

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: April 22, 2025

TO: Planning and Zoning Commission

FROM: Susana Huerta, Planning and Zoning Director

THROUGH: Crystal Caldera, Ph.D., City Manager

SUBJECT: Presentation, Discussion, and **Public Hearing** to Consider a Request to Rezone Approximately 0.5 Acres of Vacant Land, From B-2 Retail District with Gateway Overlay District to B-3 Commercial District with Gateway Overlay District, Located at 7225, 7229, and 7331 Bandera Road; and More Specifically Described as Lots 6, 7, and 8, Block B, CB 4446A, Linkwood Addition Subdivision

PURPOSE

The purpose of this item is to consider a request to rezone approximately 0.5 acres of vacant land from B-2 Retail District with Gateway Overlay District to B-3 Commercial District with Gateway Overlay District, located at 7225, 7229 and 7331 Bandera Road.

The applicant is proposing to develop a used auto sales dealership; however, should the property be rezoned, any uses permitted by right in the B-3 Commercial District will be allowed.

Sec. 15.02.322 - "B-3" commercial district

(a) Purpose and description.

(1) 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 B-3 district regulations are designed to protect the character of the residential areas by regulating unenclosed activities or uses, which could intrude upon the lifestyle of the community through inappropriate lighting, noise, vibration, smoke, dust, or pollutants. The district regulations implement the policies of the master plan by 1) permitting the development of districts for the purpose of providing commercial and wholesale uses; 2) protecting surrounding and abutting areas by requiring certain minimum yard and area standards are met; and 3) encouraging economic viability and stability in the city.

(2) A B-3 use is a business where the primary use specifically meets one or more of the following, and no ancillary use conflicts herewith:

(A) A retail facility the purpose of which is the sale or lease of personal, novelty, food, household, or business items, including wholesale;

(B) A repair facility the purpose of which is the repair or maintenance of personal, novelty, or household items, including appliances and vehicles; and/or

(C) A service facility the purpose of which is providing a service to surrounding districts.

(D) Although it may occur in certain instances, it is not intended that the B-3 district abut R-1, R-2, R-4 or R-6 districts.

STAFF COMMENTS

The proposed development will be located on three (3) commercial lots on the east side of North Bound Bandera Road. The property is currently undeveloped and may need to be replatted prior to any building construction. The property abuts a single-family residential development to the east.

Surrounding Zoning

- North: B-2 Retail and R-1 Single Family Dwelling District
- West: B-2 Retail, B-3 Commercial and R-5 Manufactured Home District
- East: R-1 Single Family Dwelling District
- South: B-2 Retail

Master Plan

The Master Plan contemplates for properties along the Bandera Road North Corridor to promote primarily retail uses. The land use goal for this area is to maintain a 200-foot in depth retail use corridor along Bandera Road. The request is not consistent nor compatible with the City's Master Plan.

Notification

- | | |
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| • Letters mailed to property owners within 200' | 14 |
| • Letters received in favor | 0 |
| • Letters received in opposition | 0 |
| • Letters returned undeliverable | 0 |

FISCAL IMPACT:

The developer has paid all fees associated with the processing of this zone change request. The development of a used auto sales dealership may increase ad valorem and sales taxes in the city.

RECOMMENDATION

The proposed zone change request is not consistent with the goals of the Master Plan

and is not compatible with the adjacent single-family residential uses. Staff recommends denial of the request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Susana Huerta
Planning and Zoning Director