Rezoning Request From R-1 (Single Family Dwelling) w/Sustainability Overlay to B-3 (Commercial) 7704 & 7708 Eckhert Road

Roque Salinas, MPA
Director of Economic Development
8/6/2024



Purpose

- Consider a Request for a Zone Change
 - From R-1 (Single Family Dwelling) District with Sustainability Overlay
 - To B-3 (Commercial) Zoning District
- Located at 7704 and 7708 Eckhert Road
- Approximately 0.4028-Acre tract of vacant land, being Lots 13 & 14, Block I, CB 4446A, Linkwood Addition Subdivision



History

- 1956 platted as a part of the Linkwood Addition Subdivision, but never developed
- Has remained zoned R-1 (Single Family Dwelling)
- Property will have to be replatted prior to any development
 - Not enough lot area on either lot



Master Plan Section 2N Linkwood Addition

- Development in areas along Bandera and Eckhert Roads should be compatible with surrounding residential areas to maintain neighborhood integrity
- The character of the Linkwood Addition Subdivision shall remain a residential subdivision to maintain the neighborhood character except along the commercial frontages



Surrounding Zoning

North: City of San Antonio, C-2NA and MF 33

(Commercial office/warehouse &

apartments)

West: B-2 Retail with Sustainability Overlay

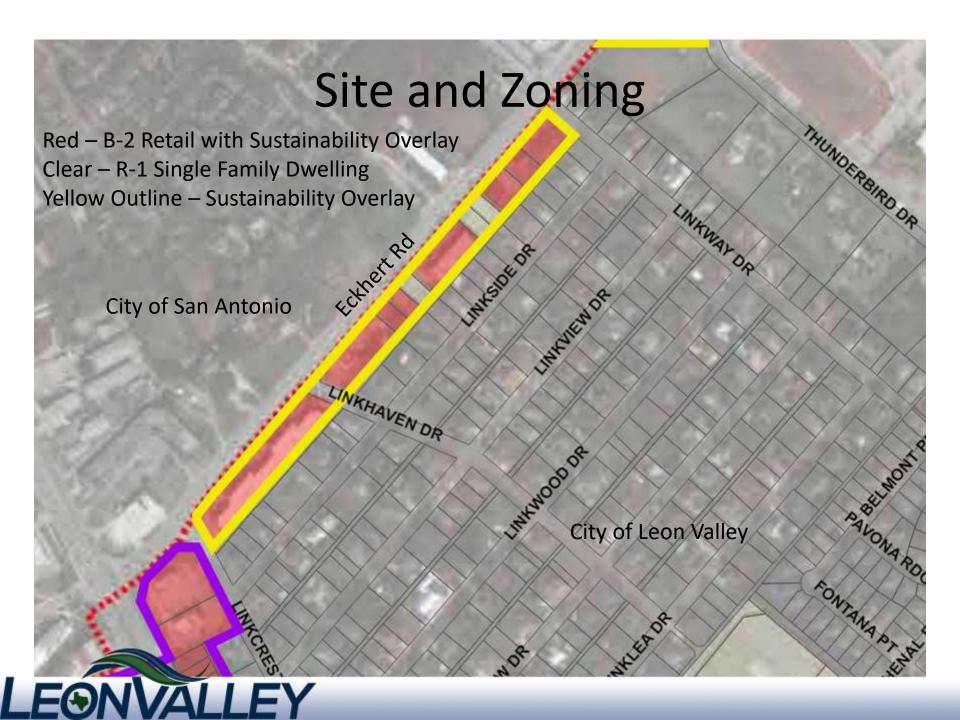
East: B-2 Retail with Sustainability Overlay

South: R-1 Single Family Dwelling



Aerial View





Notification

Letters mailed:	19
Received in favor:	0
 Received in opposition: 	1
 Returned undeliverable: 	1



Fiscal Impact

- The owner has paid all fees associated with this application
- Any development on these lots will increase ad valorem tax revenue and possible sales tax revenue



Recommendation

- At their 6/25/24 meeting, the Planning and Zoning voted to recommend denial of the request
- City Council recommended denial at the July 16, 2024 meeting

