

PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: July 23, 2024

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning & Zoning Director

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

SUBJECT: Presentation, Public Hearing, and Possible Action to Recommend Approval of a Request for a Specific Use Permit (SUP) at Lots 8 & 9, Block A, CB 4446 A, Linkwood Addition Subdivision, Being a 0.3444 Acre Tract of Land, Located at 7125 and 7129 Bandera Road

PURPOSE:

To consider recommending approval of a Specific Use Permit at Lots 8 & 9, Block A, CB 4446A, Linkwood Addition Subdivision, being a 0.3444 tract of vacant land located at 7125 & 7129 Bandra Road.

The property owner is proposing to construct a four-unit office building. Per the City Engineer, the Specific Use Permit (SUP), meets all requirements of the zoning code for parking, lighting, and landscaping. The applicant has submitted a Traffic Impact Analysis which indicates less than 100 peak hour trips for this use.

HISTORY

The Linkwood Addition subdivision was platted in 1956 and the property was rezoned from R-1 Single Family Dwelling to B-2 Retail in 1978 in a city-initiated zoning case for this entire block. The property was approved for a Specific Use Permit (SUP) in 2020 with this same site plan; however the permit has expired. The owner will be required to replat the property prior to building.

NOTIFICATION

Eighteen (18) letters were sent to surrounding property owners.

0 - Opposed

0 – In Favor

0 – Undeliverable

FISCAL IMPACT:

The applicant has paid all fees associated with this project. The development of this property will increase ad valorem taxes.

RECOMMENDATION

Staff and the City Engineer recommend approval of this SUP.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

Mindy Teague, Planning and Zoning Director