

ZC-024-2025

1. Level of Alignment:

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

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

Goal 1.3 – Land Use Patterns

“The city wishes to augment conventional development pattern with strategic suburban retrofits or urban infill where practical.”

Policy 1.3.1

“The city’s zoning and land development regulations should be reviewed and amended to encourage new neighborhoods to have: street and block patterns that support walkability, mixed-use zoning, including a mix of housing types and commercial development...”

Source: *Viva Laredo City of Laredo Comprehensive Plan*, p. 1.28

Goal 9.1 – Economic Development

“Support local businesses and promote economic vitality through flexible land use policies that support new opportunities and services.”

Policy 9.1.2

“Encourage new commercial opportunities that serve surrounding neighborhoods.”

Source: *Viva Laredo City of Laredo Comprehensive Plan*, p. 9.34

Policy 1.7.2 – Zoning Implementation

“Decisions on rezoning requests will be made in accordance with Viva Laredo... The City Council may also consider... The proposed zoning district’s effect on the property and surrounding property...”

Source: *Viva Laredo City of Laredo Comprehensive Plan*, p. 1.30

3. Summary of Alignment:

The requested SUP for **Mulas Authentic Mexican Cuisine** supports *Viva Laredo’s* intent to foster mixed-use, walkable commercial areas within suburban neighborhoods. Located in a B-3 zoning district within an established retail center, the use contributes to the area’s Neighborhood-Mixed Use designation. The restaurant aligns with planning goals by enhancing the availability of neighborhood-serving commercial amenities, supporting local entrepreneurship, and reinforcing pedestrian-scale mixed-use environments.

Despite noncompliance with the 300-foot distance requirement from residential zoning (actual distance: 275 feet), and staff’s recommendation against the permit, the Planning and Zoning Commission endorsed the proposal. The conditions imposed—such as hours of operation,

lighting, screening, and signage—further mitigate potential impacts to nearby residences, reinforcing compatibility with adjacent land uses.

This context-sensitive application contributes to the goals of land use flexibility and economic development but lacks a direct and verbatim policy fulfillment, warranting a **Moderate** alignment designation.