

PZ-2024-15

Consider Recommendation  
Rezone R-1 (Single Family Dwelling)  
w/Sustainability Overlay  
to B-3 (Commercial)  
7704 & 7708 Eckhert Road

Roque Salinas, MPA

Director of Economic Development

7/16/2024

# 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





# Site and Zoning

- Red – B-2 Retail with Sustainability Overlay
- Clear – R-1 Single Family Dwelling
- Yellow Outline – Sustainability Overlay

City of San Antonio

City of Leon Valley



# Notification

- Letters mailed: 19
- Received in favor: 0
- Received in opposition: 0
- 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

- 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
- At their 6/25/24 meeting, the Planning and Zoning voted to recommend denial of the request
  - No citizens came to the public hearing to voice support or opposition