

Request for a Specific Use Permit Approval 7125 & 7129 Bandera Linkwood Subdivision

Mindy Teague

Planning and Zoning Director

Planning and Zoning Commission Meeting

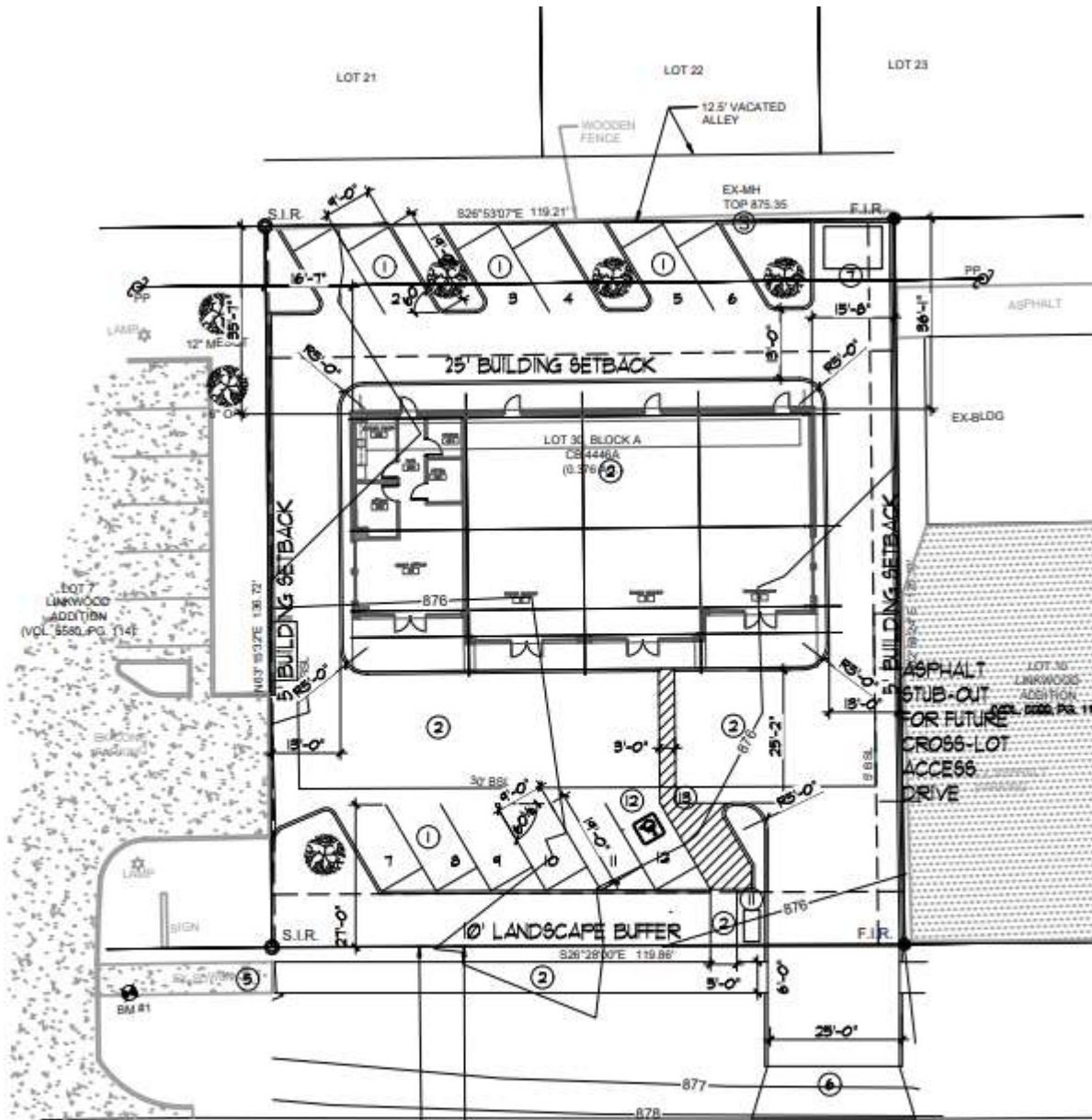
July 23, 2024



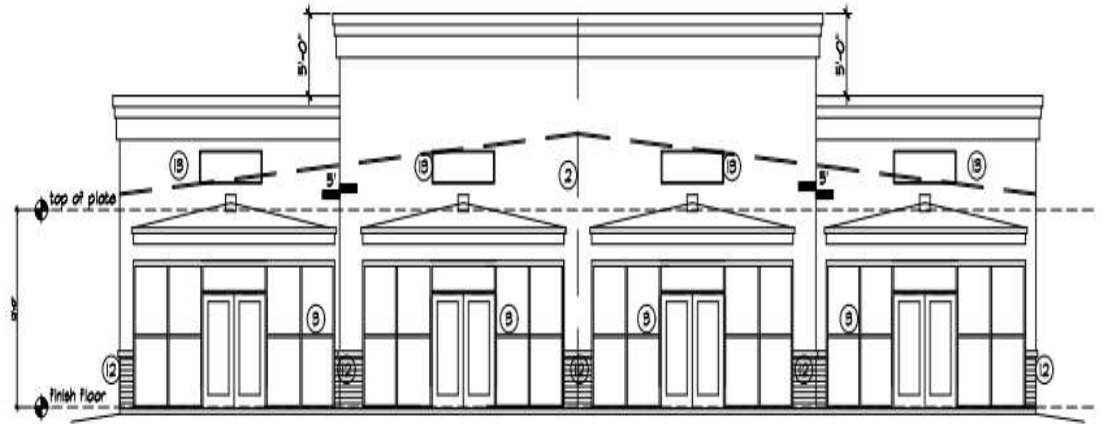
Background

- The owner is proposing to construct a 4-unit multi-tenant office building
 - He intends to use one office as an insurance agency
- Per the City Engineer, set-backs, drainage, landscaping, trash, and parking requirements meet Leon Valley code requirements
- The property was rezoned from R-1 to B-2 in 1978 and property was approved for a SUP for this same use in 2020; however, the permit expired
- The property owner will be required to replat the property prior to building

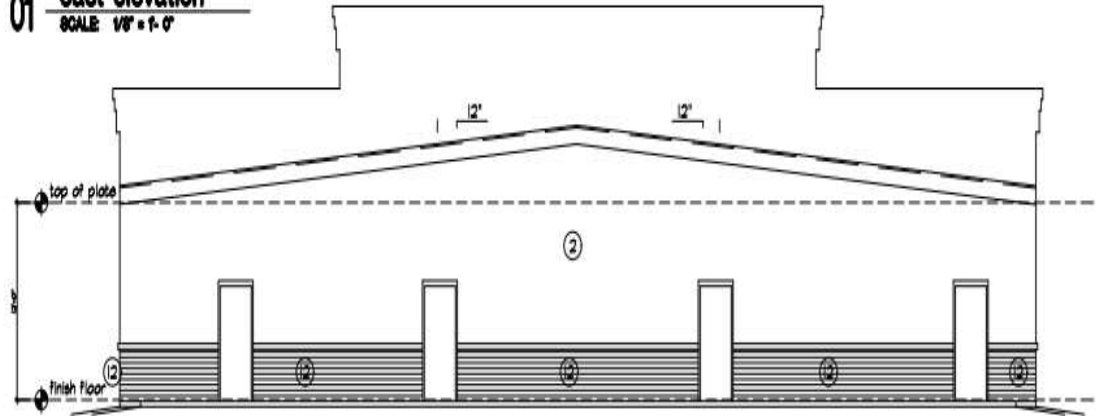
Site Plan 7125 & 7129 Bandera Rd.



Building
Elevations
7125 & 7129
Bandera Rd.



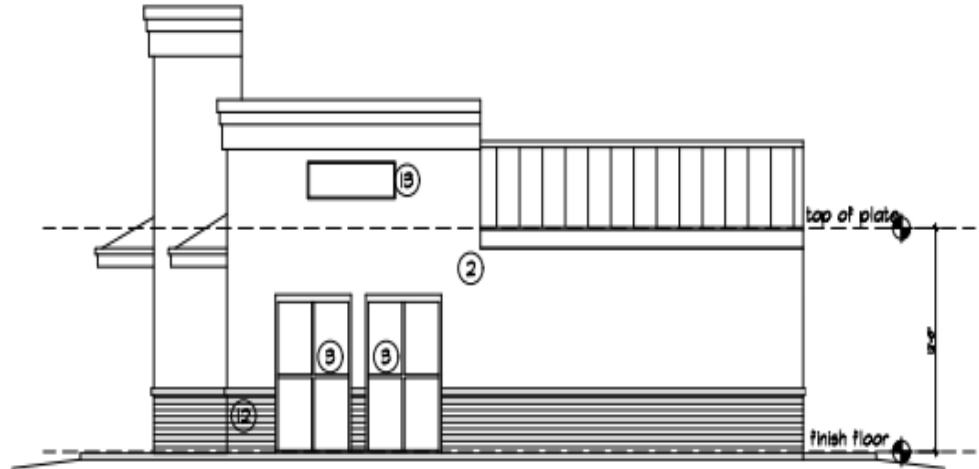
01 east elevation
SCALE: 1/8" = 1'-0"



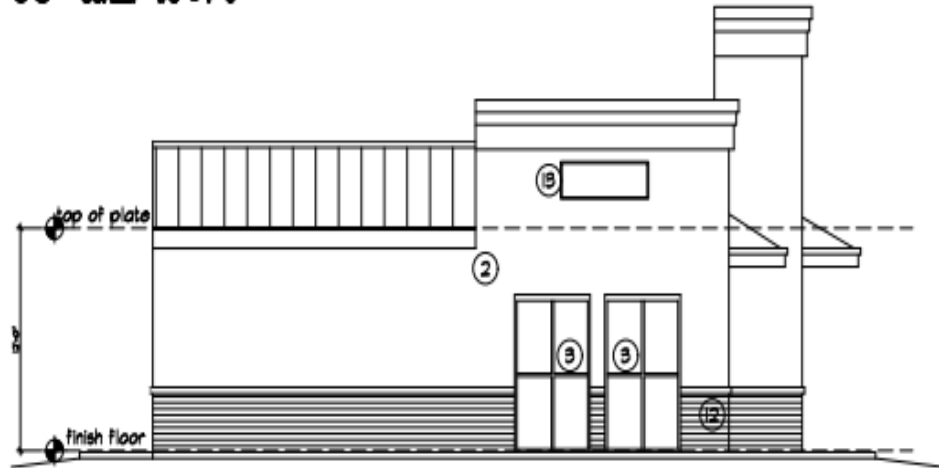
02 west elevation
SCALE: 1/8" = 1'-0"



Building
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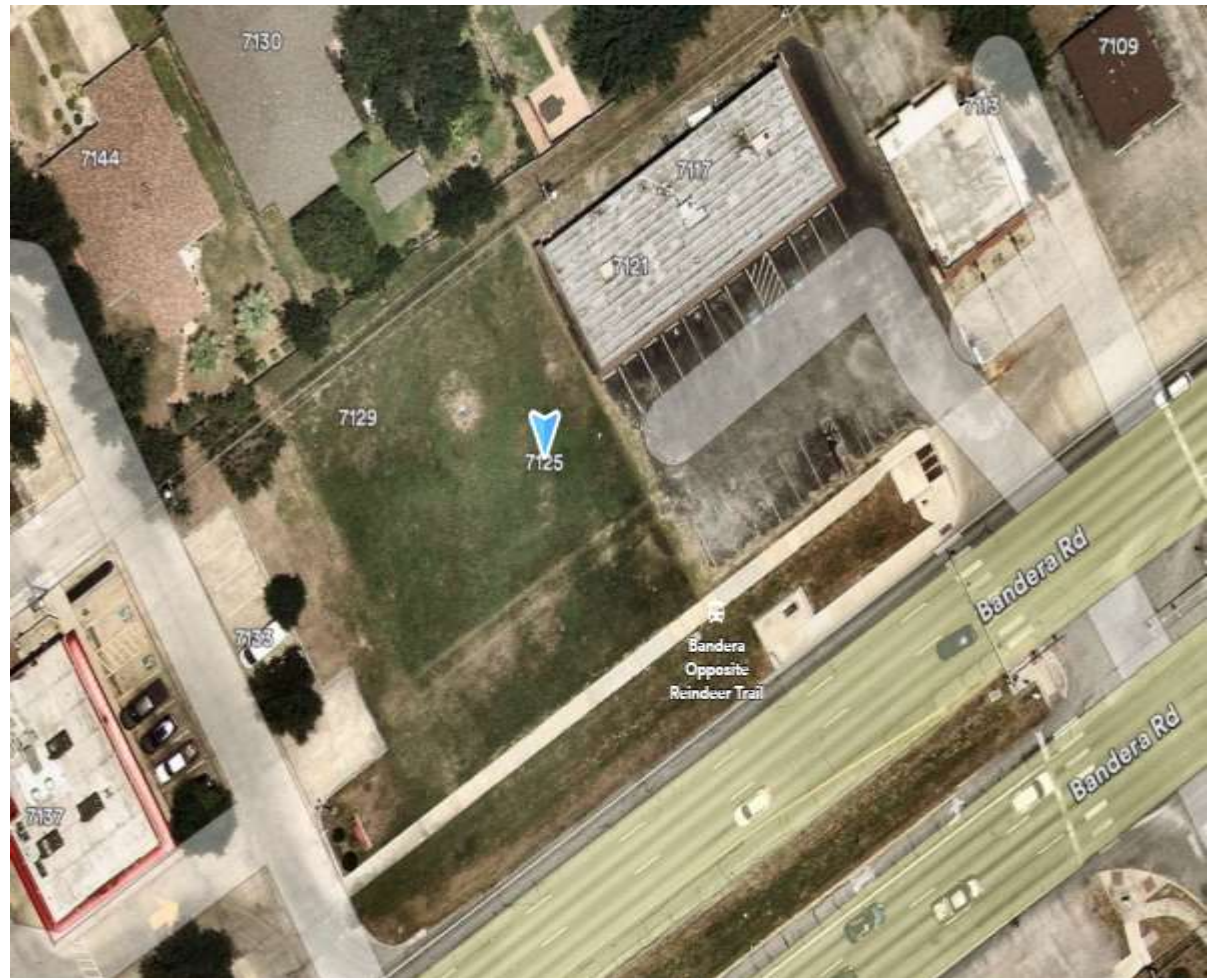


03 north elevation
SCALE: 1/8" = 1'-0"



04 south elevation
SCALE: 1/8" = 1'-0"

Aerial View
7125 & 7129
Bandera Rd



7125 & 7129
Bandera Rd

MASTER PLAN

LINKWOOD ADDITION

- Property consolidation of Blocks A and B is encouraged for development of B-2 (Retail) properties
- All non-residential zoning in this area shall orient and be accessible only from Bandera Road
- It is recommended that the lots fronting Bandera Road in Blocks A and B should remain B-2 (Retail); lots fronting Linkcrest Drive in Blocks A and B should remain B-2 (retail) or be rezoned to R-1 (Single-Family) or R-2 (duplex)
- It is also recommended that the Zoning Board of Adjustment consider allowing variances to the requirement for rear yard setbacks on any lot or lots, fronting Bandera Road, if warranted

Fiscal Impact

- The owner has paid all fees associated with the specific use permit
- The construction of an office building will increase ad valorem taxes

Recommendation

- Staff and the City Engineer recommend approval of this specific use permit