



ZC-21-15

Whisper South (East of Harris Hill Rd) FD to EC

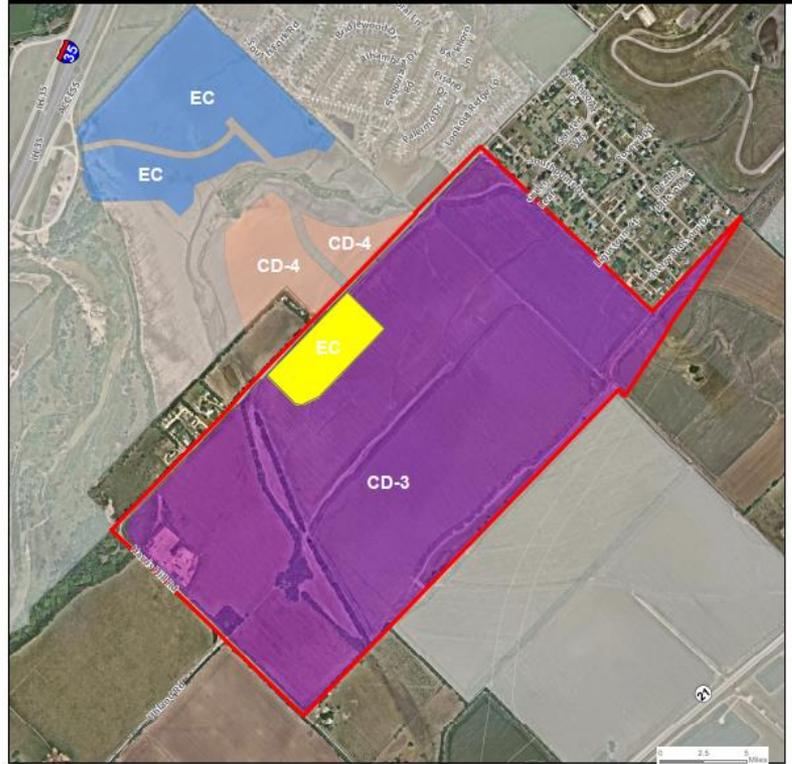
Consider approval of Ordinance 2021-82, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-21-15, by rezoning approximately 16.09 acres of land, generally located on the eastern side of Harris Hill Road approximately 2,400 feet south of the intersection of Harris Hill Road and Southpoint Drive, from “FD” Future Development District to “EC” Employment Center District, or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.



Whisper Cases Overview

- AN-21-05 (Annexation)
- ZC-21-12 (FD to CD-3)
- ZC-21-13 (FD to CD-4)
- ZC-21-14 (FD to EC)
- **ZC-21-15 (FD to EC)**

ZC-21-15 FD to EC (with Multifamily) Context View Whisper South Zoning Cases— Harris Hill Rd



Related Case Numbers

- ZC-21-12 (CD-3)
- ZC-21-13 (CD-4)
- ZC-21-14 (EC)
- AN-21-05 (Outside City Limits)**
- Site Location (ZC-21-15)

Parcel
City Limit

0 625 1,250 2,500 Feet

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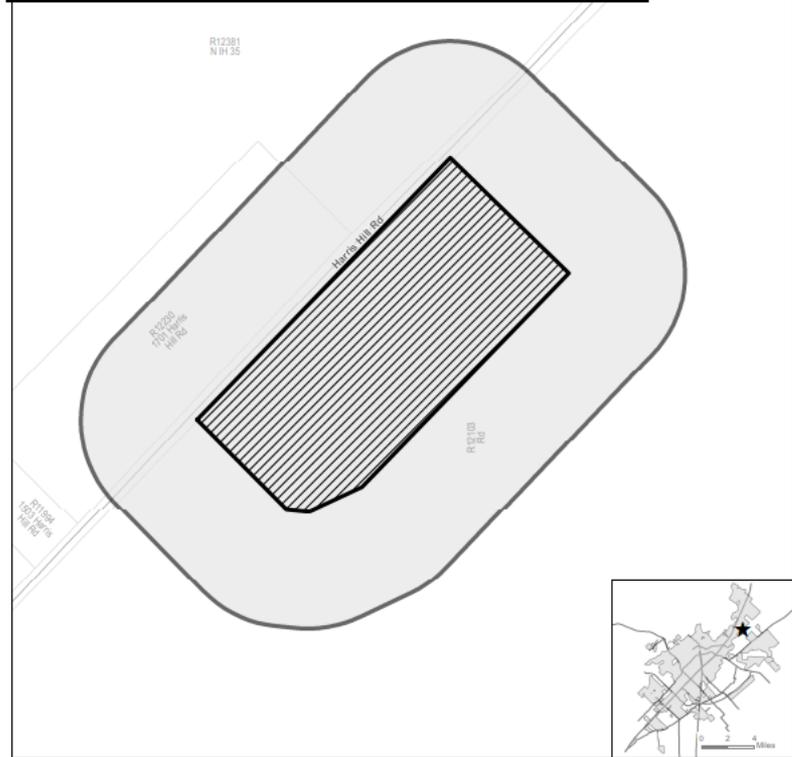
Map Date: 9/14/2021



Property Information

- Approximately 16.09 acres
- Located on Harris Hill Road
- Accompanied by Annexation Request – AN-21-05.

ZC-21-15
400' Notification Buffer
Whisper South FD to EC (East of Harris Hill Rd)
1700 Blk Harris Hill Rd



★ Site Location	0 200 400 800 Feet
▨ Subject Property	
▭ 400' Buffer	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.
▭ Parcel	
▭ City Limit	

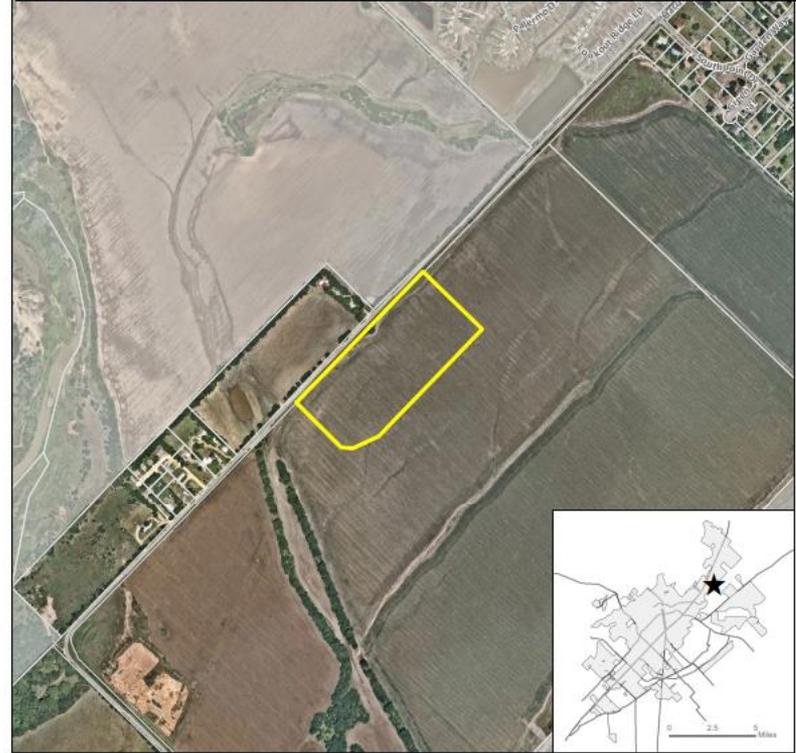
Map Date: 8/4/2021



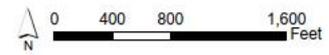
Context & History

- Currently Vacant
- Surrounding Uses
 - Vacant (requested CD-3 to North, South, and east of property per application ZC-21-12)
- Part of the Whisper South PID and the Whisper South Development Agreement (2021-142R approved by Council 8/3/21)

ZC-21-15
Aerial View
Whisper South FD to EC (East of Harris Hill Rd)
1700 Blk Harris Hill Rd



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

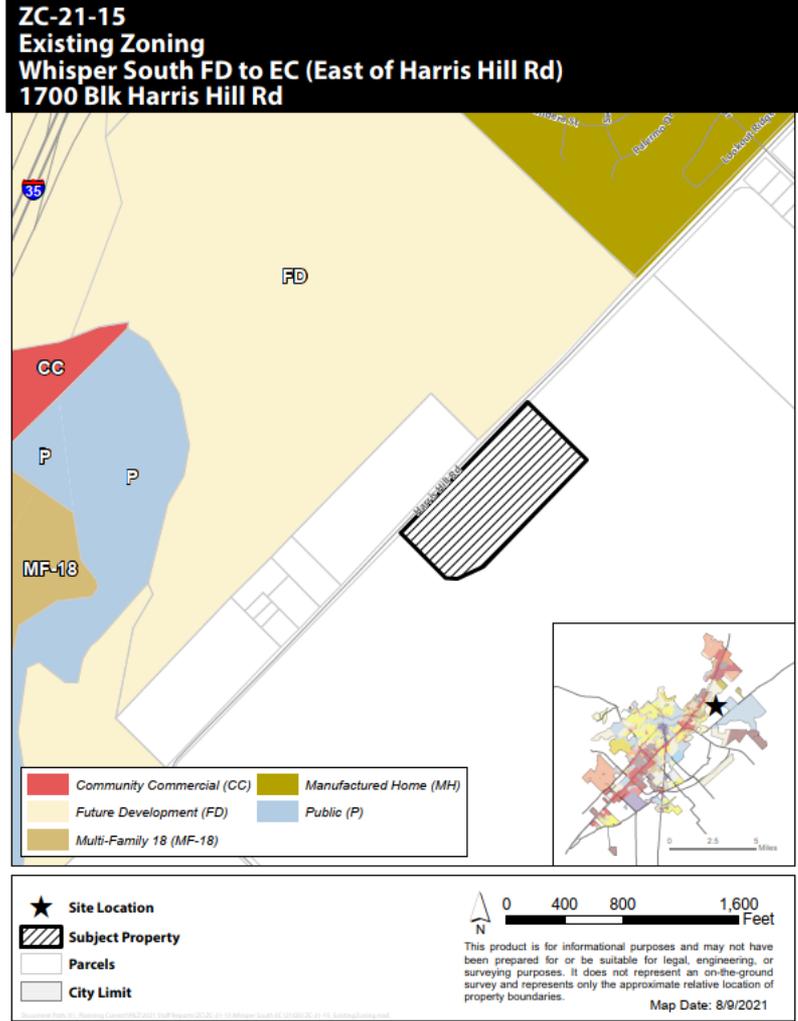


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Map Date: 8/3/2021



Context & History

- Existing Zoning:
Currently located outside City limits (no zoning applies).
Accompanies annexation request AN-21-05.
- Proposed Zoning:
Employment Center (EC) with additional Multifamily Uses as approved by the Development Agreement
- Intended to mirror Whisper North PDD.



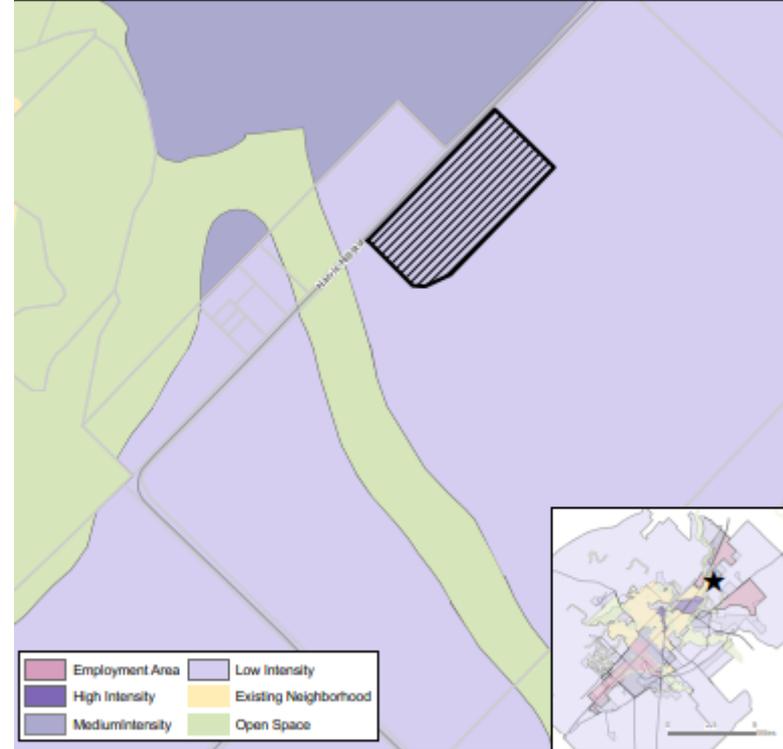


Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Low Intensity
- 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-21-15
Preferred Scenario
Whisper South (East of Harris Hill Rd) FD to EC
1700BLK Harris Hill Rd



★ Site Location
▨ Subject Property
□ Parcels
□ City Limit

0 400 800 1,600 Feet

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Comprehensive Plan Analysis

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

“Employment Center” (EC) 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

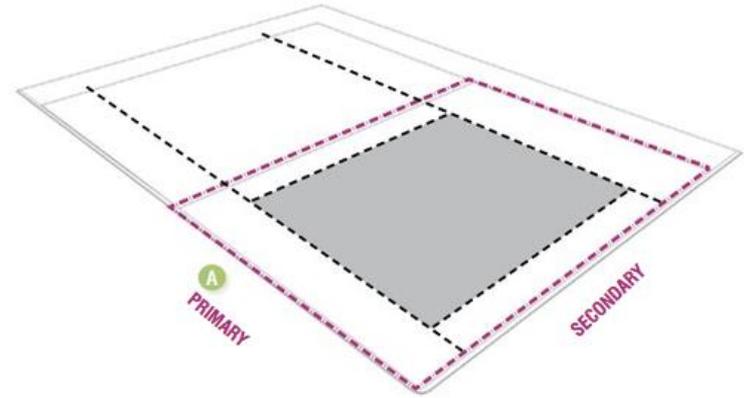
Legend PSA = Not Allowed (PSA Required) NP=Not Preferred C = Consider



Zoning Analysis

- Employment Center with additional Multifamily uses as approved by the Development Agreement.
- General commercial buildings of no more than 4 stories, live/work, mixed use shopfronts and civic buildings.
- Other permitted uses include offices; retail; medical; hotels; recreation; light manufacturing, and warehouse/distribution.
- Chapter 9 Multifamily Development Standards in LDC per the approved Dev Agreement.

EC SECTION 4.4.5.1 EMPLOYMENT CENTER



KEY

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

DISTRICT INTENT STATEMENTS

EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. EC should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

DENSITY

Impervious Cover	80% max.
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TRANSPORTATION

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

BUILDING TYPES ALLOWED

Live/Work	Section 4.4.6.10
General Commercial	Section 4.4.6.12
Mixed Use Shopfront*	Section 4.4.6.13
Civic Building	Section 4.4.6.14

*No Residential on the ground floor

BUILDING STANDARDS

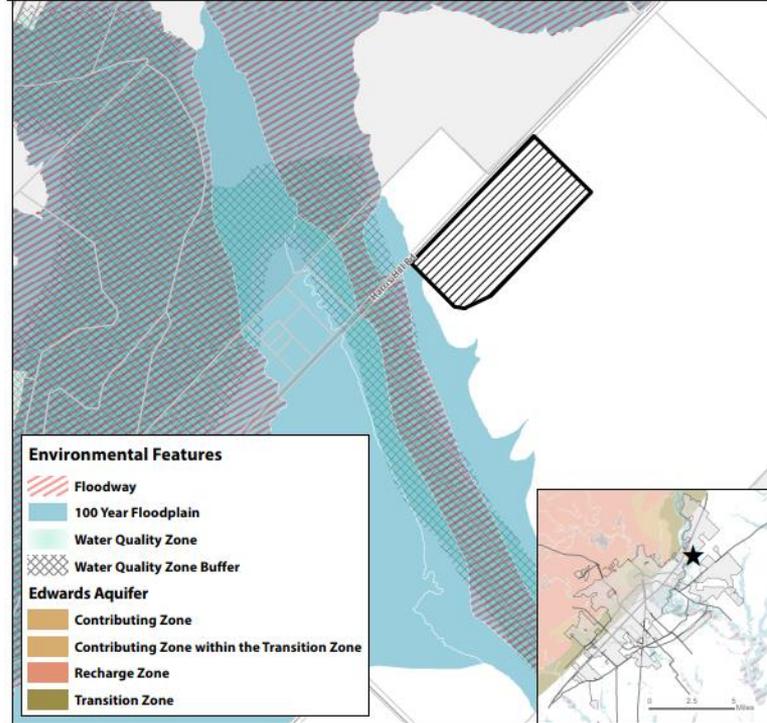
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



Environmental Analysis

- Not located in 100 year floodplain, Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone.
- Assessed as “2” (low-moderately constrained”) on Land Use Suitability map.

ZC-21-15 Environmental Features Whisper South (East of Harris Hill Rd) FD to EC 1700BLK Harris Hill Rd



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



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Infrastructure

• Streets

- Transportation Master Plan - improvements required along Harris Hill Rd.
- Max 7 acre lot size for Multifamily developments
- Bicycle & Sidewalk connections on new roadways and along Harris Hill Rd.

• Utilities

- City of San Marcos Wastewater
- Pedernales Electric and Maxwell SUD Water CCN

ZC-21-15 Transportation Master Plan Whisper South FD to EC (East of Harris Hill Rd) 1700 Blk Harris Hill Rd





Recommendation

- At their August 24th, 2021 regular meeting, the Planning & Zoning Commission recommended **approval** of the zoning request (8-1)
- Staff recommends **approval** of this zoning change as requested.



Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Employment Center District (EC) as amended by Whisper South Development Agreement
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.	EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, mixed use and general commercial buildings. EC should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.
Uses	Residential / Agricultural (See Land Use Matrix)	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing, and warehouse/distribution. (See Land Use Matrix) Multi-family also an approved use per the Whisper South Development Agreement 2021-142R.
Parking Location	No location standards	Surface parking – no parking in the 1 st layer; parking allowed in the 2 nd and 3 rd Layer Garage parking - allowed in the third layer only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	For Primary buildings – 10'-20' setback from Primary Street, 10-15 ft setback from Secondary St. 5' min side setback, 20' min rear set back (3' rear if abutting alley).
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Min, 4,000 sq ft for general commercial, mixed use shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.
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.	Conventional: 6' sidewalk, street trees every 50' on center average per Whisper South Development Agreement, 7' planting area.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter Max. 7 acre max lot size for multifamily developments per the Whisper South DA.