

1. Level of Alignment

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

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

Future Land Use – High Density Residential

“High Density Residential includes R-3, R-2, B-1R, B-1, and R-O.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The subject property is designated **High Density Residential** on the Future Land Use Map. While the minimum zoning district required for the proposed use is M-1, the request is for a Conditional Use Permit within a district contemplated under the High Density Residential category. This demonstrates technical consistency with the range of zoning districts identified in the Plan.

Infill and Redevelopment

“Promote infill development and redevelopment within existing urbanized areas to efficiently use existing infrastructure.”

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Source: *Viva Laredo City of Laredo Comprehensive Plan*

Relevance:

The proposal involves reuse of a vacant commercial structure within an established neighborhood. The adaptive reuse of an existing building aligns with the Plan’s directive to encourage redevelopment and efficient use of existing infrastructure.

Land Use Compatibility Policy

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

Relevance:

The Conditional Use Permit includes numerous operational and design conditions intended to minimize potential impacts on surrounding residential properties, including limits on hours of operation, prohibition of outdoor storage, ventilation requirements, fencing, landscaping, and nuisance controls. These conditions directly reflect the Plan’s emphasis on compatibility and conflict minimization.

3. Summary of Alignment

Agenda Item ZC-022-2026 demonstrates **Moderate alignment** with the Viva Laredo Comprehensive Plan. The proposal supports infill development through adaptive reuse of an existing vacant structure within an established urban area. Additionally, the inclusion of extensive operational and design conditions reflects the Plan’s stated policy to encourage compatibility and minimize land use conflicts.

However, the Future Land Use designation of **High Density Residential** primarily emphasizes residential uses, and the proposed baseball bat manufacturing use—though limited in scale and regulated through a Conditional Use Permit—introduces a light industrial component within a predominantly residential context. Because the use requires additional regulatory oversight to ensure compatibility, the alignment is supportive but not direct.

The agenda item intersects with broader planning themes including **economic development (small-scale manufacturing), neighborhood revitalization, efficient land use, and context-sensitive regulation** to protect surrounding residential quality of life.

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 agenda item were identified and applied.

Conclusion:

The proposed Conditional Use Permit under Agenda Item ZC-022-2026 demonstrates **Moderate alignment** with the Viva Laredo Comprehensive Plan.