

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)

Policy 1.2.4

“Encourage a range of housing types within neighborhoods to accommodate a variety of household sizes and income levels.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 1.28)

Relevance: This rezoning to R-3 supports mixed residential development, including manufactured homes, thereby increasing housing options in line with Policy 1.2.4.

Goal 5.1

“Provide a variety of housing types that meet the needs of Laredo’s residents.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 5.31)

Relevance: The proposed zone change from B-1 to R-3 enables the placement of a second dwelling unit (manufactured home), which directly supports the goal of offering varied housing types.

Policy 5.2.3

“Allow for infill housing development in established neighborhoods to expand housing choices and support neighborhood stability.”

(Viva Laredo City of Laredo Comprehensive Plan, p. 5.32)

Relevance: This rezoning represents an infill residential development that introduces an additional dwelling on an already developed site within an existing neighborhood.

3. Summary of Alignment

The proposed rezoning of 2802 Springfield Avenue from B-1 (Limited Business District) to R-3 (Mixed Residential District) is **strongly aligned** with the Viva Laredo Comprehensive Plan. The plan emphasizes the importance of mixed-use and infill development, and the Future Land Use Map designates this area as "Neighborhood-Mixed Use," which is consistent with the R-3 zoning classification. The proposed change enables a second dwelling (manufactured home), which expands the housing stock and supports a broader mix of housing types in an existing neighborhood context.

Furthermore, the shift away from limited business use to residential use aligns with broader planning themes of housing diversity, affordability, and neighborhood-scale development. There are no signs of adverse impacts on surrounding land uses, and the site is compatible with adjacent R-3 zoned areas. Thus, the item fulfills several key goals and policies related to land use, housing variety, and sustainable infill development.

4. Additional Requirements

All citations are directly quoted from the **Viva Laredo City of Laredo Comprehensive Plan**. If additional documentation or a detailed map reference is needed, staff may consult the Future Land Use Map and Land Use Chapter for confirmation.

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