



## Legislation Details (With Text)

**File #:** ZC-20-26      **Version:** 1      **Name:**  
**Type:** Discussion Item      **Status:** Reported to Council  
**File created:** 12/21/2020      **In control:** Planning and Zoning Commission  
**On agenda:** 1/12/2021      **Final action:**  
**Title:** 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 "CC" Community Commercial to "HC" Heavy Commercial, for approximately 15.2331 acres, more or less, out of Lot 1, Block F, of the Final Plat of the Blanco Riverwalk Subdivision, located in the 400 Block of Riverway Avenue (S. Caldwell)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ZC-20-26 Staff Report, 2. ZC-20-26 Maps, 3. ZC-20-26 Personal Notification Letter, 4. ZC-20-26 Code Comparison, 5. ZC-20-26 Comp Plan Analysis Checklist, 6. ZC-20-26 Application Documents, 7. ZC-20-26 Presentation

Date	Ver.	Action By	Action	Result
1/12/2021	1	Planning and Zoning Commission	recommended for denial	Pass

**AGENDA CAPTION:**

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 "CC" Community Commercial to "HC" Heavy Commercial, for approximately 15.2331 acres, more or less, out of Lot 1, Block F, of the Final Plat of the Blanco Riverwalk Subdivision, located in the 400 Block of Riverway Avenue (S. Caldwell)

**Meeting date:** January 12, 2021

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** Click or tap here to enter text.

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

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**Background Information:**

The subject property is located within City Limits and is zoned “CC” Community Commercial. The purpose of this zoning change to “Heavy Commercial” is to allow for the development of an outdoor storage facility. According to the applicant, the facility would be used for safe and secure storage of RVs and boats.

In 2015 the property owner applied for a Preferred Scenario Amendment (PSA) to change the property from an Area of Stability/Low Intensity Zone to an Employment Center. The request was for the subject property (Blanco Riverwalk, Block F) as well as for Blocks A, B and E of the Blanco Riverwalk Subdivision. The Planning & Zoning Commission provided a recommendation of approval for a PSA change for Blocks A, B, and E and a recommendation of denial for Block F. Subsequent to the approval by City Council of Blocks A, B, and E to an Employment Center, the property owner requested a zone change from “CC” Community Commercial to “HC” Heavy Commercial with an overlay district of “PDD” Planned Development District.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

**Section 2.5.1.3.B.3**

The Planning and Zoning Commission may recommend approval or denial of the application for a zoning map

amendment or, subject to consent of the owner, such other less intense zoning district classification.

**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.