

1. Level of Alignment

☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

Future Land Use – Neighborhood Mixed-Use

“Neighborhood Mixed-Use areas provide a mix of residential, office, retail, service, and civic uses that serve the surrounding neighborhood and are designed to be walkable and integrated into nearby residential areas.”

Page 1.9

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **Neighborhood Mixed-Use** on the Future Land Use Map. The existing convenience store and gas station, together with the proposed Conditional Use Permit for the sale and on-premise consumption of margarita beverages, are consistent with the commercial and neighborhood-serving character envisioned for Neighborhood Mixed-Use areas. The request does not alter the underlying B-1 zoning classification or the principal commercial use of the property.

Land Use Compatibility Policy

“Encourage land use patterns that promote compatibility between adjacent uses and minimize conflicts.”

Page 1.6

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposed Conditional Use Permit includes extensive operational conditions designed to minimize impacts on surrounding properties. These include prohibiting outdoor alcohol consumption, live entertainment, amplified music, dedicated alcohol service areas, and requiring lighting controls, landscaping, fencing adjacent to residential uses, litter control, and compliance with applicable regulations. These conditions are intended to ensure that the accessory alcohol use remains compatible with the surrounding commercial and nearby residential development.

Transportation and Land Use Coordination

“Coordinate land use and transportation planning by locating higher intensity uses along arterial and collector streets.”

Page 1.6

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The property is located at the intersection of **West Del Mar Boulevard**, identified as a **Modified Principal Arterial**, and **Springfield Avenue**, identified as a **Principal Arterial**. This location supports neighborhood-serving commercial uses with convenient regional access and visibility.

Economic Development and Commercial Activity

“Promote commercial development that strengthens the local economy and expands employment opportunities.”

Page 6.4

Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The Conditional Use Permit allows an existing commercial establishment to expand the services it offers while maintaining its principal use as a convenience store and gas station. The request promotes continued commercial investment and economic activity within an established commercial corridor without requiring additional site expansion.

3. Summary of Alignment

Agenda Item **ZC-048-2026** demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*. The proposed Conditional Use Permit supports continued commercial activity within a designated **Neighborhood Mixed-Use** area and maintains the site's primary function as a convenience store and gas station. The property's location along **West Del Mar Boulevard** and **Springfield Avenue**, both identified as major arterial roadways, is consistent with the Comprehensive Plan's objective of locating commercial uses along major transportation corridors.

The request authorizes only an **accessory use**—the sale and on-premise consumption of margarita beverages—while preserving the existing principal commercial use. Additionally, the extensive conditions recommended by staff are specifically intended to prevent the establishment from functioning as a bar or similar drinking establishment and to minimize potential impacts related to noise, lighting, litter, and compatibility with adjacent properties.

Because the request authorizes a specific accessory use through a Conditional Use Permit rather than implementing a broader land use or zoning change contemplated by the Future Land Use Map, the proposal **indirectly supports** the objectives of the Comprehensive Plan rather than directly fulfilling them.

The agenda item intersects with broader planning themes including **economic development, commercial reinvestment, mobility coordination, public safety, and land use compatibility.**

4. Additional Requirements

All cited goals and policies are quoted directly from the *Viva Laredo City of Laredo Comprehensive Plan*. Relevant verbatim policies supporting the proposed Conditional Use Permit were identified and applied.

Conclusion:

The proposed Conditional Use Permit under **Agenda Item ZC-048-2026** demonstrates **Moderate alignment** with the *Viva Laredo Comprehensive Plan*.