

Zoning Request

ZC-22-20

West of the Premier Pkwy & Champions Blvd Blanco Trace GC to CD-4



Summary

Request:	Zoning change from GC to CD-4		
Applicant:	Steve Ihnen 12007 Technology Blvd., Ste 150 Austin, TX 78727	Property Owner:	Blanco Trace Dev LLC 1722 Broadmoor Dr., Ste. 212 Bryan, TX 77802

Notification

Application:	5/4/2022	Neighborhood Meeting:	N/A
Published:	5/8/2022	# of Participants	N/A
Posted:	5/6/2022	Personal:	5/6/2022
Response:	None as of the date of this report		

Property Description

Legal Description:	W. Ward Survey, Abstract 3		
Location:	West of the Premier Pkwy & Champions Blvd Intersection		
Acreage:	27.1 acres	PDD/DA/Other:	N/A
Existing Zoning:	"GC" General Commercial	Proposed Zoning:	"CD-4" Character Dist.-4
Existing Use:	Vacant	Proposed Use:	Single-Family Residential
Existing Occupancy:	N/A	Occupancy:	Restrictions Do Not Apply
Preferred Scenario:	Medium Intensity Area. Yarrington Commons	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	7
Utility Capacity:	Extension Required at Developer's Expense	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MF-18	Apartments	Medium Intensity Area
South of Property:	GC	Vacant	Medium Intensity Area
East of Property:	VMU	Vacant	Employment Area
West of Property:	MU	Single-Family	Medium Intensity Area

Zoning Request

ZC-22-20

West of the Premier Pkwy & Champions Blvd
Blanco Trace GC to CD-4



Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Alternate Approval	<input type="checkbox"/>	Denial
Staff: Will Rugeley, AICP					
Title: Planner			Date: 6/28/2022		

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input checked="" type="checkbox"/>	Denial
Speakers in favor or opposed: <ol style="list-style-type: none"> In Favor: (0) In Opposition: (0) 					
Recommendation from the Planning and Zoning Commission Meeting held May 24, 2022: A motion was made by Commissioner Costilla, seconded by Commissioner Kelsey, to approve ZC-22-20. The motion carried 7-0. <ul style="list-style-type: none"> For: (7) Chairperson Garber, Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Meeks, Commissioner Mendoza, and Commissioner Spell. Against: (0) Absent: (2) Commissioner Case and Commissioner Sambrano 					
Discussion Topics: <ul style="list-style-type: none"> The Commission discussed the rationale of the request for CD-4 zoning, noting that the proposed single-family development could be accomplished with CD-3 zoning. 					

History

N/A

Additional Analysis

The request is to re-zone to CD-4, which allows primarily for residential development with limited retail on corner lots. The proposal is development of the property for 222 residential lots that are 50' and 60' wide.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Zoning Request

ZC-22-20

West of the Premier Pkwy & Champions Blvd
Blanco Trace GC to CD-4



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <i>The site is shown as “Medium Intensity – Yarrington Commons” on the preferred Scenario Map. Per Table 4.6, CD-4 should be “Considered” in Medium Intensity Zones.</i>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of the request.</i>
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified.
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area <i>Adjacent and nearby uses are residential – single family and multifamily.</i>
		<u>X</u>	Whether the site is appropriate for the development allowed in the proposed district. <i>The site is within ¼-mile of Interstate 35</i>
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning
		<u>X</u>	Whether there is a need for the proposed use at the proposed location
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The property will be served with City water and wastewater.</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property

Zoning Request	West of the Premier Pkwy & Champions Blvd Blanco Trace GC to CD-4
ZC-22-20	



Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare.