



ZC-21-12

Whisper South FD to CD-3

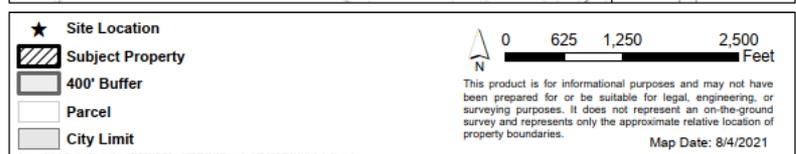
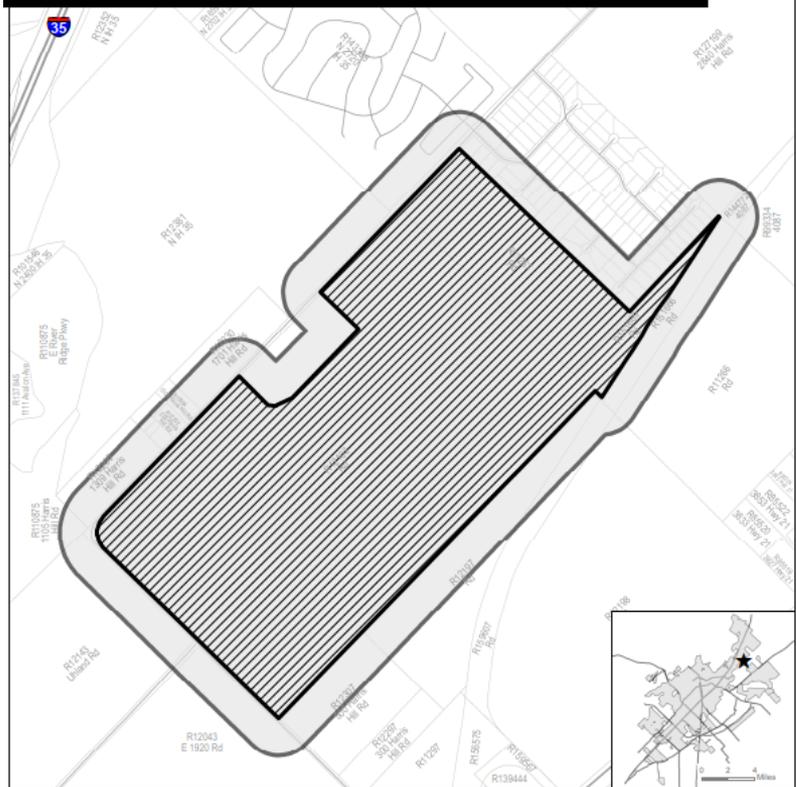
Consider approval of Ordinance 2021-79, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-21-12 by rezoning approximately 363.72 acres of land, generally located between Harris Hill Road and future FM 110 north of Harris Hill Road, from “FD” Future Development to “CD-3” Character District-3, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.



Property Information

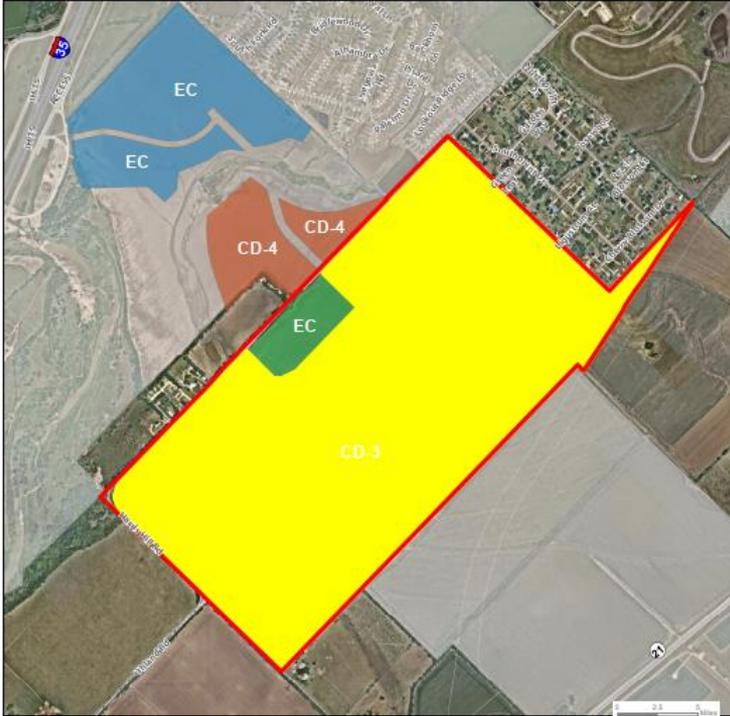
- Approximately 363.72 acres
- Located to the north of the intersection of Harris Hill Rd and Uhland Rd
- Located within the ETJ (Hays County). Accompanied with application for annexation AN-21-05.

ZC-21-12
400' Notification Buffer
Whisper South CD-3 — 1700 Block Harris Hill Road





ZC-21-12 Context View Whisper South Zoning Cases— Harris Hill Rd



Related Case Numbers

- ZC-21-13 (CD-4)
- ZC-21-14 (EC)
- ZC-21-15 (EC w/ Multifamily)
- AN-21-05 (Outside City Limits)
- Subject Property

Parcel
City Limit

0 625 1,250 2,500 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. Imagery from 2017.

Map Date: 9/14/2021

Aerial View Whisper Developments - Context Map



Legend

- Whisper South PID
- Original Whisper PDD
- Whisper East Development Agreement (Pending)
- Whisper South Development Agreement (Outside City Limits)
- City Limit

0 2,000 4,000 8,000 Feet

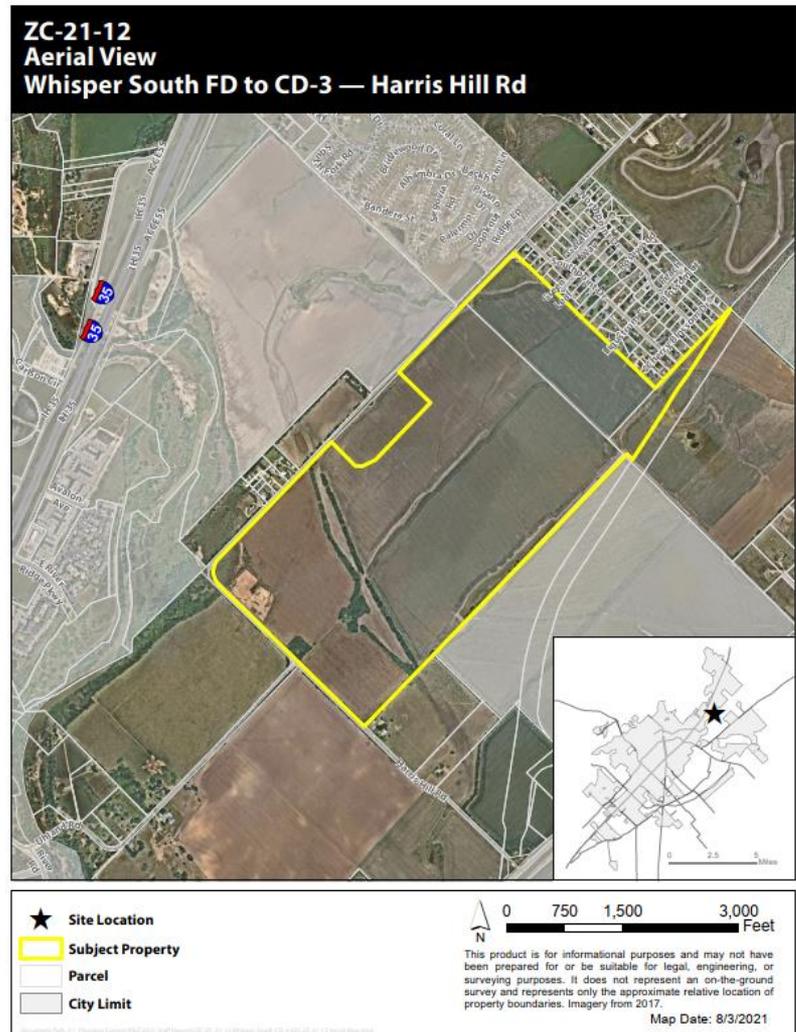
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Map Date: 9/14/2021



Context & History

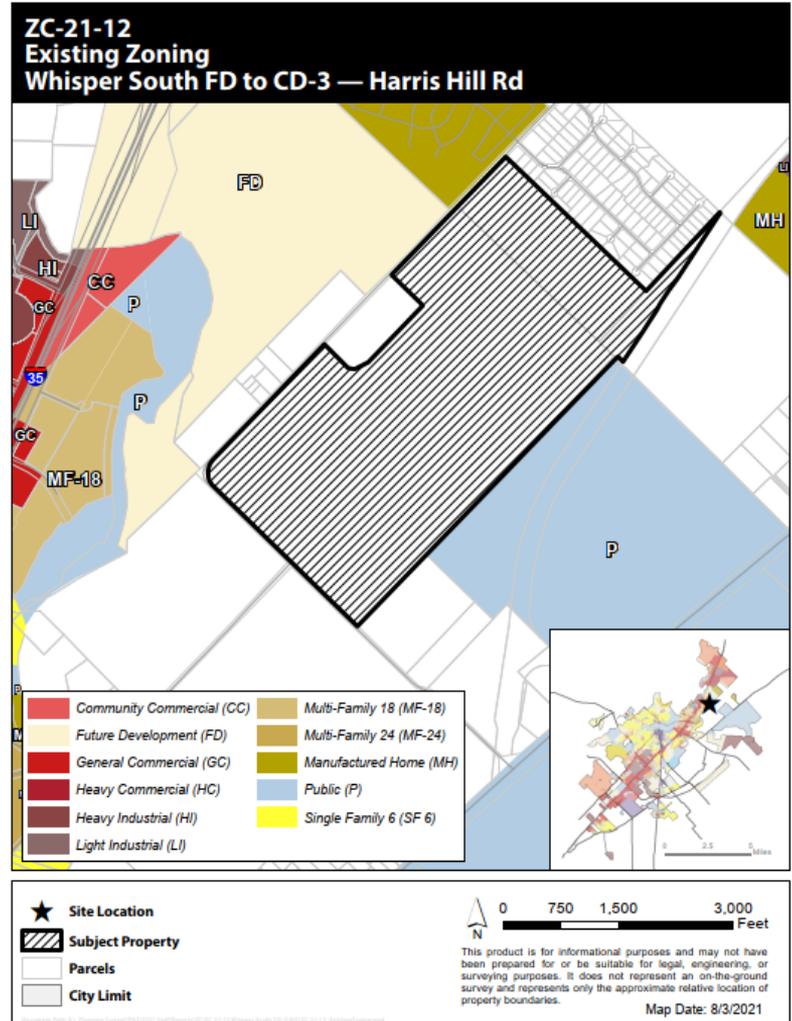
- Currently Vacant
- Surrounding Uses
 - Residential (rural residential and manufactured home rental community)
 - Rural/ ETJ
 - Southwest of the planned FM 110
- Located within the Whisper South Public Improvement District (PID) and subject to the Whisper South Development Agreement.





Context & History

- Existing Zoning:
ETJ (Extra-territorial Jurisdiction)
 - Little to no land use authority in ETJ.
 - Annexed land is automatically zoned as Future Development (FD).
- Proposed Zoning:
Character District-3 (CD-3)
 - Allows primarily single family homes and other small scale residential uses, as well as parks and open space, and minor utilities.



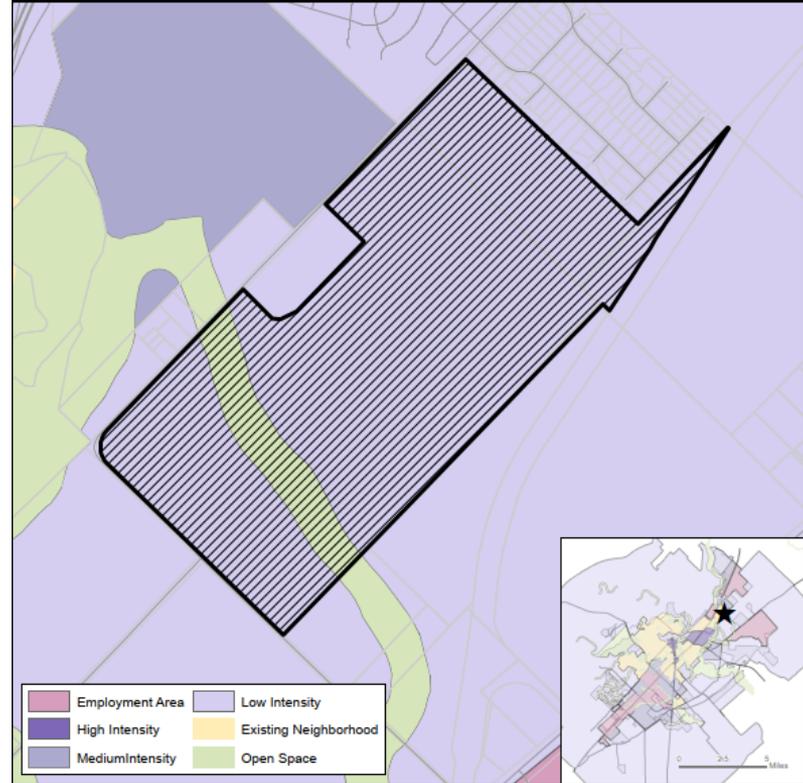


Comprehensive Plan Analysis

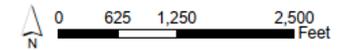
Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Low Intensity (with Open Space)
- “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.” (Vision San Marcos)

ZC-21-12 Preferred Scenario Whisper South FD to CD-3 —Harris Hill Rd



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



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Map Date: 8/3/2021



Comprehensive Plan Analysis

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

“Character District” (CD-3) within a “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
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider



Comprehensive Plan Analysis

Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

Existing Zoning (FD) to “Character District” (CD-3) TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

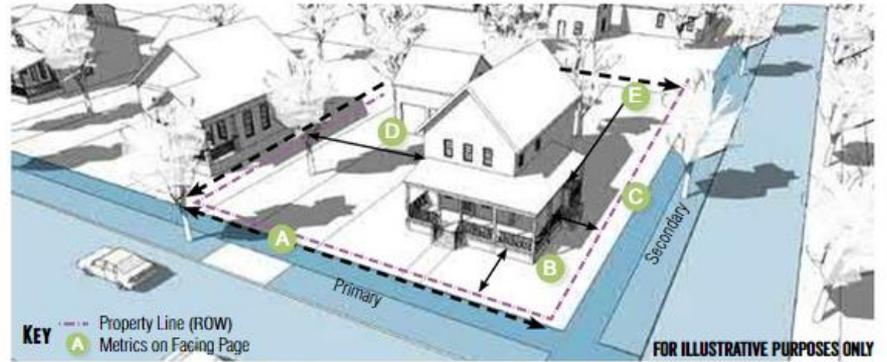


Zoning Analysis

- District primarily intended to accommodate one and two family houses.
- Permitted building types include houses, cottage courts, duplexes, and civic buildings.
- Primarily residential uses.
- Intended development is single family residential with parkland along Bypass Creek channel per the Whisper PID.

CD-3

SECTION 4.4.3.4 CHARACTER DISTRICT - 3



GENERAL DESCRIPTION

The CD 3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

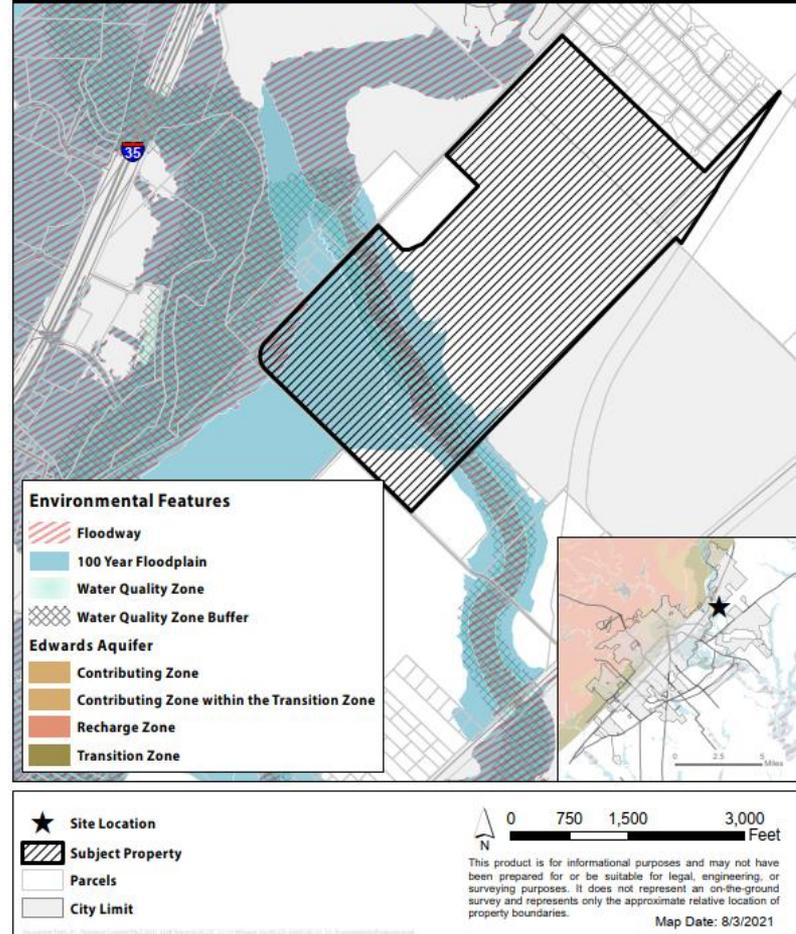
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage Court	Section 4.4.6.3
Duplex	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.5
Civic Building	Section 4.4.6.14



Environmental Analysis

- Floodway/ floodplain located on the southern part of the property.
- The Bypass Creek channel cuts through the site— this will be dedicated to the City as parkland per the approved PID.

ZC-21-12 Environmental Features Whisper South FD to CD-3 — Harris Hill Rd





Infrastructure

Streets

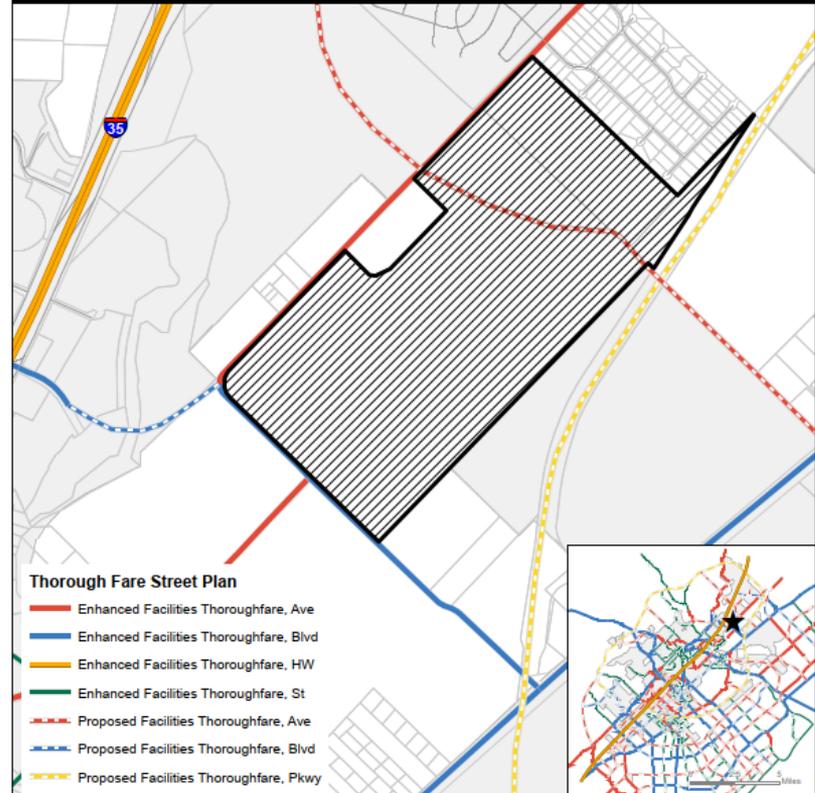
- Streetscape Improvements. Principal thoroughfares funded through the PID along with water, wastewater, drainage, and parks. Bicycle and sidewalk connections required.
- Transportation Master Plan - improvements required along Harris Hill Rd.

- Block perimeter (2,800 feet)

Utilities

- City of San Marcos Wastewater
- Pedernales Electric and Maxwell SUD water

ZC-21-12 Transportation Master Plan Whisper South FD to CD-3 — Harris Hill Rd



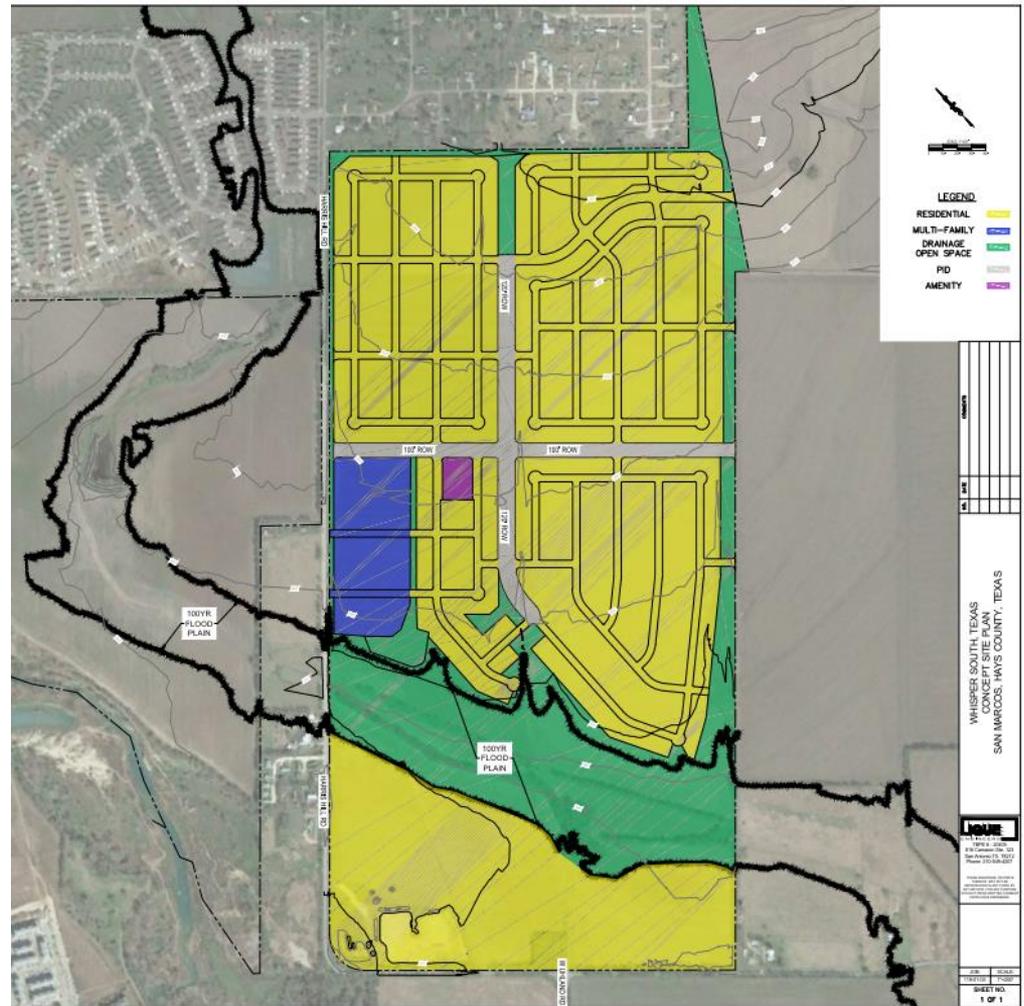


Recommendation

- At their August 24th, 2021 regular meeting, the Planning & Zoning Commission recommended **approval** of the zoning request (9-0)
- Staff recommends **approval** of this zoning request.



Concept plan located within the approved Whisper Development Agreement.





Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 3 (CD-3)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15-foot front Setback, 5-foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
Impervious Cover (max)	30%	60%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max.