

ZC-20-26

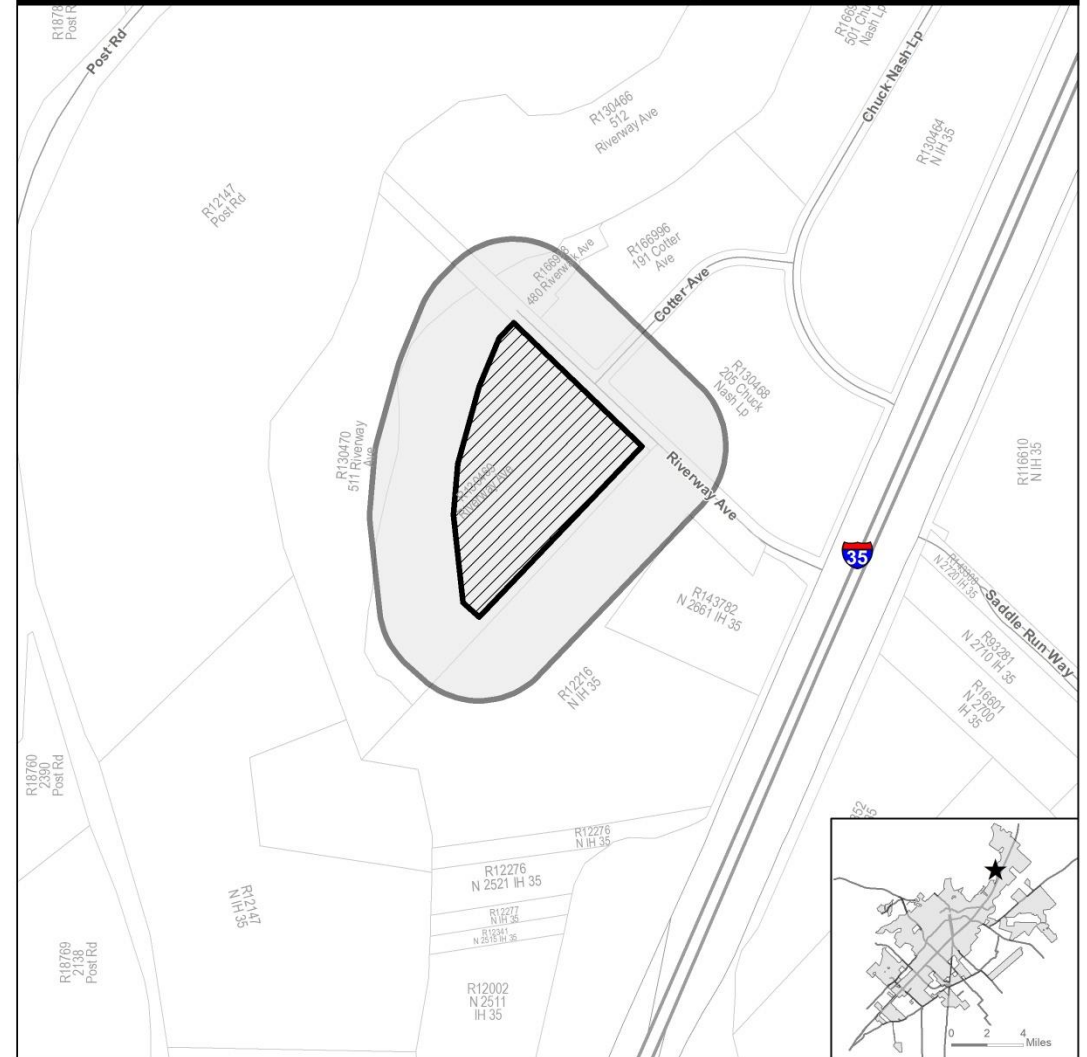
(Blanco Riverwalk CC to HC)

Consider approval of Ordinance 2021-08, on the first of two readings amending the Official Zoning Map of the City in Case No. ZC-20-26 by rezoning approximately 15.2331 acres of land, generally located in the 400 Block of Riverway Avenue, from “CC” Community Commercial District to “HC” Heavy Commercial District; including procedural provisions; and consider approval of Ordinance 2021-08 on the first of two readings.

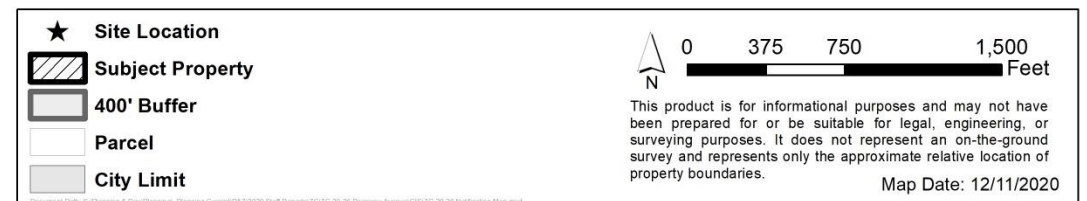
Location:

- Approximately 15.2331 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - Multifamily Apartments
 - Car Dealership
 - Blanco Riverwalk Natural Area (Dedicated Parkland)
 - Proposed/Zoned Heavy Commercial
 - Vacant/Rural in the ETJ
- Located within City Limits

ZC-20-26
400' Notification Buffer
Blanco Riverwalk CC to HC— Riverway Avenue



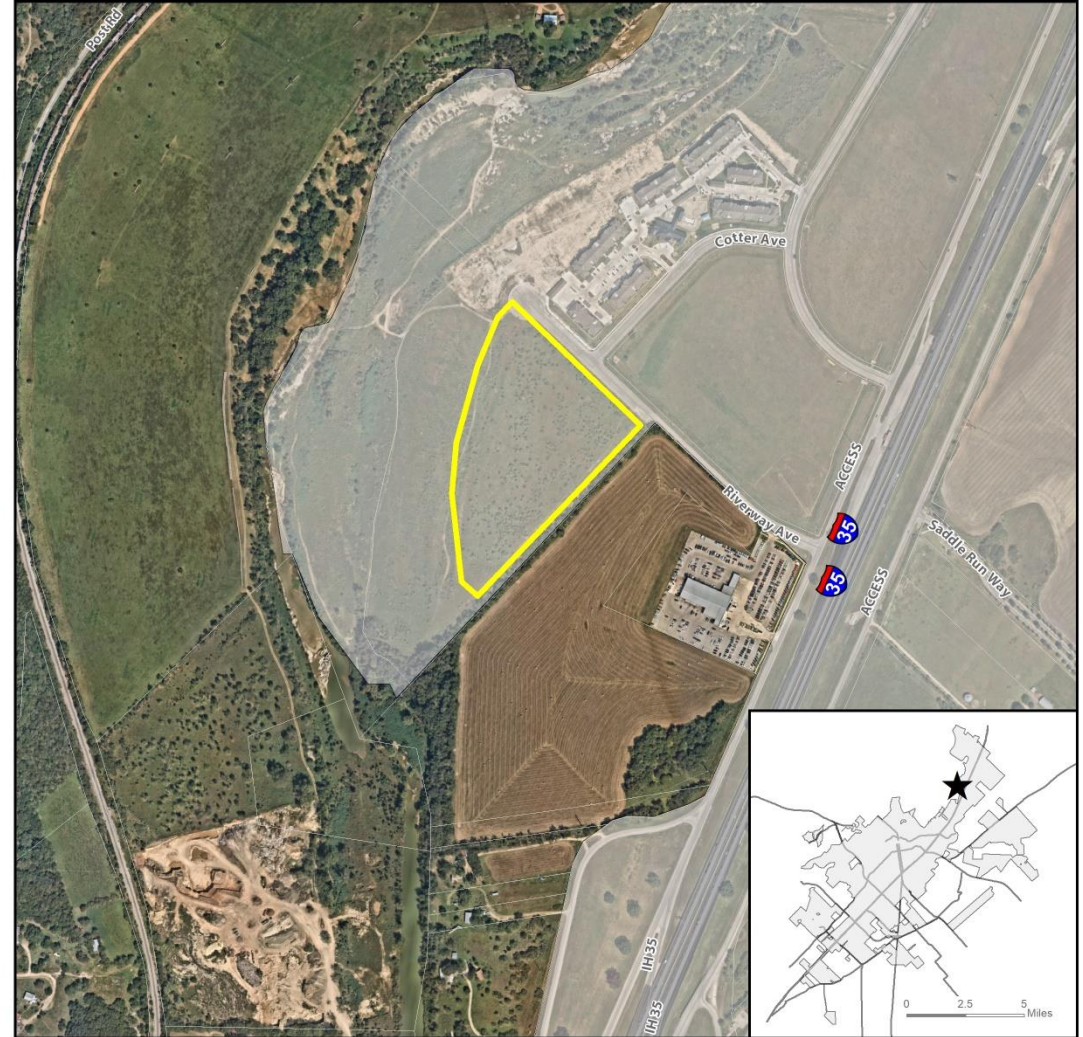
- Located within City Limits



Context & History

- **Existing Zoning:** Community Commercial (CC)
- **Proposed Zoning:** Heavy Commercial (HC)
 - Applicant is proposing an RV and boat storage facility.
- Proposed HC zoning allows for a wide variety of commercial and industrial uses.
- Previous request for a Preferred Scenario Map amendment at this location was denied in 2015.

ZC-20-26 Aerial View Blanco Riverwalk CC to HC — Riverway Avenue



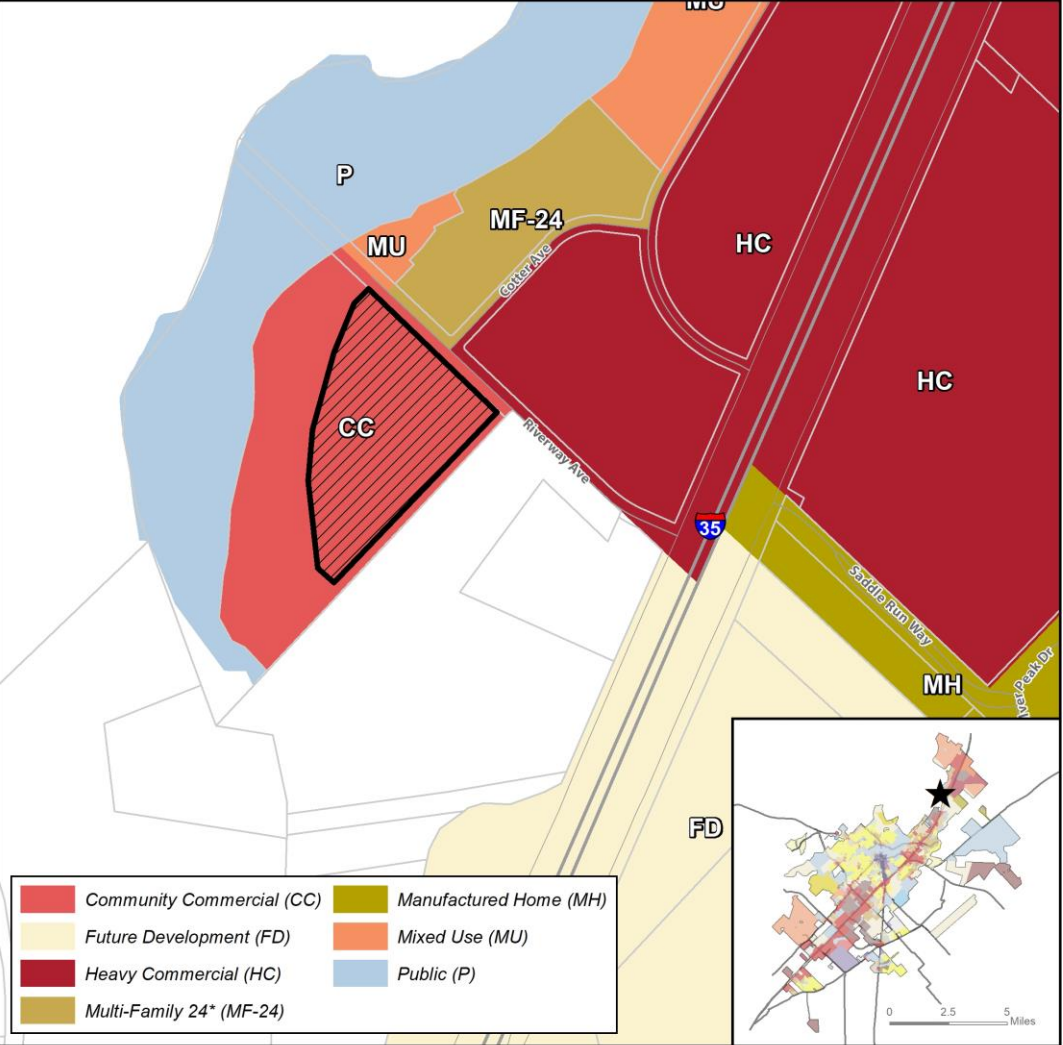
- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/11/2020

ZC-20-26
Existing Zoning
Blanco Riverwalk CC to HC-Riverway Avenue



- | | |
|---------------------------|------------------------|
| Community Commercial (CC) | Manufactured Home (MH) |
| Future Development (FD) | Mixed Use (MU) |
| Heavy Commercial (HC) | Public (P) |
| Multi-Family 24* (MF-24) | |

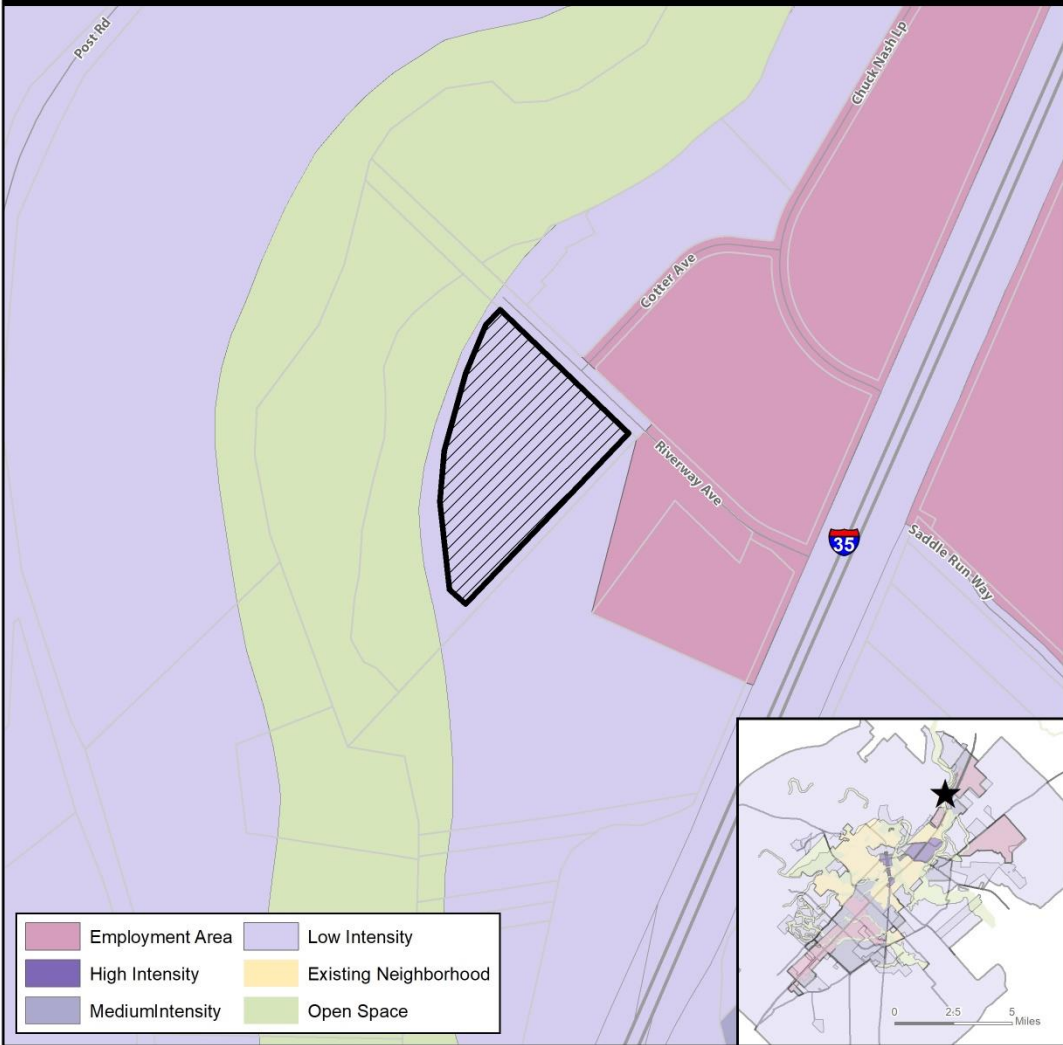
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 1/12/2021

ZC-20-26
Preferred Scenario
Blanco Riverwalk CC to HC-Riverway Avenue



- | | |
|------------------|-----------------------|
| Employment Area | Low Intensity |
| High Intensity | Existing Neighborhood |
| Medium Intensity | Open Space |

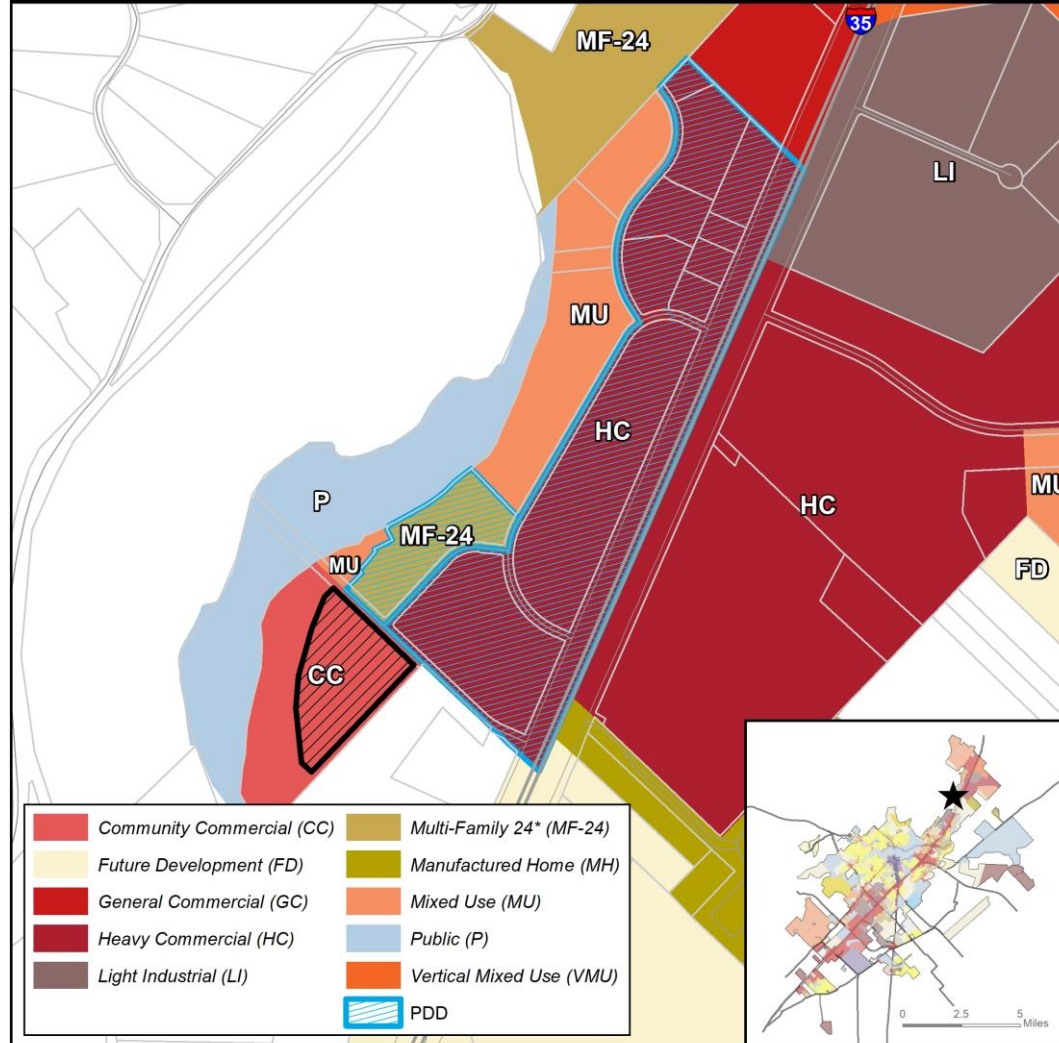
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/14/2020

ZC-20-26 **Blanco Riverwalk PDD Extent** **Blanco Riverwalk CC to HC-Riverway Avenue**



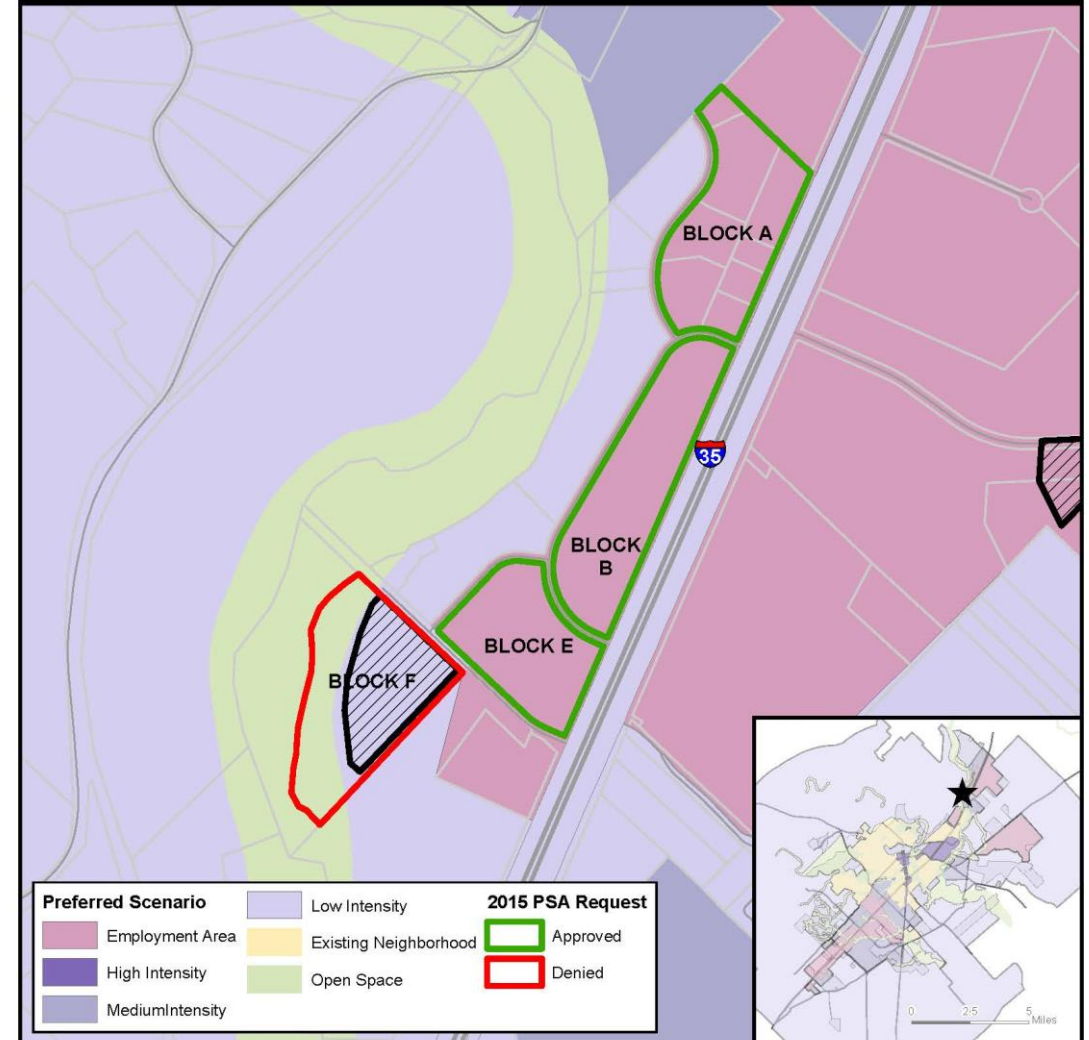
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 1/12/2021

ZC-20-26 **2015 Preferred Scenario Map Amendment** **Blanco Riverwalk CC to HC-Riverway Avenue**



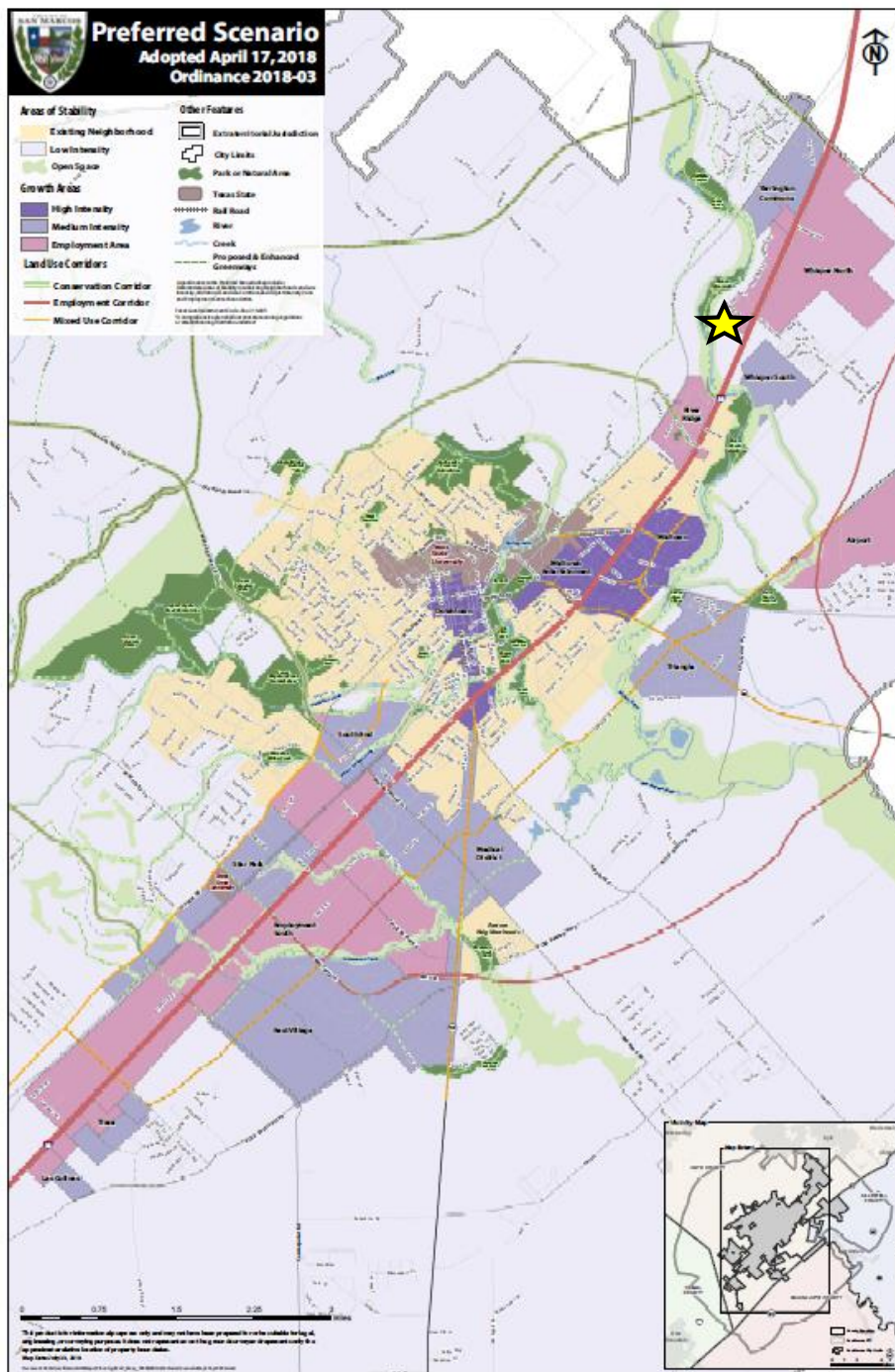
- | Preferred Scenario | | 2015 PSA Request |
|--------------------|-----------------------|------------------|
| Employment Area | Low Intensity | Approved |
| High Intensity | Existing Neighborhood | Denied |
| Medium Intensity | Open Space | |

- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/30/2020



Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

**Located in an Area of Stability—
Low Intensity Zone**

“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”
(Comprehensive Plan, pg. 77)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Special District” (HC) within a Area of Stability – Low Intensity Zone.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

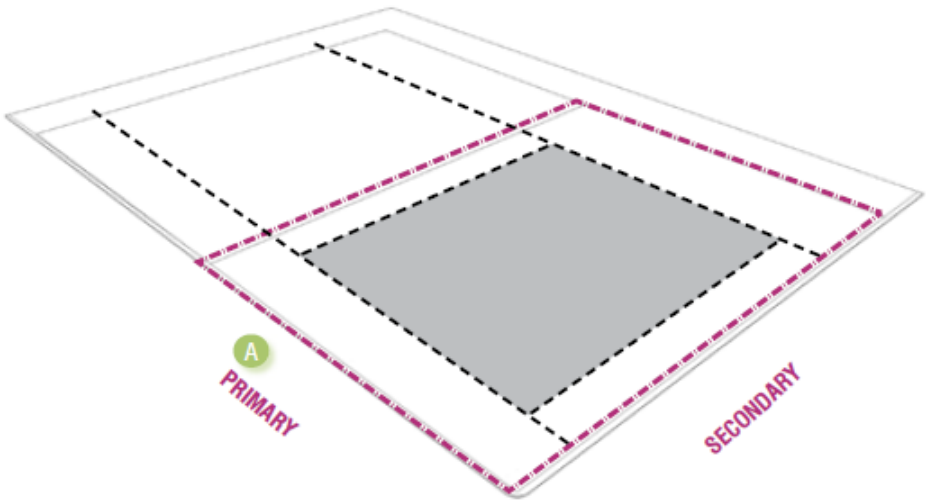
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

HC Zoning Analysis:

- HC zoning is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quite manner, and should not be obnoxious to nearby residential or commercial uses.
- **Allowable Building Types:** General Commercial, Civic Building
- **Allowable Uses:** Professional office, medical, personal services, all retail sales, restaurant/bar, outdoor and indoor recreation, RV park, light manufacturing, vehicle service, warehouse and distribution, waste related service, wholesale trade, self storage, research & development.
- Property is in low intensity area where Special Districts are “NP-Not Preferred” but directly adjacent to an Employment Area where these districts are to be “C-Considered”
- Blanco Riverwalk Planned Development District prohibits or conditionally permits some uses that are allowed by-right in HC districts.

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

--- Property Line (ROW)
A Metrics on This and Facing Page

--- Setbacks
● Building Footprint

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

DENSITY

Impervious Cover	80% max.
------------------	----------

TRANSPORTATION

Block Perimeter	5,000 ft. max	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

BUILDING TYPES ALLOWED

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

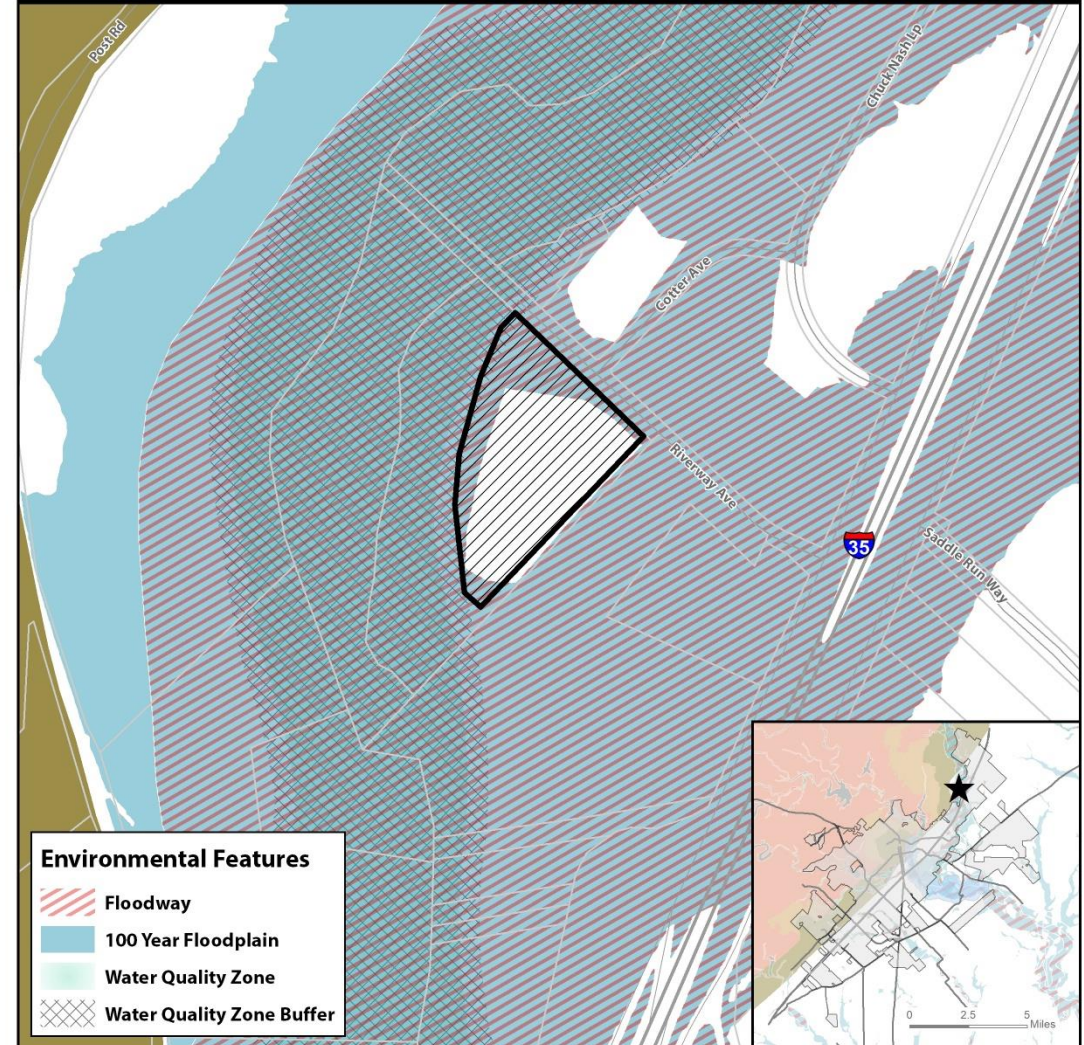
BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

Environmental Analysis

- Located in a moderately constrained area on the Land Use Suitability map
- Partially located within the regulatory floodway
- Qualified Watershed Protection Plan 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-20-26 Environmental Features Blanco Riverwalk CC to HC — Riverway Avenue



Environmental Features

- Floodway
- 100 Year Floodplain
- Water Quality Zone
- Water Quality Zone Buffer

★ Site Location
 [Hatched Box] Subject Property
 [White Box] Parcels
 [Gray Box] City Limit

0 375 750 1,500
 Feet

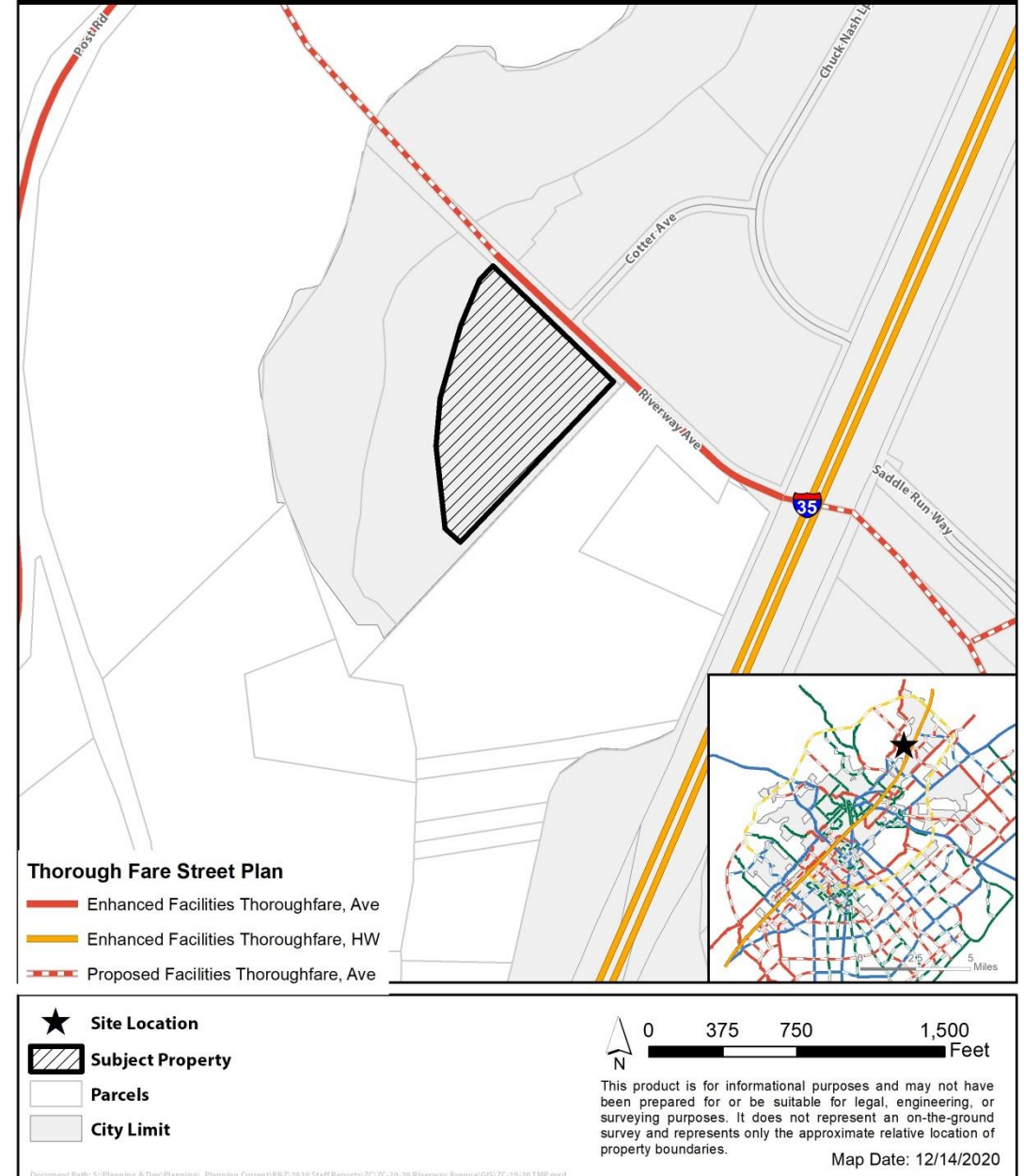
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/11/2020

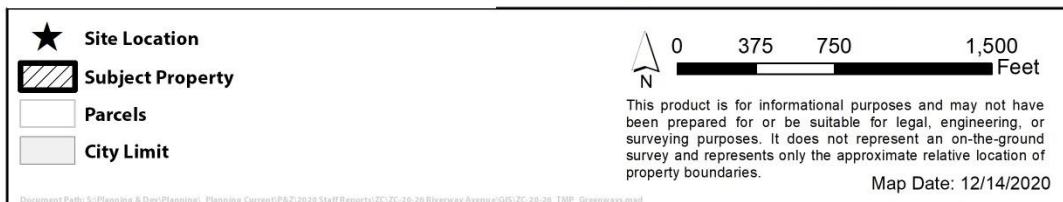
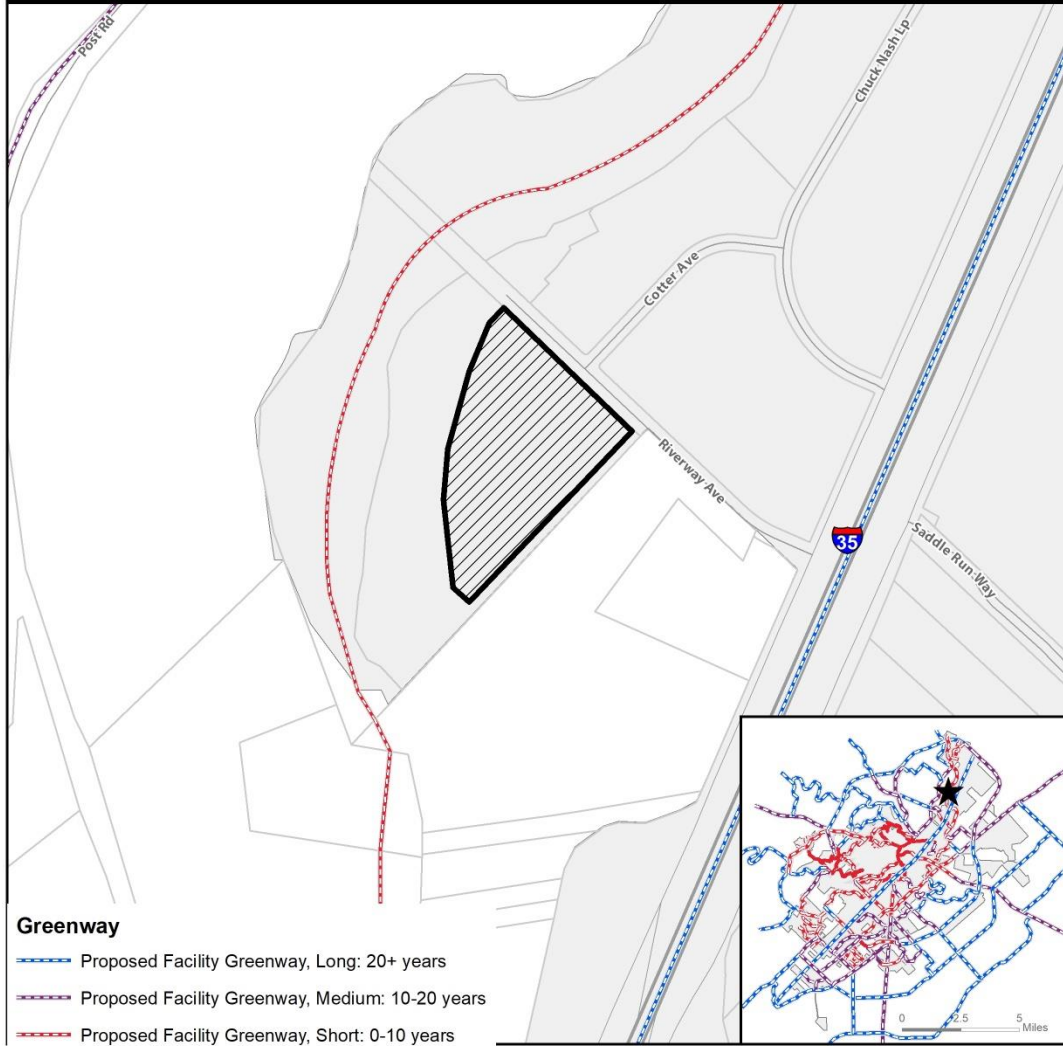
Infrastructure Requirements

- **Blanco Riverwalk Subdivision, 2008**
 - Parkland and right-of –way dedication requirements met
- **Street Requirements**
 - Streetscape Improvements
- **Utility Requirements**
 - Existing infrastructure, however, any required extensions will be installed in accordance with City standards

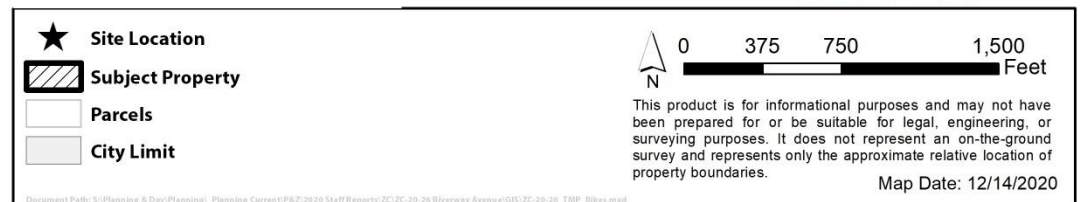
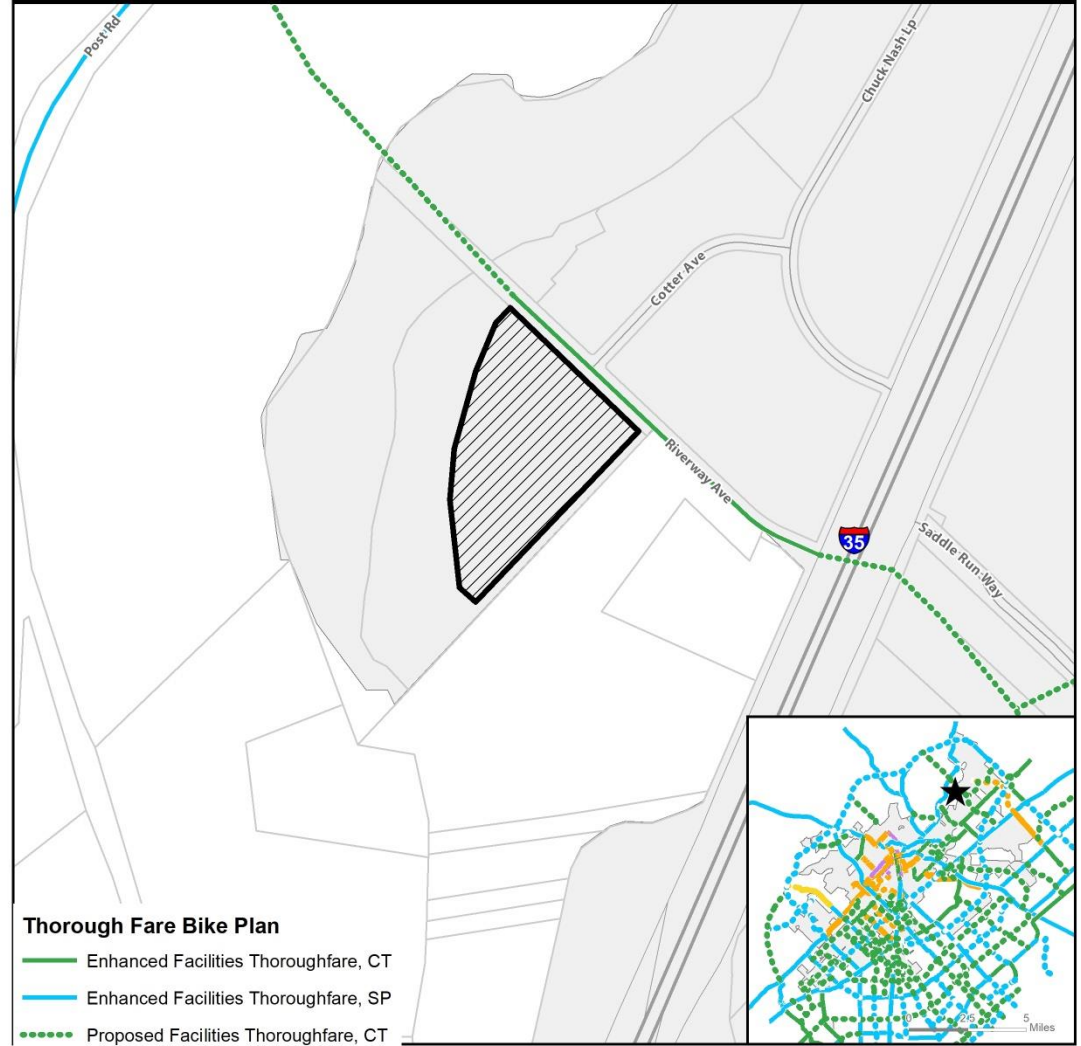
ZC-20-26 Transportation Master Plan Blanco Riverwalk CC to HC-Riverway Avenue



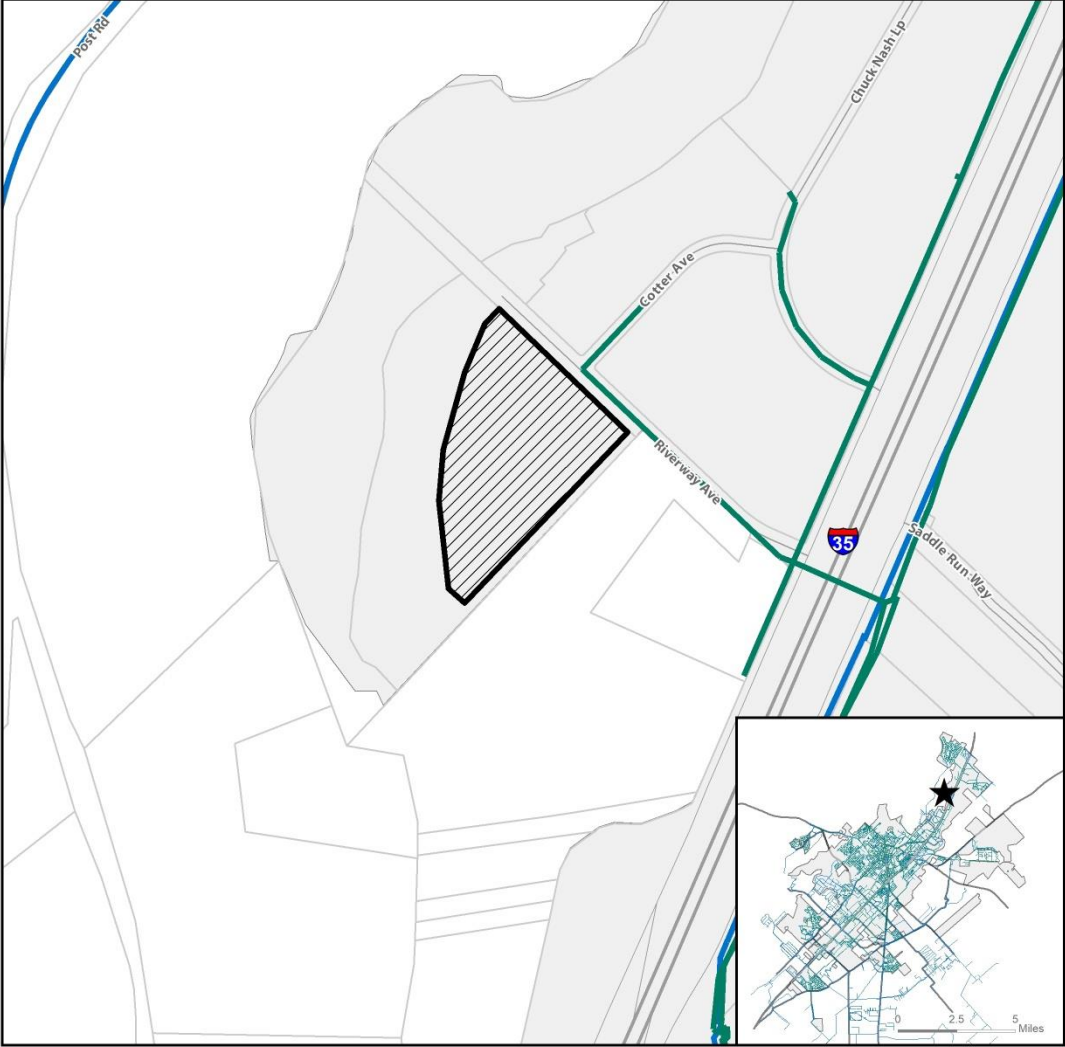
ZC-20-26 Transportation Master Plan - Greenways Blanco Riverwalk CC to HC-Riverway Avenue



ZC-20-26 Transportation Master Plan - Bicycle Facilities Blanco Riverwalk CC to HC-Riverway Avenue



ZC-20-26
Water/Wastewater Lines
Blanco Riverwalk CC to HC-Riverway Avenue



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main

0 375 750 1,500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/14/2020

Commission Recommendation:

At the January 12, 2021 meeting, the Planning and Zoning Commission recommended **denial** of the zoning request with a 7-1 vote.

City Council:

At the February 2, 2021 meeting, the City Council **postponed** the motion to deny until the March 2, 2021 meeting with a 6-1 vote.

Staff Recommendation:

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

Alternate Approval:

At their regular meeting on February 2, 2021 City Council discussed the possibility of deed restrictions / restrictive covenants which could address their concerns with allowable uses in the HC Zoning District. If they so choose, City Council may approve the request with a delayed effective date to allow the applicant the ability to record restrictions for the property which could include, at a minimum, the following statement:

Only Self-Storage and Outdoor-Storage uses, with associated office space, are permitted on the property. At no time shall the property be used for-profit for vehicle service or maintenance. The changing of oil or other fluids on the property shall be prohibited. Vehicle maintenance shall be limited to necessary repair required to move a vehicle to an off-site location for service, such as replacing a battery or tire.

Topic	Existing Zoning: Community Commercial (CC)	Proposed Zoning: Heavy Commercial (HC)
Zoning Description	The Community Commercial (CC) is intended to provide areas for larger general retail and service facilities for the sale of goods and services. The district should generally consist of retail notes located along or at intersections of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.	Heavy Commercial (HC) is intended to accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Uses	Primarily office, service, and retail type uses. Transportation/auto service and amusement/recreational services are typically conditional uses and commercial or wholesale trade, and industrial/manufacturing or construction uses are largely prohibited (<i>See Land Use Matrix</i>)	Primarily commercial and industrial uses with some allowances for public/institutional and agricultural uses (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	N/A, Residential uses not allowed	N/A, Residential uses not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	No height maximum <i>*Additional 2' on rear setback required for each story above 24 feet*</i>	4 stories (62 feet)
Setbacks	20' minimum front, 5' minimum side, 5' minimum rear	20' minimum front, 5' minimum side, 20' minimum rear
Impervious Cover (max)	80%	80%
Lot Sizes	Minimum 6,000 square feet, 50' wide, and 100' deep	Minimum 6,000 square feet, 60' wide <i>*General Commercial and Civic Building types allowed*</i>
Streetscapes	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	3,000 ft. Block Perimeter max	5,000 ft. Block Perimeter max