

## **PLANNING AND ZONING COMMISSION COMMUNICATION**

**DATE:** June 25, 2024  
**TO:** Planning and Zoning Commission  
**FROM:** Roque Salinas, Director of Economic Development  
**THROUGH:** Crystal Caldera, Ph.D., City Manager

**SUBJECT:** Project No. PZ-2024-15 - Presentation, Public Hearing, Discussion, and Recommendation, to Consider a Request for a Zone Change From R-1 (Single Family Dwelling) District with Sustainability Overlay to B-3 (Commercial) Zoning District, on an Approximately 0.4028-Acre Tract of Vacant Land, Located at 7704 and 7708 Eckhert Road, Being Lots 13 and 14, Block I, CB 4446A, Linkwood Addition Subdivision

### **PURPOSE**

To consider a request for a zone change from R-1 (Single Family Dwelling) District with Sustainability Overlay to B-3 (Commercial) Zoning District, on an approximately 0.50-acre tract of vacant land, located at 7708 Eckhert Road, being Lots 13 and 14, Block I, CB 4446A, Linkwood Addition Subdivision.

The applicant is currently under contract with the owner of the property; however, they are seeking to rezone it from R-1 to B-3 to fit their needs.

### **HISTORY**

1956 – platted as a part of the Linkwood Addition Subdivision.

1978 – The City Council directed the City Development Commission to perform a study on the Linkwood Addition Subdivision as they had received numerous complaints on the substandard conditions in that neighborhood. It was platted prior to the adoption of the subdivision and zoning codes and had smaller lots, had gravel and dirt roads, and was not connected to the city's water and sewer systems. In this study, the Commission recommended that all lots in the interior of the subdivision be granted a blanket variance to the R-1 (Single Family Dwelling) lot size requirements but decided to leave all exterior lots as is and mandated that lots be combined to provide enough lot area.

The lots will have to be replatted prior to any construction. In addition, any development will require a Specific Use Permit, as they abut residential zoning.

### **MASTER PLAN**

The Comprehensive Master Plan, Section 2N Linkwood Addition states:

Any non-residential zoning along Eckhert Road, in Blocks C and I, are to be oriented towards Eckhert Road with all access from Eckert Road. Certain lots which front Bandera Road in Blocks A & B are difficult to develop due to the shallow depth. It is recommended that the lots

fronting Bandera Road in Blocks A and B should remain B-2 (Retail); lots fronting Linkcrest Drive in Blocks A and B should remain B-2 (retail) or be rezoned to R-1 (Single-Family) or R-2 (duplex). It is also recommended that the Zoning Board of Adjustment give favorable consideration to allowing variances to the requirement for rear yard setbacks on any lot or lots fronting Bandera Road, if warranted. The Linkwood Addition area interfaces closely with the Bandera Road Corridor. The character of the Linkwood Addition Subdivision shall remain a residential subdivision to maintain the neighborhood character except along the commercial frontages. Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity.

**SURROUNDING ZONING**

North: City of San Antonio, C-2NA and MF 33 (office/warehouse & apartments)  
West: B-2 Retail with Sustainability Overlay  
East: B-2 Retail with Sustainability Overlay  
South: R-1 Single Family Dwelling

**NOTIFICATION**

Nineteen (19) letters were sent to surrounding property owners. Staff has not received any letter in favor or in opposition, nor have any been returned undeliverable.

**FISCAL IMPACT**

The applicant has paid all fees associated with this project. Any retail or commercial development on these lots will increase ad valorem and sales tax revenue to the city.

**RECOMMENDATION**

Staff recommends denial of this request. The B-3 district is composed of land and structures used to furnish commercial needs, wholesale services, and some light assembling of goods, in addition to most of the uses found in the B-2 district. The uses allowed in this district could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants.

APPROVED : \_\_\_\_\_ DISAPPROVED : \_\_\_\_\_

APPROVED WITH THE FOLLOWING AMENDMENTS :

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\_\_\_\_\_

ATTEST :

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