

Narrative Description for Conditional Use Permit Application

Property Address: 301 W Olive, Laredo, TX 78041

Associated Property: 302 W Saunders, Laredo, TX 78041

The applicant is requesting a Conditional Use Permit (CUP) for the property located at 301 W Olive, Laredo, Texas, for the development of a surface parking lot consisting of fifteen (15) parking spaces. The proposed parking lot will be utilized exclusively by the tenant of the adjacent commercial property located at 302 W Saunders, Laredo, Texas, to accommodate employee and customer parking during normal business hours. The tenant currently has approximately 10 employees.

The intent of this development is to support the operational needs of the adjacent business by providing adequate off-street parking in compliance with the City of Laredo's Land Development Code. The parking lot will be designed to meet all applicable dimensional standards, including surfacing and landscaping requirements, as outlined in the Code. The proposed use is consistent with the surrounding commercial and mixed-use character of the area and is intended to enhance accessibility and reduce on-street parking congestion.

The applicant acknowledges that the property at 301 W Olive is not currently used for commercial purposes and seeks this CUP to allow for a supportive accessory use that directly benefits the adjacent business. The parking lot will not be open to the general public and will be restricted to business-related use during operating hours of Monday - Friday 8am to 5pm.

This proposal aligns with the City's goals for orderly development and efficient land use, and the applicant is committed to working with the Planning and Zoning Department to ensure full compliance with all applicable regulations and permitting procedures.