Agenda Item ZC-076-2026

1. Level of Alignment

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

The proposed CUP amendment is **moderately aligned** with the Viva Laredo Comprehensive Plan. The property is designated **Neighborhood Mixed Use** on the Future Land Use Map, while the proposed use involves truck/trailer sales and rentals and heavy-equipment repairs. The request is supported in part because the property is located along San Dario Avenue, identified as a freeway, and the surrounding corridor contains similar automotive-related commercial uses.

However, the proposed heavy-equipment repair component is more intensive than typical neighborhood-serving commercial activity. The recommended conditions addressing residential buffering, lighting, landscaping, noise, traffic, hazardous materials, and storage help mitigate potential impacts on nearby residential uses.

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

Goal 1.7 – Application of Viva Laredo

"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: 1.27
Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The CUP amendment is evaluated through the Comprehensive Plan, existing development pattern, transportation network, surrounding land uses, and potential impacts on nearby residential properties. The staff recommendation specifically considers the site's location along San Dario Avenue, the existing commercial character of the corridor, and measures to minimize impacts to surrounding properties.

Policy 1.7.1 – Application of Viva Laredo

"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 on the action's concordance with plan Viva Laredo."

Page: 1.27
Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: The agenda item is a zoning ordinance amendment authorizing an amendment to an existing Conditional Use Permit. Staff's evaluation considers whether the proposed use is compatible with the Comprehensive Plan designation and surrounding development pattern. The zoning district itself remains B-3.

Policy 1.7.2 – Application of Viva Laredo

"Decisions on rezoning requests will be made in accordance with Viva Laredo and in accordance with all requirements of city and State law."

The policy further states that when evaluating land-use changes, the City may consider:

"The proposed zoning district's effect on the property and surrounding property"

and

"Potential adverse effects that might be caused by approval or denial of the requested rezoning"

Page: 1.27
Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance: Although this agenda item does **not change the property's B-3 zoning**, the same land-use compatibility principles are relevant to the CUP amendment. Staff evaluated the relationship between the proposed use and surrounding residential properties and specifically notes that access is from San Dario Avenue rather than through the adjacent residential neighborhood.

Policy 7.2.1 – Ensure Compatibility Between Adjacent Land Uses

"Adopt land use regulations and development standards that mitigate adverse impacts where different uses abut, especially between commercial/industrial and residential."

Page: 7.14
Source: *Viva Laredo City of Laredo Comprehensive Plan* City of Laredo Legistar

Relevance: This policy is particularly applicable because the site is surrounded by both commercial and residential uses. The proposed CUP includes conditions requiring residential screening, screened lighting, landscaping, noise compliance, and restrictions on the location of refrigerated trucks. These conditions are intended to reduce potential impacts on nearby residential properties.

3. Summary of Alignment

The proposed CUP amendment demonstrates **Moderate alignment** with the Viva Laredo Comprehensive Plan. The property is designated **Neighborhood Mixed Use**, and the proposed use is located along San Dario Avenue, identified as a freeway, within an established corridor containing similar automotive-related commercial uses.

The request also incorporates measures consistent with the Comprehensive Plan's emphasis on compatibility between differing land uses. Conditions addressing residential screening, lighting, landscaping, noise, traffic, hazardous materials, and outdoor storage are intended to minimize potential impacts on surrounding residential properties.

The alignment is **not considered Strong** because the proposed truck and heavy-equipment repair use is more intensive than the neighborhood-serving commercial character generally associated with a Neighborhood Mixed Use designation. Nevertheless, the existing commercial setting, location along a major transportation corridor, continued use of the existing site, and proposed mitigation conditions provide a basis for **Moderate** alignment.

Broader planning themes: land-use compatibility, transportation access, protection of residential neighborhoods, environmental protection, and mitigation of potential commercial impacts.