

ZC-034-2026

Comprehensive Plan Alignment Review

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Agenda Item: ZC-034-2026

Request: Rezoning from R-2 (Multi-Family Residential District) to B-3 (Community Business District)

Location: 9802 Springfield Avenue

Proposed Use: Commercial (unspecified)

Future Land Use Designation: Mixed-Use Center

1. Level of Alignment

☒ **Strong** – Directly supports or fulfills a clearly stated and verbatim goal or policy from the Viva Laredo Comprehensive Plan.

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

Mixed-Use Development Framework

The Future Land Use Map designates the area as a **Mixed-Use Center**, which supports a range of commercial and residential uses in a more intense, integrated development pattern.

The staff report confirms that:

- Mixed-Use Center allows all zoning districts **except** certain industrial and special districts, and
- **B-3 (Community Business District)** is included within this category.

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The requested rezoning to B-3 directly implements the permitted zoning framework under the Mixed-Use Center designation. This represents a direct application of the Comprehensive Plan's land use strategy for higher-intensity, mixed-use nodes.

Policy 1.2.2

“Encourage well-designed commercial development that is compatible with adjacent residential neighborhoods.”

(Page 1.28)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The subject site is located along Springfield Avenue, identified as a minor arterial, and abuts existing B-3 zoning to the north. The B-3 district is intended for community-scale commercial uses along arterial corridors, which supports compatibility when properly designed and buffered from adjacent residential areas.

Policy 5.2.1

“Promote infill development and redevelopment in areas with existing infrastructure and services.”

(Page 5.32)

Viva Laredo City of Laredo Comprehensive Plan.

Relevance:

The site is currently vacant developed land within an urbanized area. The rezoning facilitates commercial development in a location already served by infrastructure and roadway access, consistent with infill and reinvestment objectives.

3. Summary of Alignment

The proposed rezoning from R-2 to B-3 demonstrates **strong alignment** with the *Viva Laredo Comprehensive Plan*.

The Future Land Use Map designates the area as a **Mixed-Use Center**, which explicitly supports a mix of commercial and residential uses at higher intensities. The B-3 zoning district is directly contemplated within this designation and is appropriate along a **minor arterial roadway**, consistent with both land use and transportation planning principles.

The proposal:

- Directly implements the Mixed-Use Center land use designation;
- Supports commercial development along an arterial corridor;
- Promotes infill development on vacant land (Policy 5.2.1); and

- Aligns with compatibility principles when properly designed (Policy 1.2.2).

While the specific commercial use has not been identified, the zoning district itself is consistent with the Comprehensive Plan framework and existing nearby zoning patterns.

Broader planning themes supported include:

- **Economic development and commercial activity**
- **Corridor-based growth and mobility planning**
- **Efficient land utilization and infill development**
- **Mixed-use integration**

Because the requested zoning classification directly aligns with the Future Land Use designation and implements the Comprehensive Plan's intended development pattern for this area, the appropriate classification is:

Strong Alignment
