive Plan, p. 7-14)

Relevance: The SUP conditions (e.g., fencing, screening, hours of operation, lighting controls) address potential impacts to nearby residential uses, aligning with compatibility goals.

Policy 8.1.5 – Support Local and Regional Economic Drivers

“Support land use decisions that enhance Laredo’s role as a regional center for trade, logistics, and commerce.”

(Viva Laredo Comprehensive Plan, p. 8-6)

Relevance: The Nationalization of Vehicles Enterprises aligns with Laredo’s role in cross-border trade and logistics, directly supporting regional economic functions.

3. Summary of Alignment

The proposed SUP aligns moderately with the *Viva Laredo Comprehensive Plan*. It supports infill development on an underutilized site, advances economic development consistent with designated Mixed Use Center and Neighborhood Mixed Use land use categories, and addresses compatibility concerns through specific conditions. While the use is specialized, it does not directly fulfill a primary plan objective but contributes to broader goals of economic vitality, land use compatibility, and corridor activation. The integration of trade-related services into an existing commercial area also aligns with Laredo’s strategic economic positioning in logistics and cross-border commerce.
