

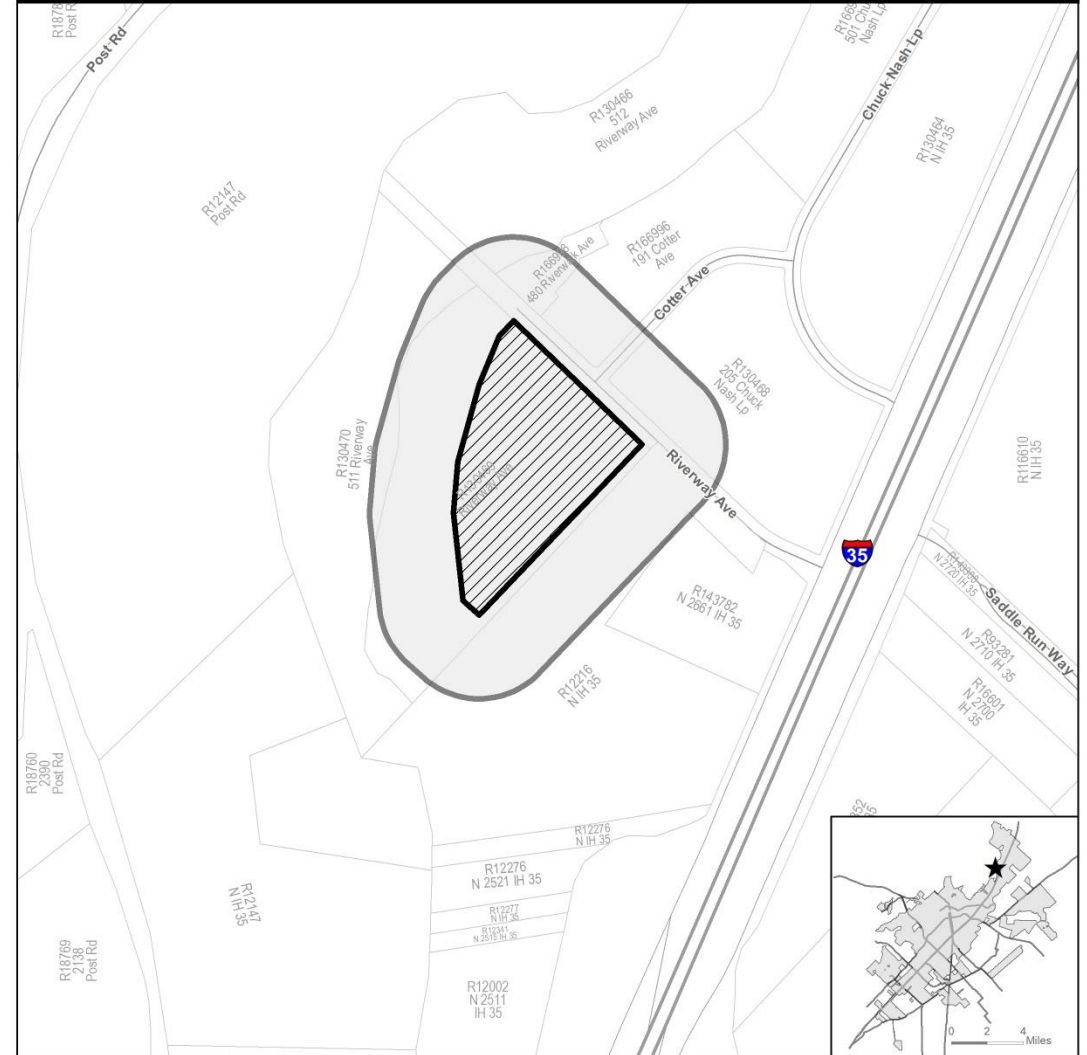
ZC-20-26

(Blanco Riverwalk CC to HC)

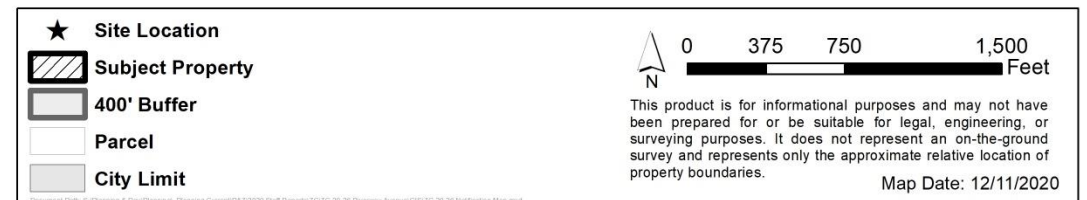
Hold a public hearing and consider a request by Robert W. McDonald III, on behalf of BR2020 Land Bank LLC, for a zoning change from Community Commercial (CC) to Heavy Commercial (HC), or subject to consent of owner, another less intense zoning district classification, for approximately 15.2331 acres out of Lot 1, Block F of the Blanco Riverwalk Subdivision, located in the 400 Block of Riverway Avenue (S. Caldwell)

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



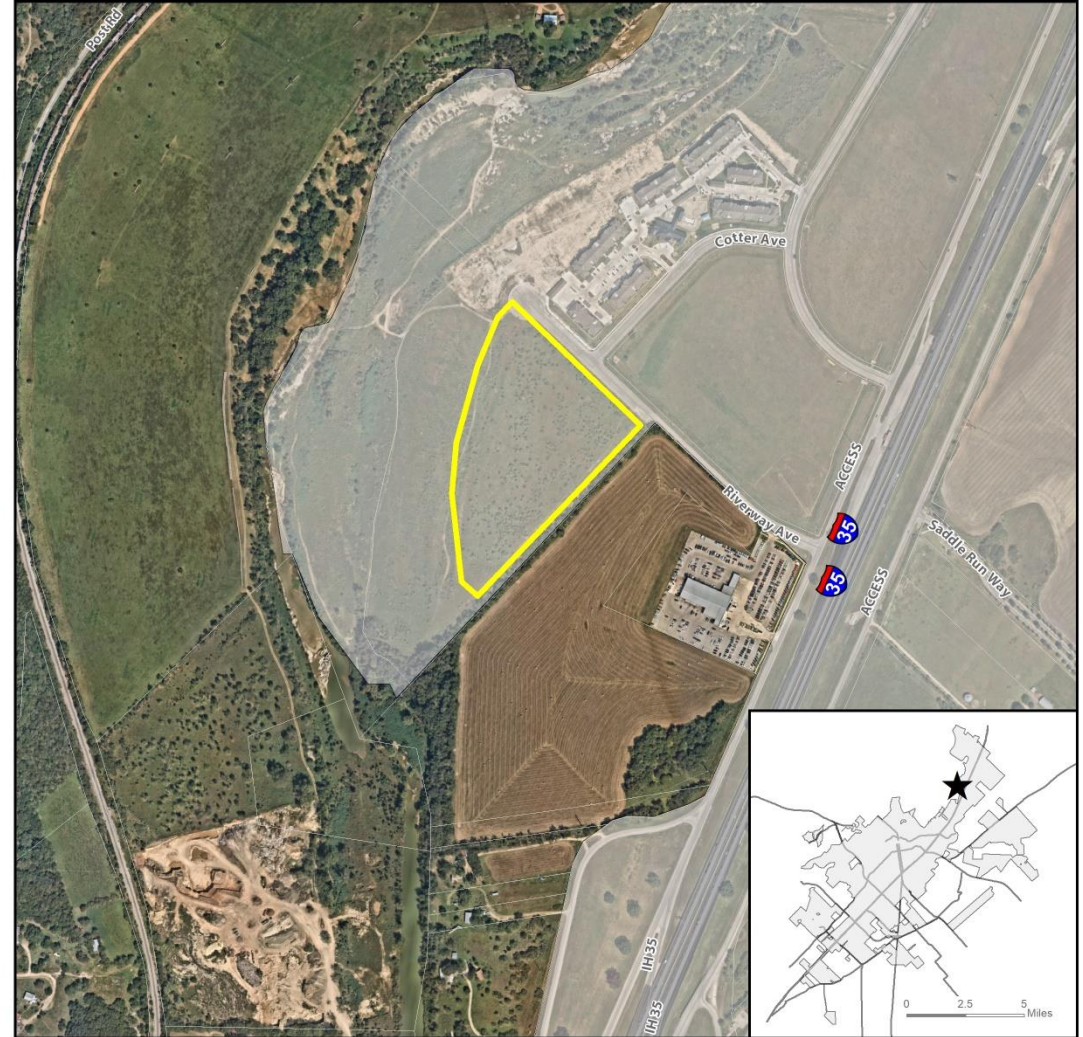
- Located within City Limits



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



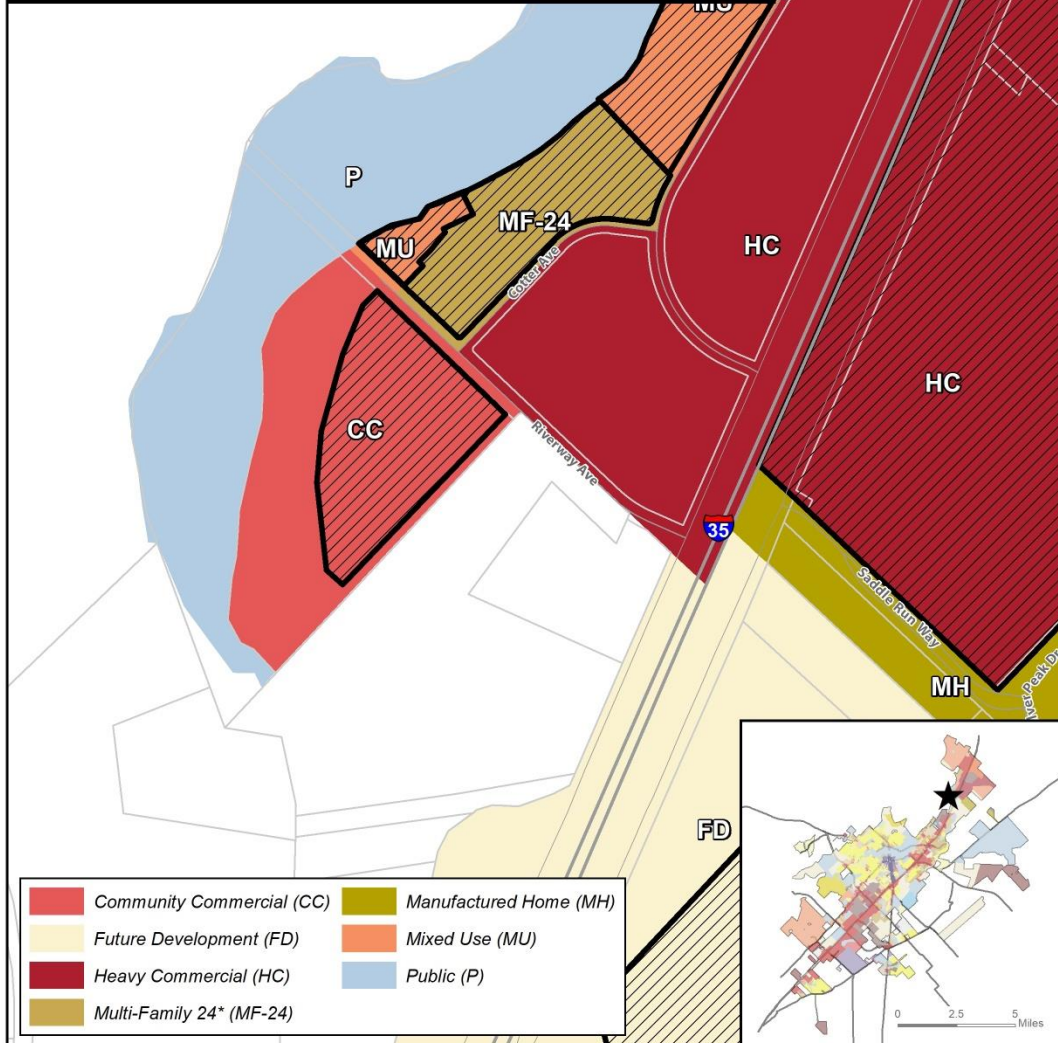
- ★ Site Location
- Subject Property
- Parcel
- City Limit



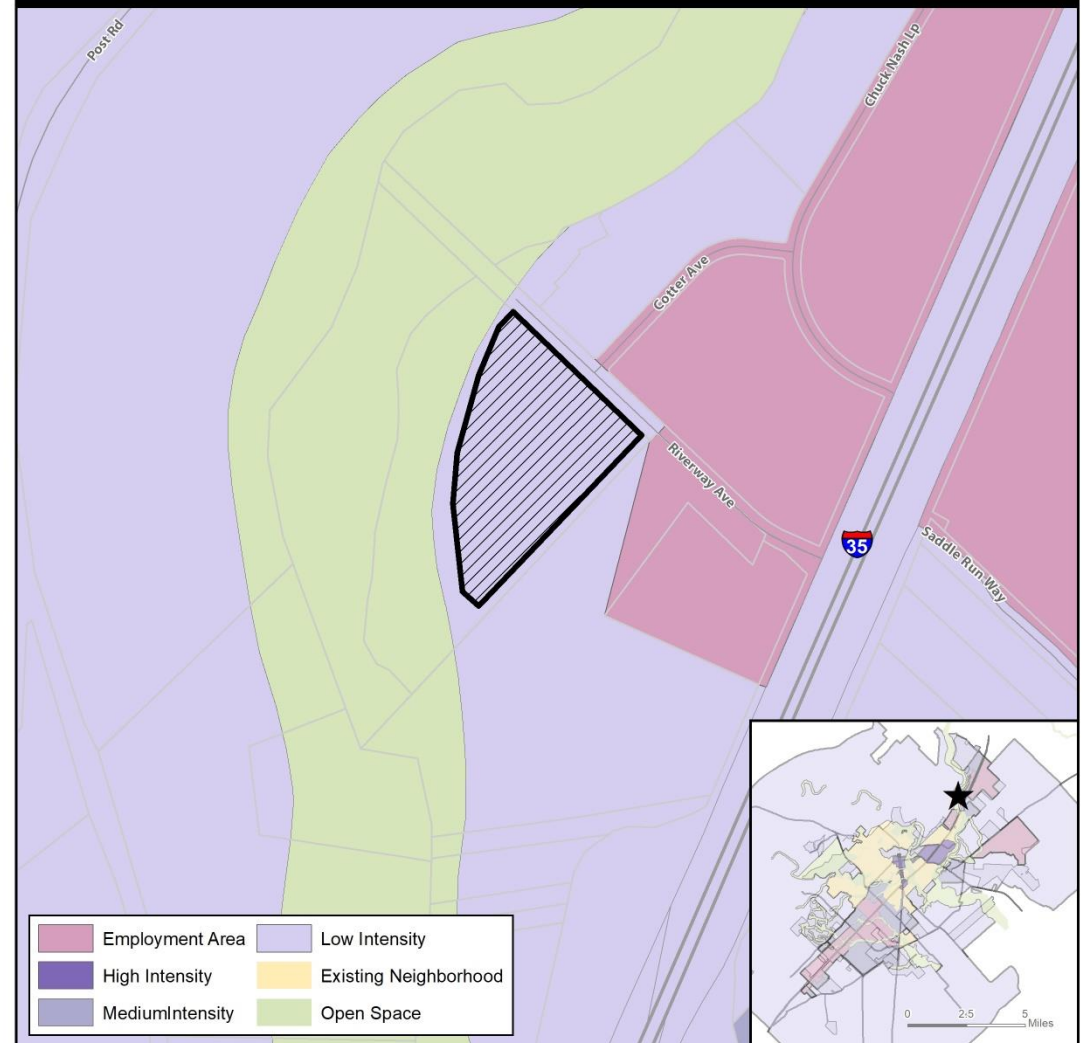
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Map Date: 12/11/2020

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



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



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

0 375 750 1,500 Feet

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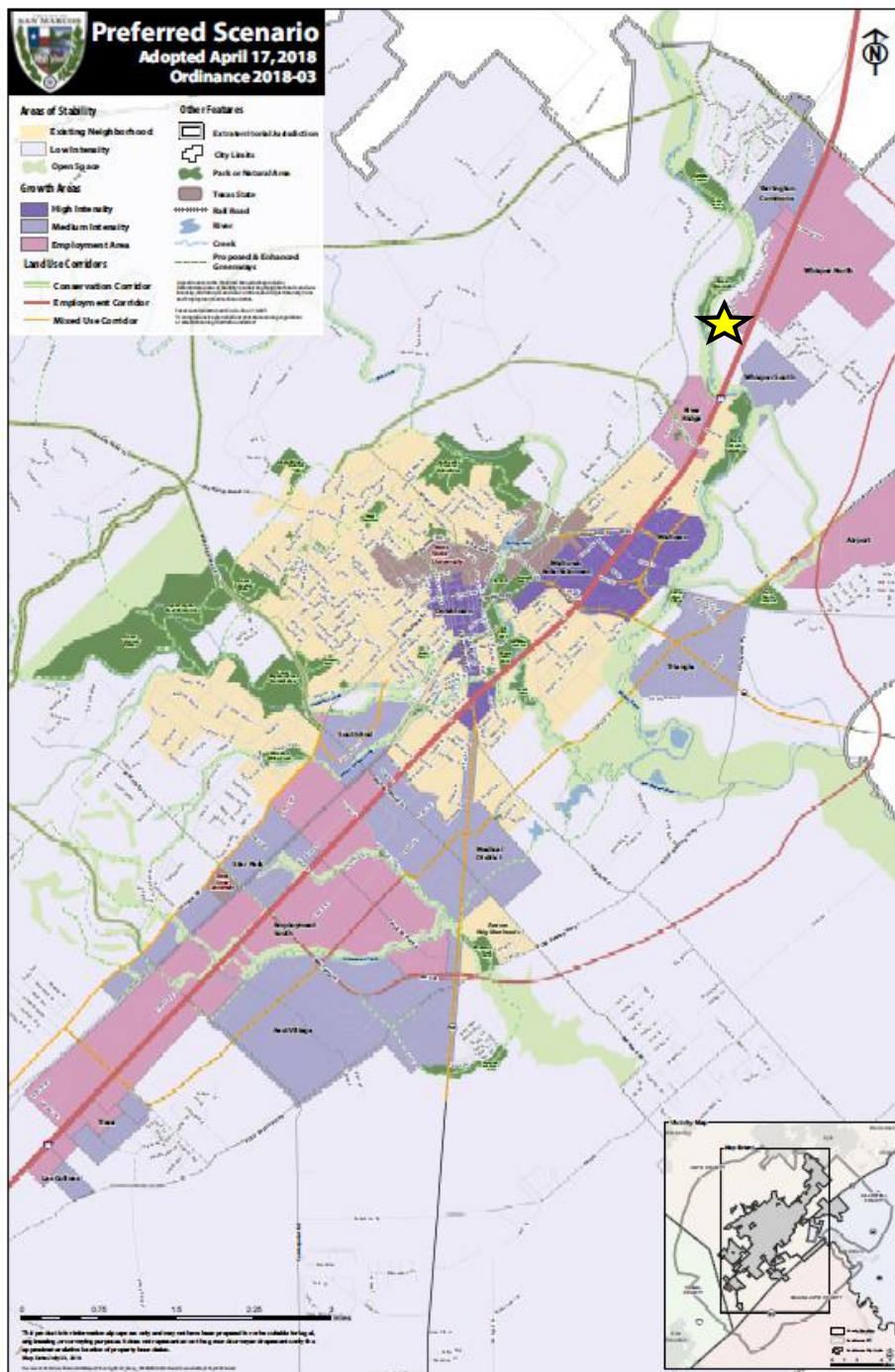
Map Date: 12/11/2020

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

0 375 750 1,500 Feet

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Map Date: 12/14/2020



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

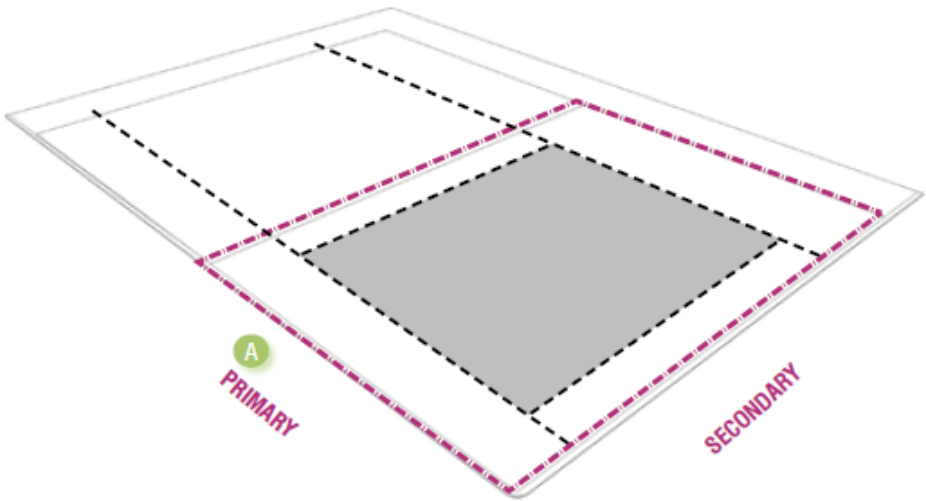
| DISTRICT CLASSIFICATION | COMPREHENSIVE PLAN DESIGNATIONS | | | | | |
|-----------------------------------|---------------------------------|---------------|----------------------------------|----------------------------------|----------------------|----------|
| | OPEN SPACE/ AGRICULTURAL | LOW INTENSITY | 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 |

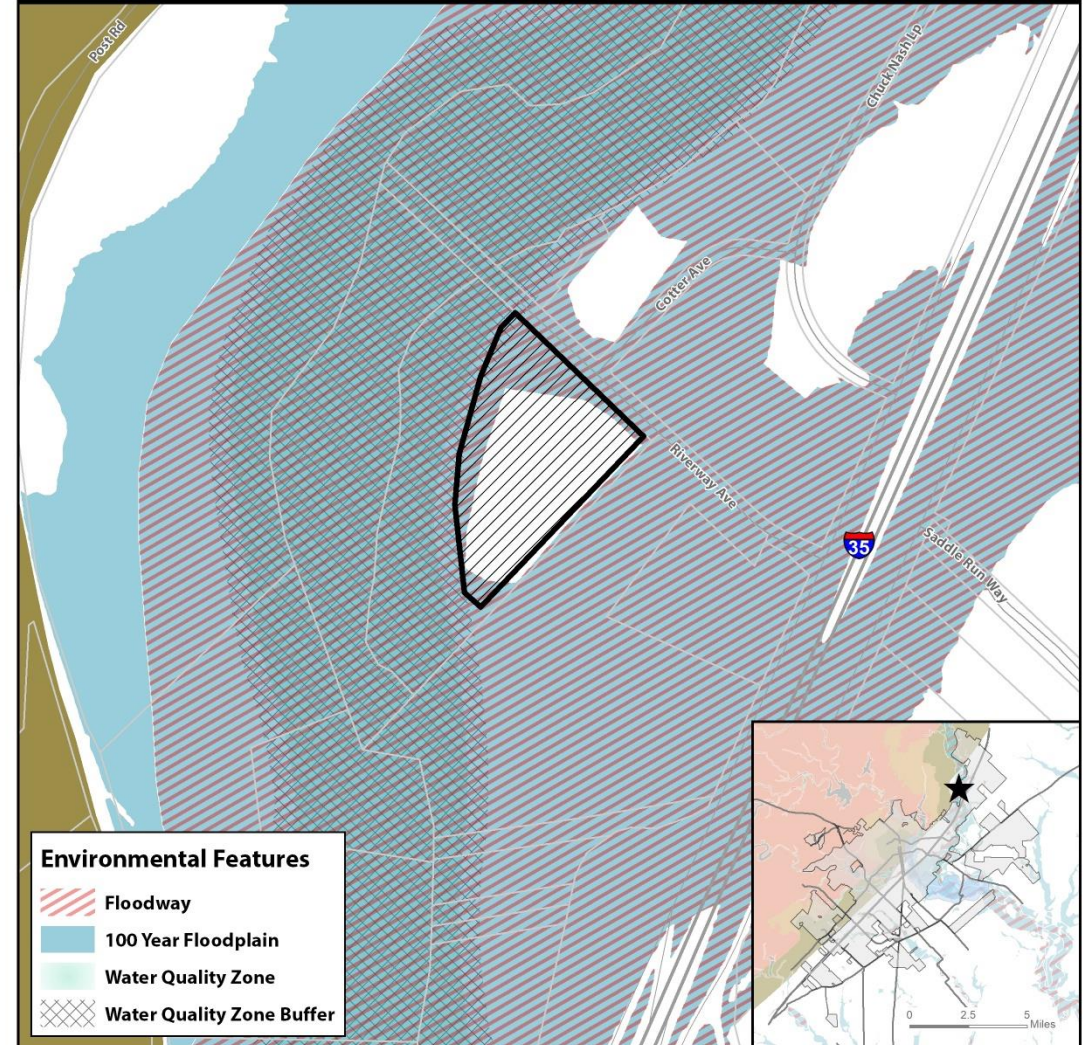
BUILDING STANDARDS

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

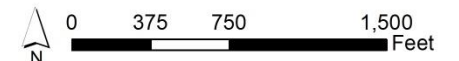
Environmental Analysis

- 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



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



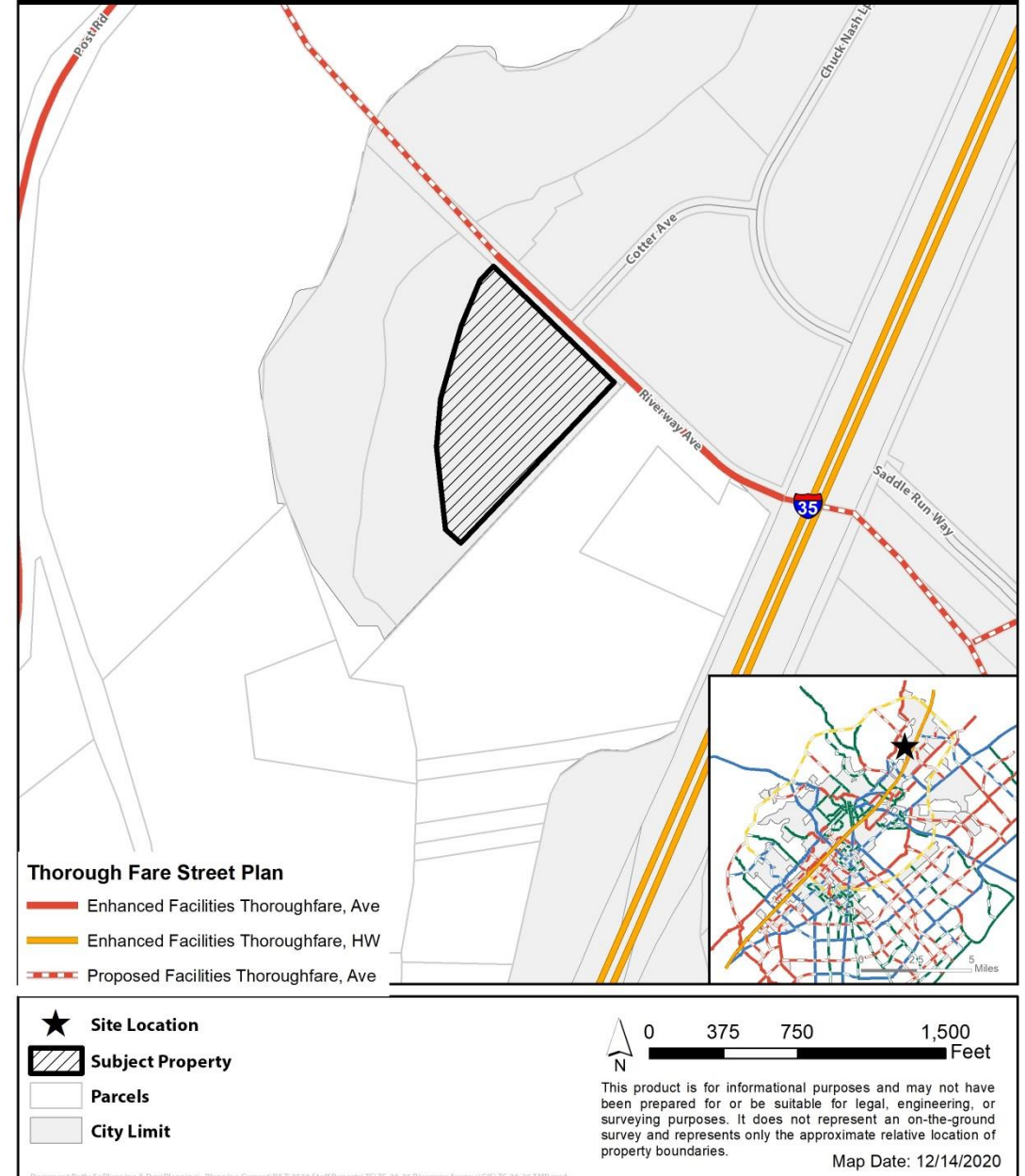
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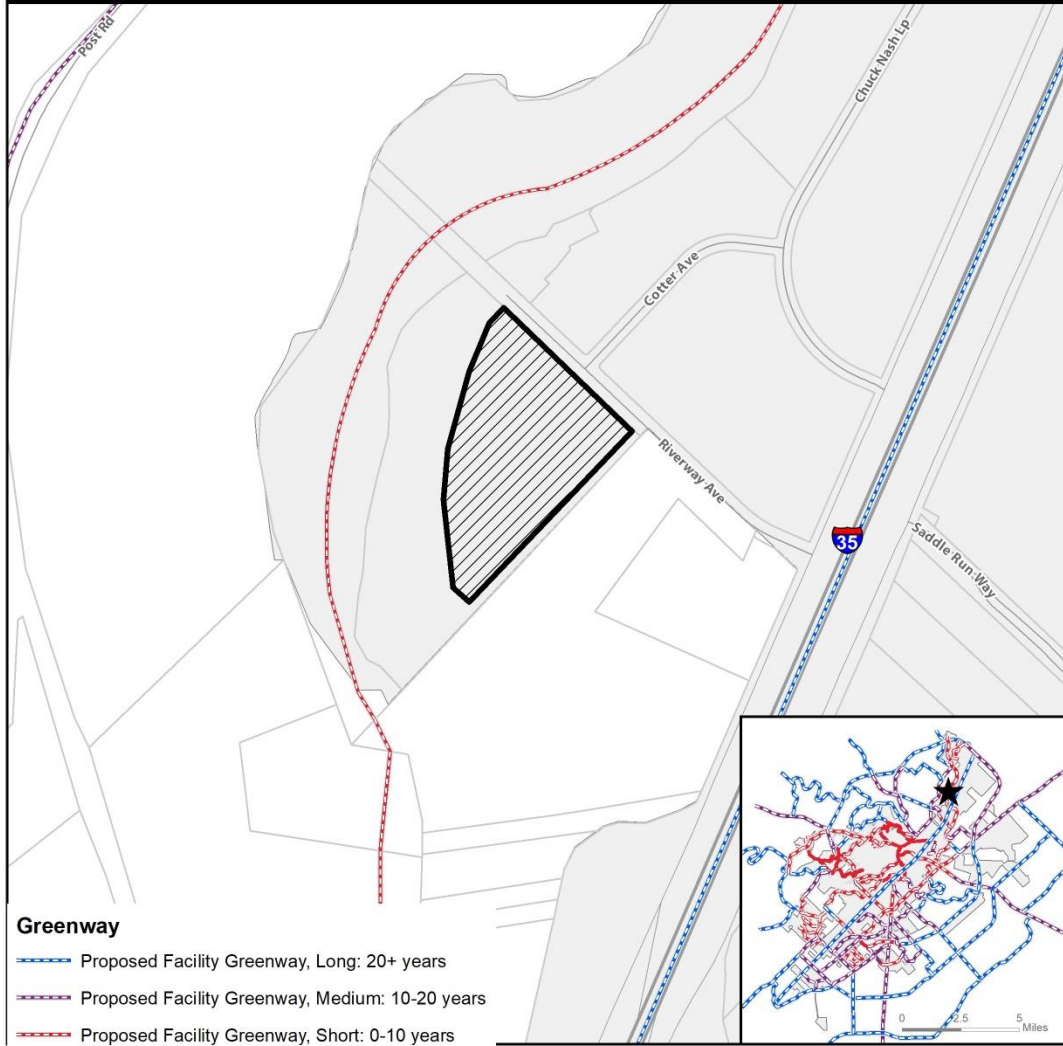
Infrastructure Requirements

- **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

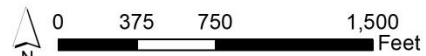
ZC-20-26 Transportation Master Plan Blanco Riverwalk CC to HC-Riverway Avenue



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



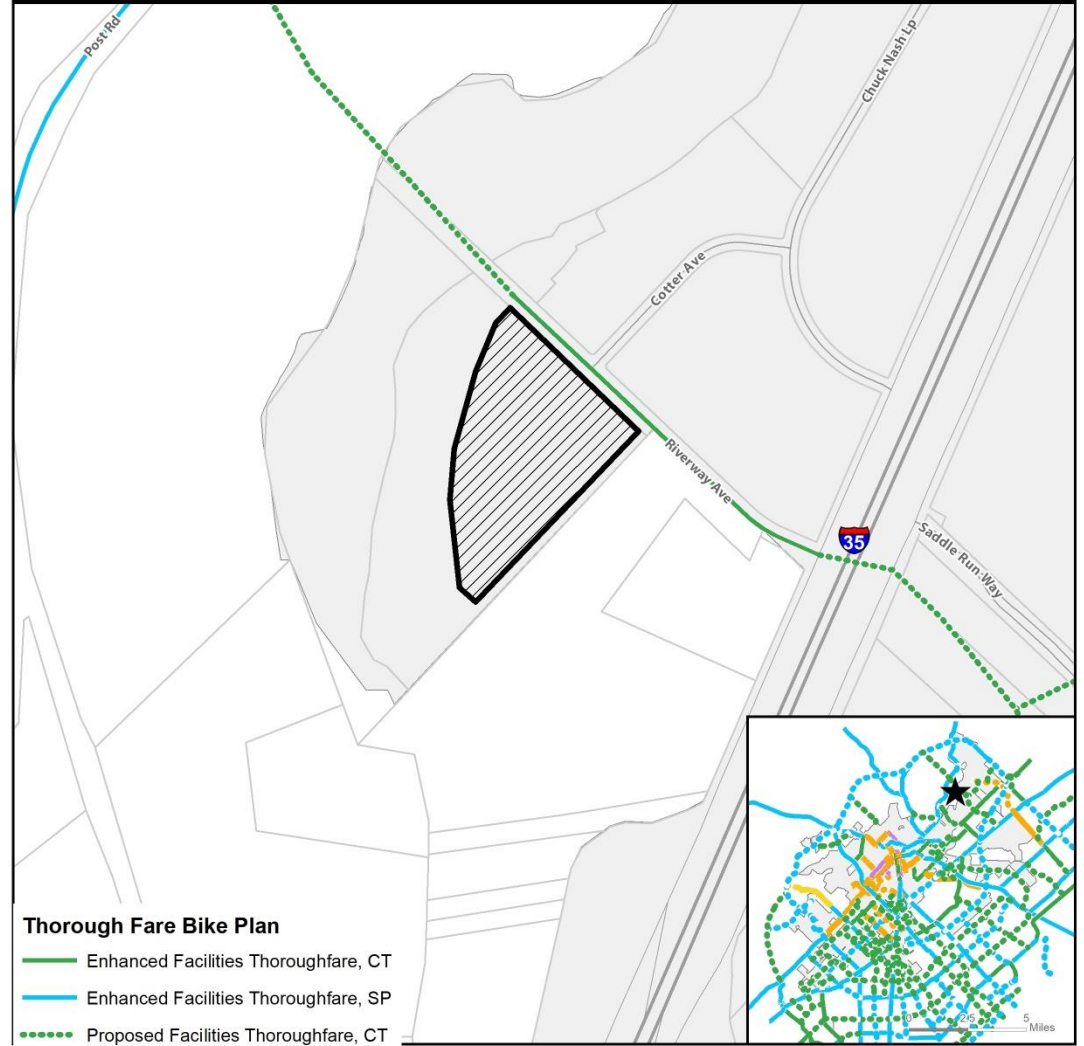
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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



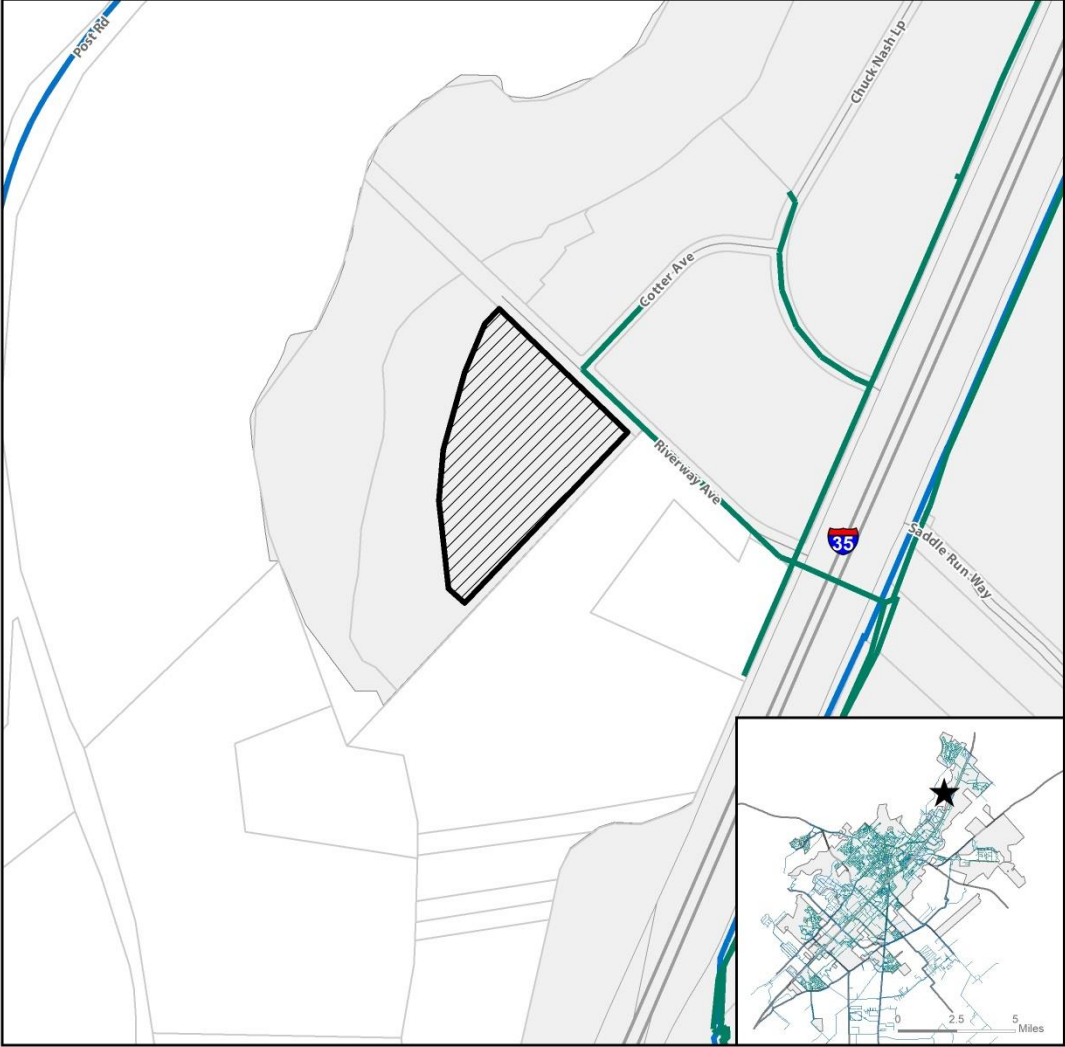
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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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

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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.

| 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 |