

PZ-2025-9  
Zone Change Request  
7225, 7229 and 7331 Bandera Road

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Planning and Zoning Commission Meeting  
April 22, 2025

# Summary

- Question
  - The Commission is being asked to consider a Zone Change Request from B-2 Retail District with Gateway Overlay District to B-3 Commercial District, with Gateway Overlay District at 7225, 7229, & 7231 Bandera Road
- Options
  - 1. Recommend approval
  - 2. Recommend denial
  - 3. Other
- Declaration
  - The Zone Change is not compatible with surrounding zoning

# Purpose

- The property is currently zoned B-2 Retail with the Gateway Overlay
- The applicant is requesting the zone change in order to develop a used automobile dealership, as that use is not allowed in the B-2 Retail Zoning District
- If his request were to be approved, any of the B-3 Commercial uses would be allowed by right at this site

# Purpose

## 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.*



# Location Map





# Aerial View



# Surrounding Zoning

- North: B-2 Retail and R-1 Single Family Dwelling District
- West: B-2, B-3 Commercial, R-5 Manufactured Home District
- East: R-1
- South: B-2, R-1, R-4 Townhouse

# Site and Zoning

- Pink – B-2 Retail with GO
- Light Blue – R-4 Townhouse District
- Brown – R-6 Garden House District
- Blue - R-1 Single Family Dwelling
- Bright Green – B-3 Commercial w/SO
- Purple - R-5 Manufactured Home
- Maroon - PDD Planned Development with GO
- Yellow Outline – Property





## Staff Comments

- Property is currently undeveloped and may need to be replatted
- Property abuts a single-family residential development to the east

# Staff Comments

- Some uses not allowed in B-2, but allowed in B-3 include:
  - Air conditioning repair
  - Ambulance service
  - Assembly/packaging
  - Automobile boat storage
  - Automobile auction
  - Automobile parts and components, Retail sales with installation and/or repair incidental
  - Automobile repair and/or service
  - Automobile and truck sales - service incidental
  - Bar
  - Cold storage plant
  - Dry cleaning Plant

# Staff Comments

- Uses allowed in B-2:
  - Bookstore
  - Bakery
  - Barber or Beauty shop
  - Bicycle Sales and repair
  - Candy, nut and confectionary store
  - Carwash (automatic)
  - Catering Facility
  - Child care Facility
  - Clinic, dental or medical
  - Clothing and Accessory Store

# Master Plan

- Master Plan contemplates properties along the Bandera Road North Corridor to promote primarily Retail Uses
- Land use goal for this area is to maintain a 200-foot in depth Retail Use Corridor along Bandera Road
- Request not consistent or compatible with the City's Master Plan

# Notification

• 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 will 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
- Is not compatible with the adjacent single-family residential uses.
- Staff recommends denial of the proposed zone change