

ZC-015-2026

Comprehensive Plan Alignment Review

1. Level of Alignment

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

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

Future Land Use – Neighborhood Mixed Use

The Future Land Use Map identifies this area as **Neighborhood Mixed Use**, which supports neighborhood-serving commercial uses integrated with residential development.

The Comprehensive Plan recognizes that mixed-use areas are intended to allow a compatible combination of residential and commercial activities to serve nearby neighborhoods.

Relevance:

A restaurant serving alcohol, subject to conditions and operational limitations, may function as a neighborhood-serving commercial use consistent with the mixed-use character of the area, particularly along a Major Arterial (McPherson Road).

Policy 1.2.2

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

(Page 1.28)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The Special Use Permit process allows for case-by-case evaluation and the imposition of operational conditions (e.g., prohibition of outdoor patio, fencing, lighting controls, limited hours). These mitigation measures are consistent with the policy direction to ensure compatibility between commercial uses and adjacent residential areas.

Policy 5.2.1

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

(Page 5.32)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The site is an existing developed commercial property located along McPherson Road (Major Arterial) and within an established mixed-use corridor. The request does not involve new expansion but rather an operational modification within an existing structure, consistent with infill and reinvestment objectives.

Community Character & Compatibility Theme

The Comprehensive Plan emphasizes protecting neighborhood integrity while supporting appropriate commercial activity within mixed-use corridors.

The proposed SUP maintains the existing zoning classification (B-1) and functions as an overlay rather than a permanent zoning map change. Conditions recommended by staff (screening, lighting controls, prohibition of outdoor music, fencing adjacent to residential areas) directly support the Plan’s broader compatibility and quality-of-life goals.

3. Summary of Alignment

The proposed Special Use Permit for a restaurant serving alcohol demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*.

The request is located within an area designated **Neighborhood Mixed Use**, which anticipates integrated commercial and residential activity. The proposal:

- Supports neighborhood-serving commercial activity along a Major Arterial corridor.
- Advances infill and reinvestment within an existing developed site (Policy 5.2.1).
- Allows compatibility safeguards through operational conditions consistent with Policy 1.2.2.

However, the application requires careful consideration due to:

- Proximity to residential uses.
- Distance requirement considerations under the Land Development Code.

Because the SUP does not directly implement a specific Comprehensive Plan mandate but contributes to the broader intent of mixed-use integration and compatible commercial development, the appropriate classification is:

Moderate Alignment
