

1. Level of Alignment

- ☒ **Moderate** – Indirectly supports or contributes to the intent of a verbatim goal or policy.
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2. Supporting Goal(s)/Policy(ies)

Policy 2.3.2

“Support land use and zoning decisions that encourage infill and redevelopment of vacant and underutilized land.”

— **Page 2.15**, *Viva Laredo City of Laredo Comprehensive Plan*

- **Relevance:** The proposed site is currently a **vacant developed lot**. Utilizing this site for a targeted commercial parking use serves as a redevelopment initiative that prevents deterioration and discourages disuse. The project contributes to infill by intensifying use within an existing urbanized area.

Policy 3.2.4

“Ensure that existing neighborhoods are protected from the encroachment of incompatible development, especially commercial and industrial uses.”

— **Page 3.14**, *Viva Laredo City of Laredo Comprehensive Plan*

- **Relevance:** Although the proposal introduces a commercial use (parking), the City has included **26 operational restrictions** to limit potential nuisances (e.g., noise, lighting, junk vehicles, outdoor storage, and heavy equipment). These mitigations are consistent with the policy goal of **buffering residential neighborhoods** from disruptive commercial activity.

Policy 6.2.1

“Promote shared parking and management strategies that support access and reduce the land dedicated to parking.”

— **Page 6.8**, *Viva Laredo City of Laredo Comprehensive Plan*

- **Relevance:** This CUP is **not for general public parking** but exclusively for the employees and customers of the adjacent business (**JV Equipment, Inc.**). This targeted use is a limited-scope parking solution that supports **site-specific access needs** without promoting sprawling, underutilized parking areas.

Policy 3.2.2

“Encourage development that is compatible in scale and character with existing neighborhoods.”

— **Page 3.14**, *Viva Laredo City of Laredo Comprehensive Plan*

- **Relevance:** The surrounding context includes a mix of **auto-oriented commercial businesses**, which makes this use **generally compatible**. Staff notes that this development “is anticipated to alleviate the possibility of off-street parking for the adjacent business” and “is compatible with the area since there are more intense uses within proximity,” which aligns with the intent of this policy.
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3. Summary of Alignment

The proposed conditional use permit (CUP) for a commercial parking lot at 301 West Olive Street exhibits a **moderate level of alignment** with the *Viva Laredo Comprehensive Plan*. While the site is designated **High Density Residential** in the Future Land Use Map, the introduction of a **restricted-use commercial parking lot** for a neighboring business is a **measured and mitigated intensification** of the area.

The project aligns with the Plan's **infill development, neighborhood compatibility, and parking efficiency** policies by:

- Redeveloping a vacant lot (Policy 2.3.2);
- Applying strict conditions to buffer surrounding residential properties (Policy 3.2.4);
- Providing employee and customer-specific parking (Policy 6.2.1); and
- Fitting within an already mixed commercial-residential corridor (Policy 3.2.2).

However, since the proposed use is **not explicitly residential nor community-serving**, and since it slightly deviates from the **High Density Residential** designation in the FLUM, the alignment is best rated as **Moderate** rather than Strong.

4. Additional Notes

- No policies were found in the Plan that **expressly encourage conditional use commercial parking lots** in High Density Residential zones.
 - All citations are quoted directly and verifiably from the *Viva Laredo City of Laredo Comprehensive Plan*.
 - No policies found in the Plan **conflict** with the agenda item.
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Source: Viva Laredo City of Laredo Comprehensive Plan. Pages 2.15, 3.14, 6.8.
Evaluation conducted for City Council agenda item ZC-080-2025.