# ZC-086-2026 – Viva Laredo Comprehensive Plan Alignment

Conditional Use Permit for a Cabinet Shop (Manufacturing)
Location: 1809 San Dario Avenue
District: VIII

## 1. Level of Alignment

☐ Strong – Directly supports or fulfills a clearly stated and verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

☐ Weak/None – Lacks identifiable alignment or conflicts with existing verbatim goals or policies.

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

Goal 1.5 – Industrial Lands

“Goal 1.5: The regional economy depends on manufacturing and the storage and transportation of goods crossing the border. The City of Laredo will designate ample land that is well-suited for industrial facilities and will ensure that industrial facilities do not adversely affect the health, safety, or welfare of the community.”

Page: 1.28
Source: Viva Laredo City of Laredo Comprehensive Plan.

2017_Comprehensive_Plan-Viva_Laredo_.docx

Relevance: The proposed cabinet shop involves manufacturing, which relates to the Plan's recognition of manufacturing as part of the regional economy. However, this goal focuses on industrial facilities and appropriately designated industrial lands. The subject property is designated Neighborhood Mixed-Use, rather than Light Industrial.

Policy 1.5.1 – Industrial Lands

“Policy 1.5.1: Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas.”

Page: 1.28
Source: Viva Laredo City of Laredo Comprehensive Plan.

2017_Comprehensive_Plan-Viva_Laredo_.docx

Relevance: The proposed use contributes to manufacturing activity and the continued use of an existing commercial property. However, the proposal is not located within an area designated for industrial development. Therefore, its relationship to this policy is limited.

Policy 1.5.2 – Industrial Lands

“Policy 1.5.2: Discourage access to industrial development through residential areas.”

Page: 1.28
Source: Viva Laredo City of Laredo Comprehensive Plan.

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Relevance: The staff report indicates that access to the property is provided through San Dario Avenue and does not require travel through the adjacent residential neighborhood. This is consistent with the policy's intent to limit industrial-related traffic through residential areas.

Neighborhood Mixed-Use Center – Land Use Patterns

“The town center serves as the commercial core for a group of neighborhoods. It contains commercial and office uses based on the adjacent neighborhoods and is smaller than the shopping district at the regional mixed-use center.”

Page: 1.19
Source: Viva Laredo City of Laredo Comprehensive Plan.

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Relevance: The subject property is designated Neighborhood Mixed-Use, which is intended to accommodate neighborhood-serving commercial and office uses. Although the proposed cabinet shop is a business use, its manufacturing activities are not specifically identified among the uses described for this designation. The Plan's description therefore provides limited support for the proposed use.

Goal 1.7 – Application of Viva Laredo

“Goal 1.7: The City of Laredo will use the principles set forth in Viva Laredo as tools to shape future development, to protect natural resources, to direct capital improvements, and to guide public policy in a coordinated manner for the mutual benefit of Laredo’s residents and landowners.”

Page: 1.30
Source: Viva Laredo City of Laredo Comprehensive Plan.

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Relevance: This goal supports evaluating the proposed conditional use permit in consideration of the Plan's land-use principles and the potential effects on surrounding properties and residents.

Policy 1.7.1 – Application of Viva Laredo

“Policy 1.7.1: Viva Laredo provides the basis for amendments to the City of Laredo’s zoning and subdivision regulations. The adoption of Viva Laredo does not change the zoning districts on any property, nor does it interfere with or extend vested rights. Staff recommendations to discretionary bodies such as planning and zoning commission or the council shall be determined based the action’s concordance with plan Viva Laredo.”

Page: 1.30
Source: Viva Laredo City of Laredo Comprehensive Plan.

2017_Comprehensive_Plan-Viva_Laredo_.docx

Relevance: This policy establishes that staff recommendations to discretionary bodies should consider whether the proposed action is consistent with the Comprehensive Plan. It is relevant to the evaluation of this conditional use permit.

# 3. Summary of Alignment

The proposed conditional use permit has moderate alignment with the Viva Laredo Comprehensive Plan.

The proposed cabinet shop relates to Goal 1.5, which recognizes manufacturing as an important part of the regional economy. Additionally, the proposed access from San Dario Avenue, without requiring traffic to travel through the adjacent residential neighborhood, is consistent with Policy 1.5.2.

However, the property's Future Land Use Map designation is Neighborhood Mixed-Use. The Plan describes this designation as accommodating neighborhood-serving commercial, office, and residential uses. Although the proposal involves a business activity, the manufacturing component is not specifically identified as an intended use within this designation.

The staff report also identifies potential noise impacts from equipment and notes that the surrounding area is predominantly residential. The proposed conditions addressing enclosed manufacturing activities, ventilation, dust control, noise, parking, and loading and unloading are intended to minimize potential impacts on nearby properties.

While the proposal has some consistency with the Plan's economic development and access considerations, its manufacturing use within a Neighborhood Mixed-Use designation creates a limitation in its overall alignment.

# 4. Additional Requirements

- Land Use Compatibility: The property is designated Neighborhood Mixed-Use, and the proposed manufacturing activity is not specifically identified among the uses described for this designation.
- Access and Traffic: Access from San Dario Avenue is consistent with Policy 1.5.2 because the proposed operation does not require business-related traffic to travel through the adjacent residential neighborhood.
- Noise and Neighborhood Impacts: The staff report identifies potential noise impacts from equipment. The proposed conditions requiring manufacturing activities to occur within an enclosed building and addressing noise, dust, and ventilation are important considerations for protecting nearby residential properties.
- Parking: The submitted site plan does not clearly demonstrate the required three off-street parking spaces. The parking arrangement must be resolved before a Certificate of Occupancy can be issued. The staff report also clarifies that approval of the conditional use permit does not guarantee that the property can be used for the proposed activity until the parking issues are resolved.

Overall Assessment: The proposed conditional use permit demonstrates moderate alignment with the Viva Laredo Comprehensive Plan. Although the manufacturing activity relates to the Plan's economic development goals and the proposed access arrangement is consistent with its industrial access policy, the property's Neighborhood Mixed-Use designation and the potential impacts on surrounding residential properties limit the overall consistency of the proposal with the Plan.

One important distinction: I would retain the Moderate rating rather than Strong. The proposed access arrangement supports Policy 1.5.2, but the Plan's Neighborhood Mixed-Use designation does not specifically identify manufacturing as an intended use. Also, the Plan's industrial policies should not be interpreted as automatically supporting manufacturing at any location; the designation and compatibility with surrounding properties remain important considerations.