

ZC-010-2026

Comprehensive Alignment

1. Level of Alignment

☒ **Moderate** – Indirectly supports and contributes to the intent of verbatim goals and policies of the Viva Laredo Comprehensive Plan related to mixed-use activity centers, neighborhood-serving commercial uses, and economic development, while requiring site-specific conditions to ensure compatibility with nearby residential and institutional uses.

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

Neighborhood Mixed Use & Community-Serving Commercial

Policy 1.3.1:

“Encourage compact, mixed-use development patterns that allow residents to meet daily needs within close proximity to their homes.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.4

Relevance:

A neighborhood-oriented restaurant contributes to meeting daily service and dining needs within a mixed-use area that includes residential, medical, and professional uses.

Policy 1.3.4:

“Promote neighborhood-serving commercial uses that are compatible in scale and intensity with surrounding residential development.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.4

Relevance:

The SUP mechanism, operational limits, no outdoor patio, buffering, and lighting restrictions are tools used to ensure the restaurant serving alcohol remains compatible with nearby multi-family housing, a nursing facility, and a daycare.

Economic Development & Small Business

Goal 5.1:

“Support a diversified local economy by encouraging the growth and retention of small and locally owned businesses.”

Viva Laredo City of Laredo Comprehensive Plan, p. 5.4

Relevance:

The proposed restaurant use supports local economic activity, employment, and reinvestment along a major arterial corridor.

Compatibility & Mitigation of Impacts

Policy 1.8.3:

“Ensure that new development adjacent to residential neighborhoods incorporates appropriate buffering, site design, and operational standards to minimize adverse impacts.”

Viva Laredo City of Laredo Comprehensive Plan, p. 12.8

Relevance:

Conditions attached to the SUP—such as fencing, lighting controls, prohibition of outdoor music, and limited hours—directly implement this policy intent.

3. Summary of Alignment

The proposed Special Use Permit for a restaurant serving alcohol demonstrates **moderate alignment** with the Viva Laredo Comprehensive Plan. The Plan encourages **compact, mixed-use development** and **neighborhood-serving commercial uses** that allow residents to access daily services close to home (Policies 1.3.1 and 1.3.4). A restaurant use is consistent with the Neighborhood Mixed Use designation and contributes to **local economic development** and small business support (Goal 5.1).

However, the presence of nearby **multi-family residential uses, a nursing facility, and a daycare** introduces sensitivity to operational impacts. The Plan anticipates such situations by emphasizing **buffering, site design, and operational controls** (Policy 1.8.3). Because the restaurant serving alcohol is not a by-right use in the B-3 district and relies on an SUP with restrictive conditions to achieve compatibility, the alignment is indirect rather than absolute.

Broader planning themes supported include **economic development, mobility along a major arterial, and context-sensitive land use compatibility**, with attention to **public health and neighborhood quality of life** through operational limitations.
