

ZC-040-2025 – 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:

Although this policy promotes neighborhood-serving commercial uses, the proposed use as a bar with an outdoor patio is not appropriately compatible with the surrounding residential uses due to concerns over noise, parking, and late operating hours. Staff explicitly noted that the proposed use is incompatible with adjacent residential areas and does not meet required parking standards.

Policy 9.2.2:

"Encourage new commercial and mixed-use development in Neighborhood Mixed-Use areas in ways that maintain compatibility with adjacent residential neighborhoods and enhance neighborhood character."

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

Relevance:

While the area is designated as Neighborhood Mixed Use, the proposed use as a bar with an outdoor patio, extended hours of operation, and inadequate parking does not enhance neighborhood character or maintain compatibility with nearby residential zones. Staff identified negative impacts such as noise nuisances and insufficient parking.

3. Summary of Alignment

The proposed conditional use permit for a bar at 9802 McPherson Road does not align with the Viva Laredo Comprehensive Plan's goals for compatible neighborhood commercial development. While the Future Land Use Map designates the area as Neighborhood Mixed Use, the plan's policies emphasize **compatibility with residential neighborhoods** and the **enhancement of neighborhood character**, neither of which are met by this proposal.

The staff report clearly identifies several conflicts, including:

- Inadequate parking provision (shortfall of 233 spaces).
- Potential noise impacts to the adjacent residential area.
- Incompatibility of use due to overlapping hours of operation with other site tenants.

Therefore, the proposal **lacks identifiable alignment** with the Viva Laredo Comprehensive Plan and is best categorized as **Weak/None** in alignment.

Relevant broader themes impacted include **public health** (noise pollution), **quality of life**, and **neighborhood compatibility**, all of which would be negatively affected if the use were approved.

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.