### 1. Level of Alignment

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

# 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.

## 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.

**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.**