

ZC-005-2026

Comprehensive Alignment

1. Level of Alignment

Moderate – Indirectly supports or contributes to the intent of verbatim goals and policies from the Viva Laredo Comprehensive Plan by sustaining neighborhood-serving commercial uses that are compatible with residential areas.

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

Policy 5.23.137: Encourage Neighborhood Retail to Increase Housing Amenities

“Housing is not just about providing safe and decent homes, it is also about providing adequate residential amenities such as a good balance of residential and retail opportunities within walking distance.”

“Regional shopping centers are important to every city. But equally important is the ability of residents to walk short distances from their homes to grab a cup of coffee, pick up dinner, or get grocery items. All over Laredo there are these cherished shopping and dining spots. More should be done to sustain the vitality of these locally-owned businesses within close proximity to housing developments.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 5.25)

Relevance:

The existing grocery store and meat market have operated since 1982 within a mixed residential context. The CUP amendment continues to allow a small-scale, neighborhood-serving retail use consistent with the “Neighborhood Mixed Use” designation on the Future Land Use Map. This maintains access to local goods and services within walking distance of surrounding residential blocks.

Goal 5.2: Invest in Legacy Neighborhoods

“The city should invest in neighborhood area plans, pointed public funding, and social capital to reinvigorate these very important communities.”

“By engaging the Planning Department and historic preservation advocates, small concentrated plans can be developed that address neighborhood concerns, identify strategies for reinvestment, and provide housing opportunities.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 5.25)

Relevance:

The site lies in an established inner-city neighborhood characterized by long-standing mixed residential and small commercial uses. Maintaining the grocery store and food kiosk aligns with Viva Laredo's call to support reinvestment and prevent decline in older neighborhoods by sustaining active, service-oriented uses.

3. Summary of Alignment

The proposed amendment does **not** alter the existing land use or zoning pattern but updates permit issuance and regulatory conditions for continued operation of a small-scale grocery store and kiosk. The use is consistent with the **Neighborhood Mixed Use** designation in the Comprehensive Plan and promotes the policy intent of strengthening walkable neighborhood retail options that improve daily convenience and social cohesion.

While the amendment primarily addresses administrative updates (transfer of issuance and CUP conditions), it **indirectly advances** Viva Laredo's housing and neighborhood policies by retaining a community amenity that supports livability and local economic vitality.

Conclusion: The agenda item demonstrates a **Moderate** level of alignment with the Viva Laredo Comprehensive Plan.
