



# Whisper South Development Agreement

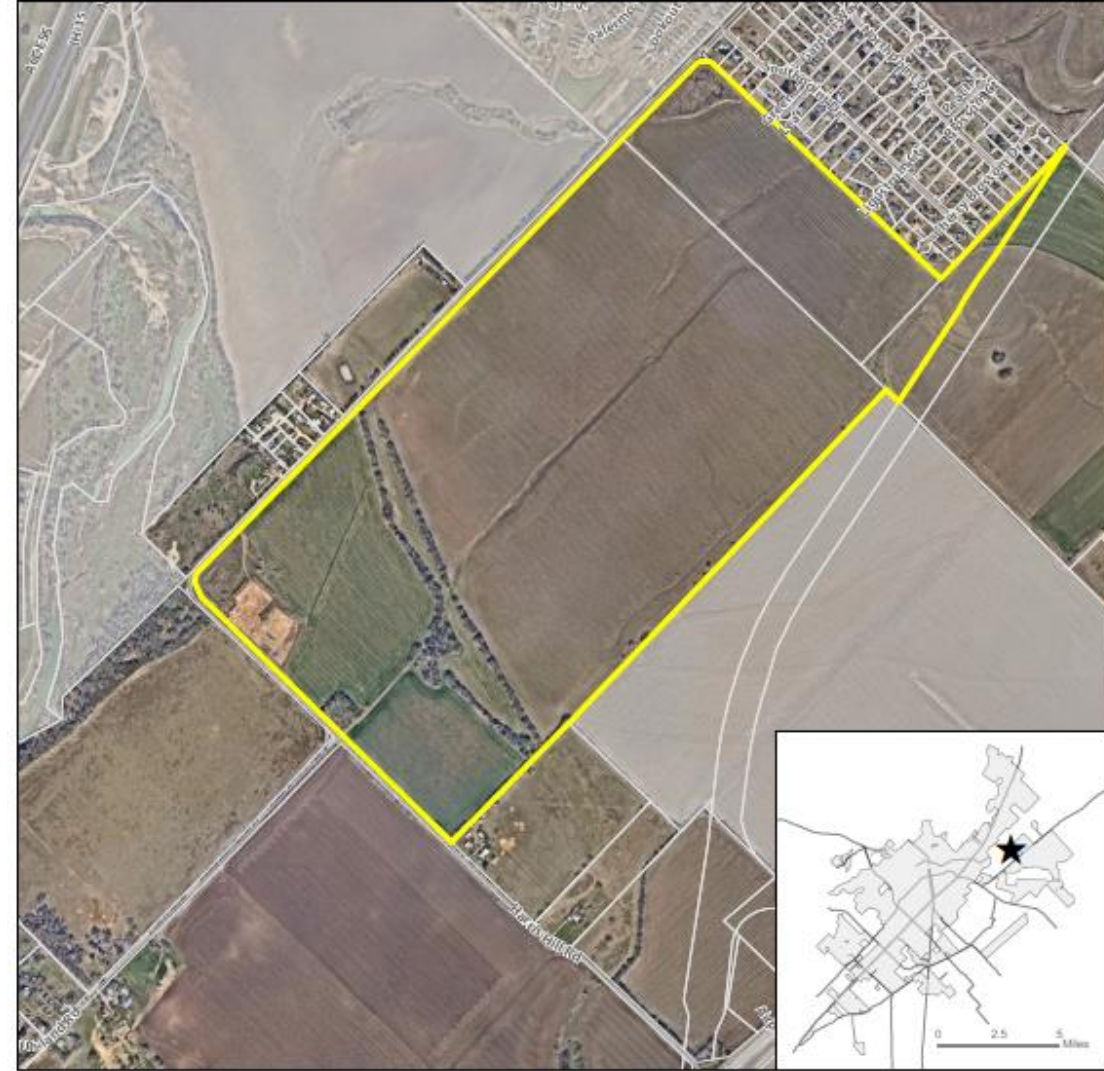
Consider approval, by motion, a Development Agreement for Whisper South requested by R.W. McDonald IV, on behalf of Harris Hill Residential Land Holdings, Ltd., for approximately 379.84 acres out of the J. Miner Survey, Abstract 321, the Thomas G. McGehee Survey, Abstract 11, and the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located between Harris Hill Road and future FM 110 north of Harris Hill Road.



## Location and Context:

- Approximately 379.84 acres located to the north of the intersection of Harris Hill and Uhland Road. Along future FM 110 corridor.

## PDA-21-02 Aerial View Whisper South Development Agreement - Harris Hil Rd



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



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.

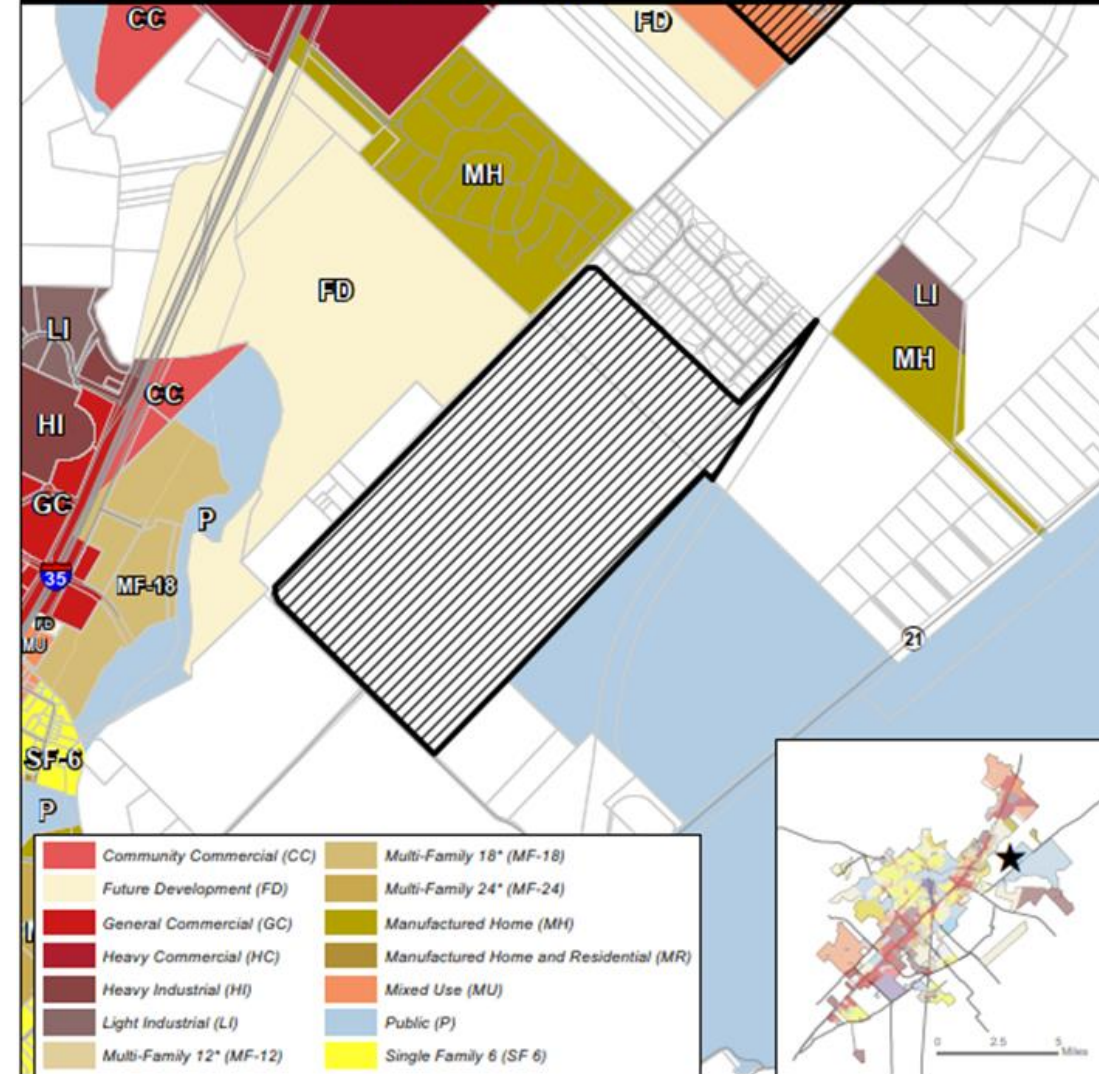
Map Date: 3/9/2021



## Location and Context:

- Part of the Whisper South PID located outside City limits

## PDA-21-02 Existing Zoning Whisper South Development Agreement—Harris Hill Rd



Community Commercial (CC)	Multi-Family 18* (MF-18)
Future Development (FD)	Multi-Family 24* (MF-24)
General Commercial (GC)	Manufactured Home (MH)
Heavy Commercial (HC)	Manufactured Home and Residential (MR)
Heavy Industrial (HI)	Mixed Use (MU)
Light Industrial (LI)	Public (P)
Multi-Family 12* (MF-12)	Single Family 6 (SF 6)

★ Site Location

Subject Property

Parcels

City Limit

0 1,000 2,000 4,000 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.

Map Date: 3/9/2021

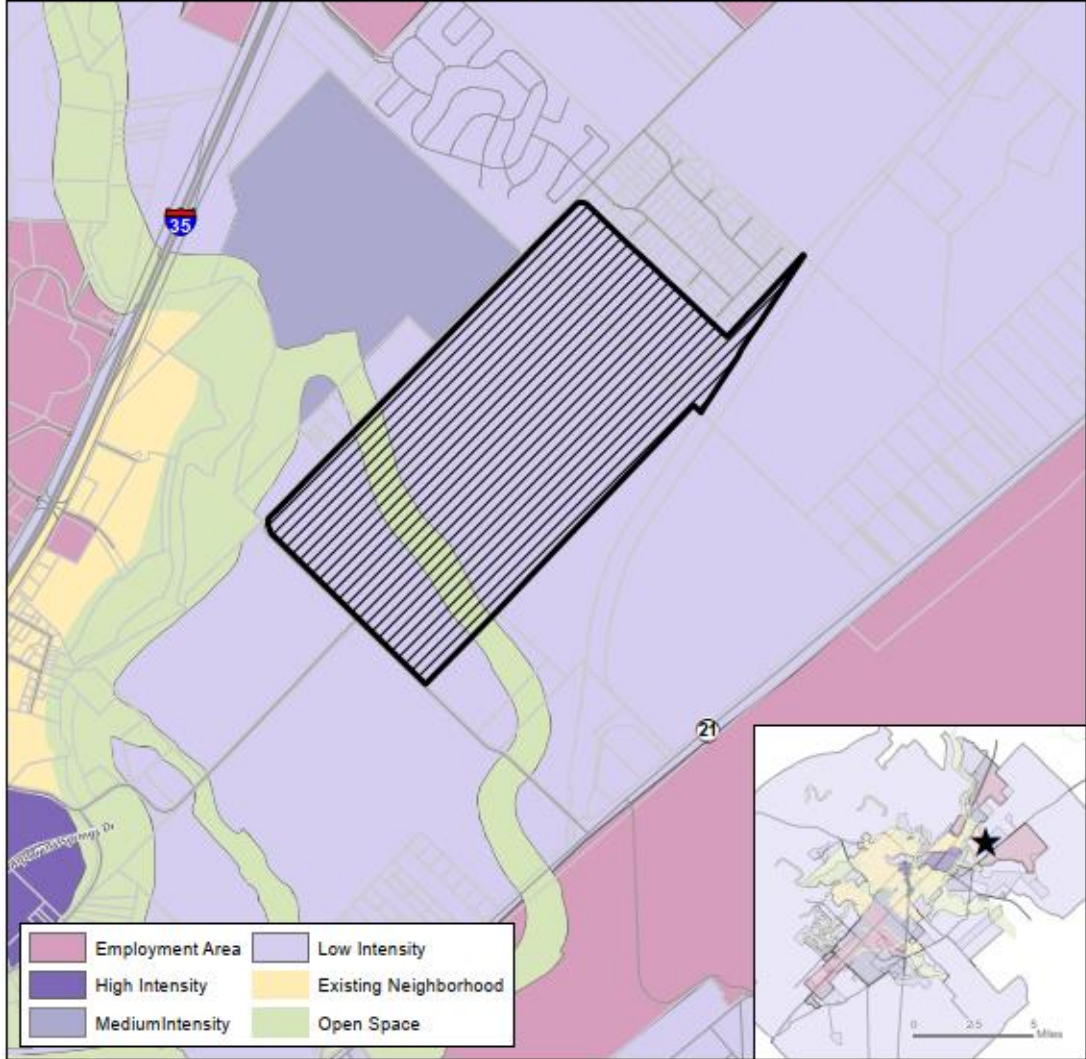




## Location and Context:

- Located within the Low Intensity Area as identified by the Preferred Scenario Map

## PDA-21-02 Preferred Scenario Whisper South Development Agreement — Harris Hill Rd



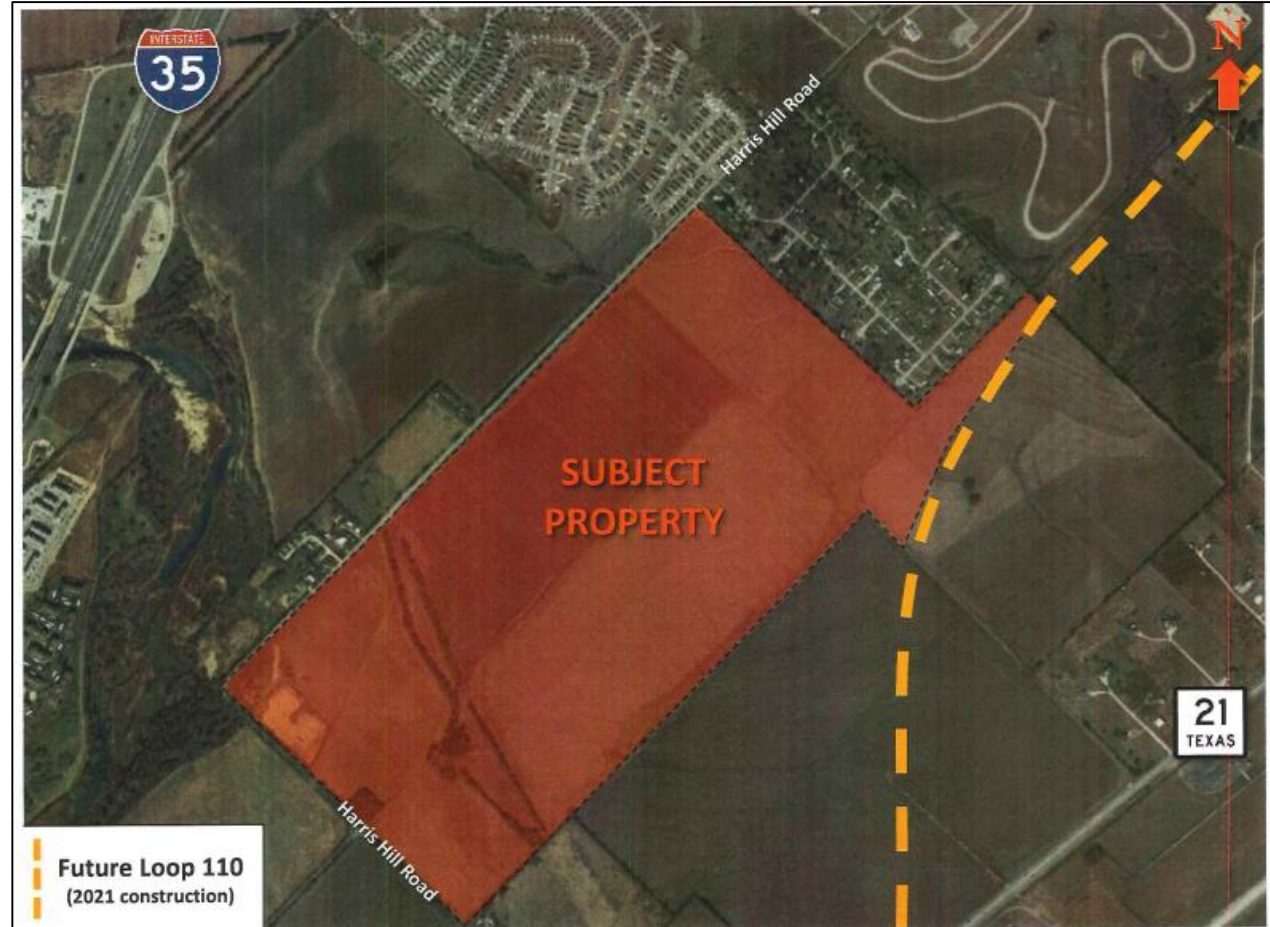
Site Location	0 1,000 2,000 4,000 Feet
Subject Property	This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Parcels	
City Limit	

Map Date: 3/9/2021



## Proposal Summary:

- 379.84 acres of development consistent with existing Whisper Planned Development District to allow the development of single family residential, multifamily, and / or commercial.
- **Base zoning**
  - Character District–3 (CD-3)
  - Employment Center (EC)

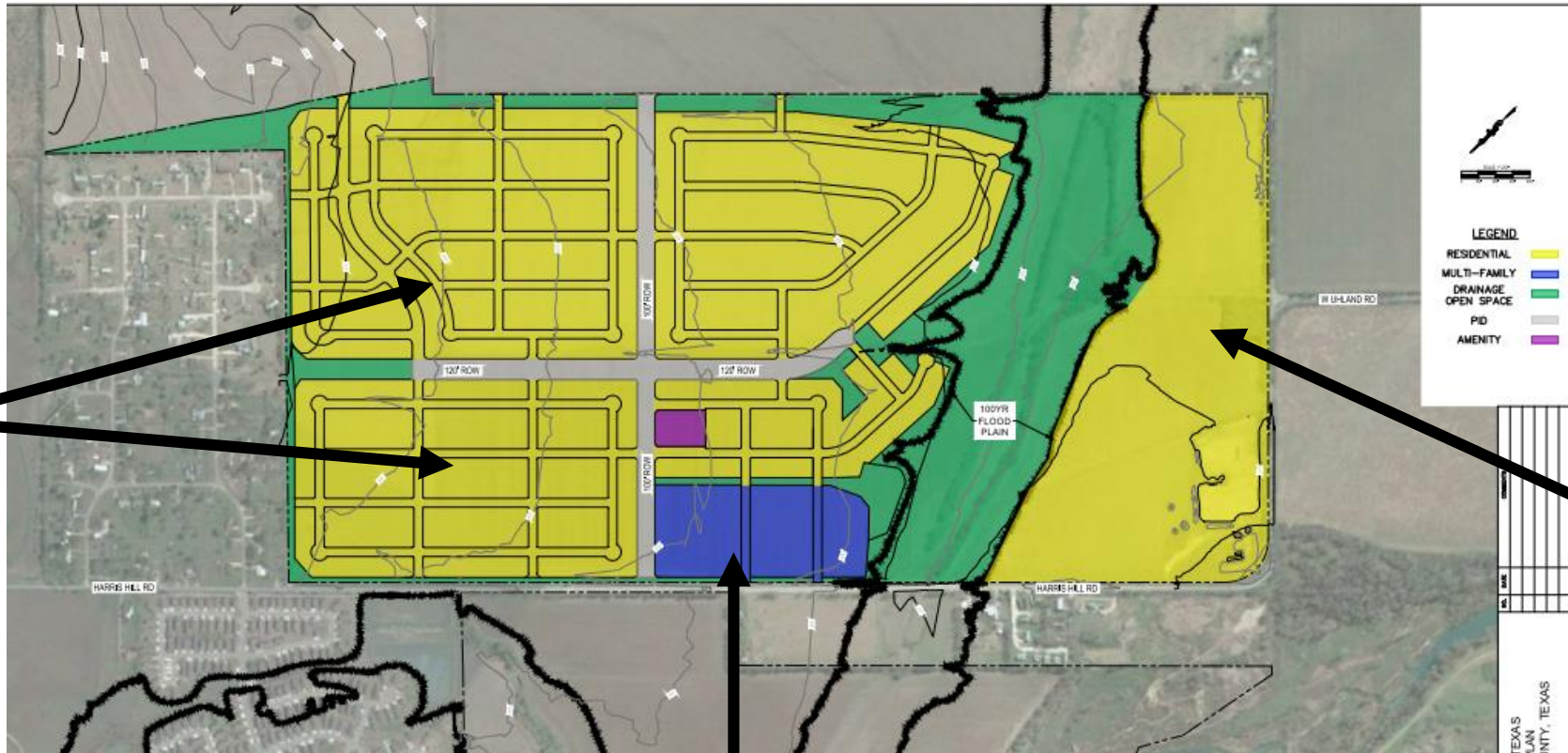






# Whisper South Concept Plan

Character  
District 3  
Zoning  
(CD-3)



Character  
District 3  
Zoning  
(CD-3)

Employment  
Center Zoning  
(EC)



# Development Agreement (DA) Terms

## Processes

Using current code processes – annexation, zoning, platting, watershed, etc.

## Annexation & Zoning

Application within 90-days of DA approval (already submitted)

Commercial Use = Employment Center Zoning

Residential Use = Character District 3 Zoning

## Parkland

Will meet Code except, HOA owned & maintained – administrative location approval



# Development Agreement (DA) Code Waivers

## Parking Location

Code requires: parking in second & third layers (behind buildings)

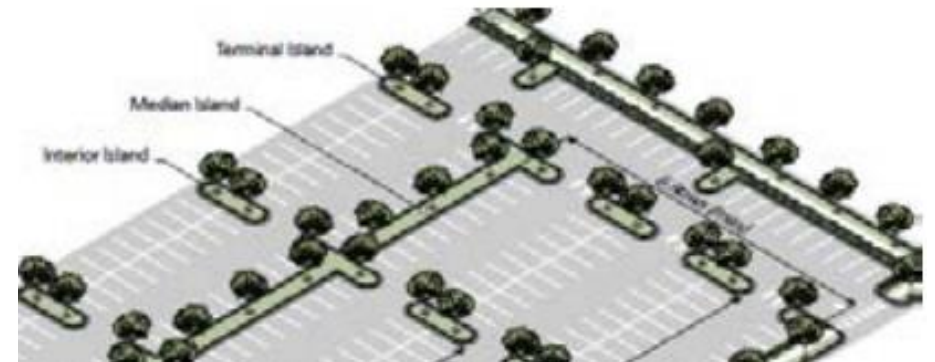
Request: allow surface parking in the first layer for commercial and residential uses  
(*except for multi-family*)

## Build-To Zone

Code requires: buildings close to the street

Request: allow parking close to the street

Note: waiver to Build-To Zone is a result of the Parking Location waiver



## Parking Lot Landscaping

Code requires: landscape islands every 10 spaces

Request: all spaces must be within 60 ft of a landscape island or landscape area and no median island requirement

Note: this waiver aligns with Whisper North PDD







# Development Agreement (DA) Code Waivers

## Street Cross Sections

Code requires: Specific cross sections per Code or Transportation Master Plan

Request: variations of cross sections per Whisper PDD

## Residential Garage Location\*

Code Requires: a variety of set back garages or alley loaded homes

Request: allow garages flush with façade or porch

## Porch Standards\*

Code requires: where a porch is provided, standards must be met

Request: waiver of porch standards to allow flush garage placement

\*These standards generally align with the Code Amendments on second reading August 3, 2021



# Development Agreement (DA) Code Waivers

## Blocks, Lots, Access

Code Requires: lots less than 45 feet in width be served by an alley

Request: no alley requirement

Code Requires: Block perimeters & dead end streets based on zoning district

Request: allow 350 ft. instead of 250 ft. dead end streets in CD-3

Request: allow large commercial uses, 200,000 sq. ft. buildings, to vary from block perimeter, but only to accommodate their use

Code Requires: Stub Streets to adjacent properties

Request: waiver of some stub streets (locations specified in Exhibit E *Block Perimeter Exhibit*)

Note: these standards generally align with the Whisper North PDD



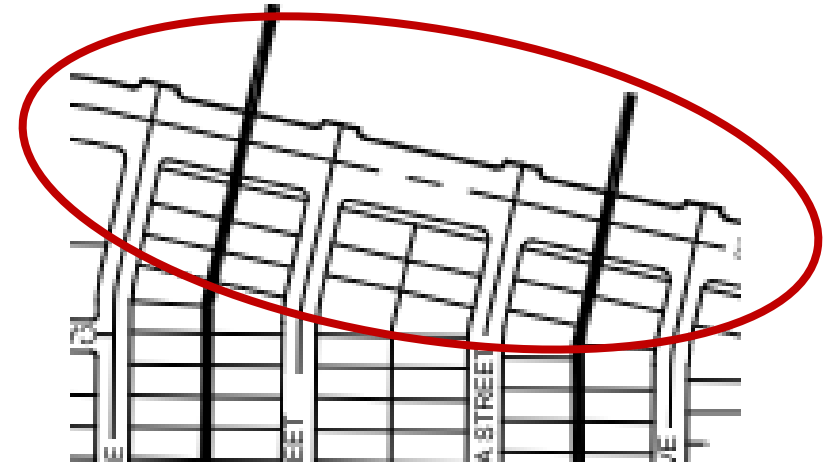
# Development Agreement (DA) Code Waivers

## Two Tiered Blocks

Code requires: two tiers of residential lots.

Limits / prohibits double fronting lots

Request: allow double fronting lots with enhanced fencing (masonry or masonry style wall required)

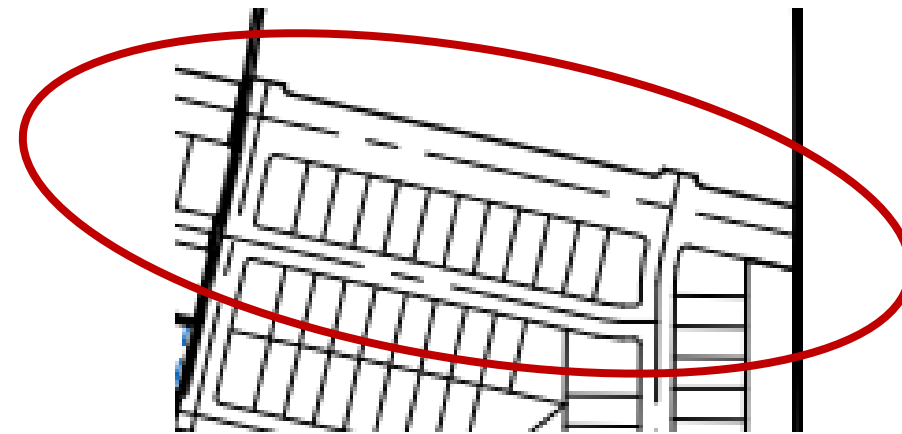


## Permitted Uses

Mirror current EC & CD-3 uses

Multi-family added as permitted use in EC

Multi-family uses will follow multi-family design standards







# Whisper Council Committee

On April 26, 2021 the Committee met to discuss the agreement and were in favor of the development proposal. Following negotiations with staff and the developer the Committee agreed to present the agreement to the full Council for consideration.

## Staff recommendation

Staff recommends approval of the Whisper South Development Agreement as presented.