

City Council-Regular Meeting

Date: 4/20/2026

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: Anthlers Holdings, LLC, Owner; and Abraham Gonzalez, Applicant

Staff Source: Vanessa Guerra, Planning Director

SUBJECT

Public Hearing and Introductory Ordinance amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 119D, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9802 Springfield Avenue, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

The Planning and Zoning Commission recommended **approval** of the proposed zone change. Staff **supports** the application.

ZC-034-2026

District VI

PREVIOUS COUNCIL ACTION

On March 21, 2022, the City Council approved of the zone change request from a B-4 zoning district to an R-2 zoning district.

BACKGROUND

Council District: VI – Dr. Tyler King

Proposed use: Commercial. The applicant did not identify the specific proposed commercial use.

Site: The site is currently vacant developed land.

Surrounding land uses: To the north of the site is San Isidro Parkway and vacant developed land. To the east of the site is Springfield Avenue, vacant developed land, and Grace Bible Church. To the south of the site is Sambar Loop and single family residential uses. To the west of the site is Blue Oak Loop and vacant developed land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Mixed-Use Center.

<https://www.openlaredo.com/planning/>

[2017 Comprehensive Plan-Viva Laredo.pdf#page=39](#)

Transportation Plan: The long Range Thoroughfare Plan identifies Springfield Avenue as a minor arterial.

www.laredompo.org/wp-content/uploads/

[2021/05/2021-Future-Thoroughfare-Plan 2021.02.11.pdf](#)

Letters sent to surrounding property owners: 28 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 8 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Mixed Use Center (ALL EXCEPT M-1, M-2, AH, AN, FH, OG), which does include B-3 zoning districts.
2. The proposed zone change meets the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. Springfield Avenue is identified as a minor arterial in the Thoroughfare Plan.
3. The proposed zone abuts B-3 zoning districts to the north of the site.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of a building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

The surrounding land use is primarily vacant land and single family residential south of the site.

Would this change create an isolated zoning district unrelated to surrounding districts?

No. There are B-3 zoning districts to the north of the site.

Will change adversely influence living conditions in the neighborhood?

Possibly, the applicant did not specify the specific proposed use to determine the influences in the surrounding neighborhoods.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yea, the existing zone does not allow for commercial uses as intended by the applicant. However, the applicant did not identify the specific proposed commercial use.

Attachments

Comp Plan Alignment

Maps

Zone Change Signage

Draft Ordinance
