



Public Hearing

ZC-21-13

Whisper South FD to CD-4

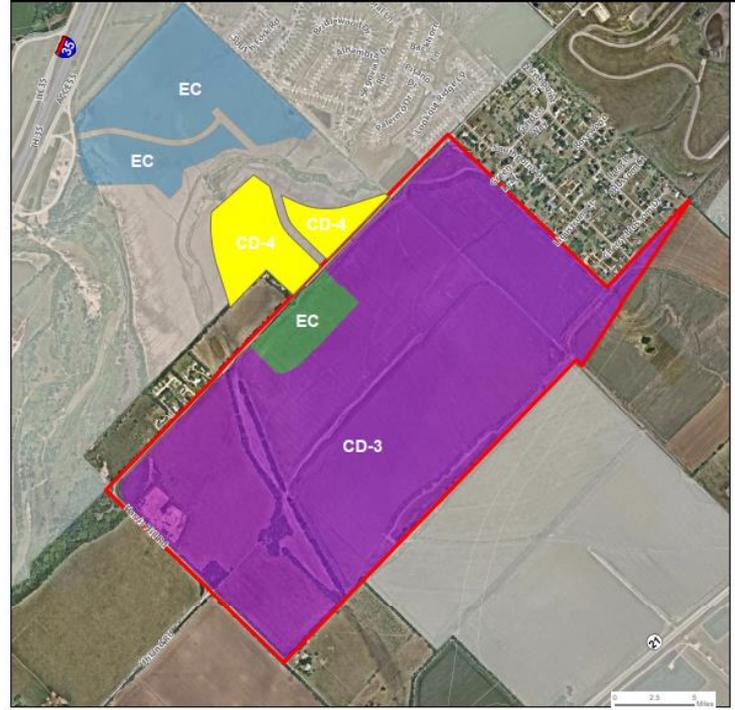
Consider approval of Ordinance 2021-80, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-21-13 by rezoning approximately 34.13 acres of land, generally located on the western side of Harris Hill Road approximately 1,400 feet south of the intersection of Harris Hill Road and Southpoint Drive, from “FD” Future Development District to “CD-4” Character District-4, 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-21-13 FD to CD-4 Context View Whisper South Zoning Cases— Harris Hill Rd



Related Case Numbers

- ZC-21-12 (CD-3)
- ZC-21-14 (EC)
- ZC-21-15 (EC w/ Multifamily)
- AN-21-05 (Outside City Limits)
- Site Location (ZC-21-13)

Parcel
City Limit

0 625 1,250 2,500 Feet

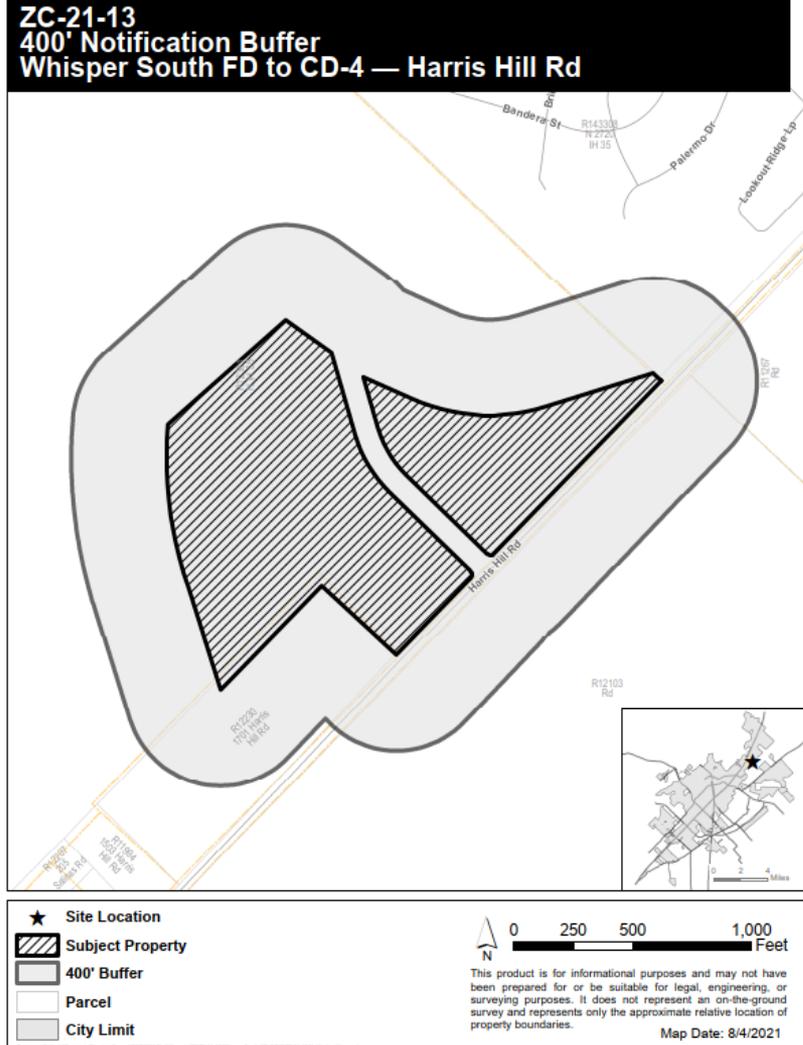
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Map Date: 9/14/2021



Property Information

- Approximately 34.14 acres
- Located on Harris Hill Road in the Whisper Public Improvement District (PID)
- Located within City Limits

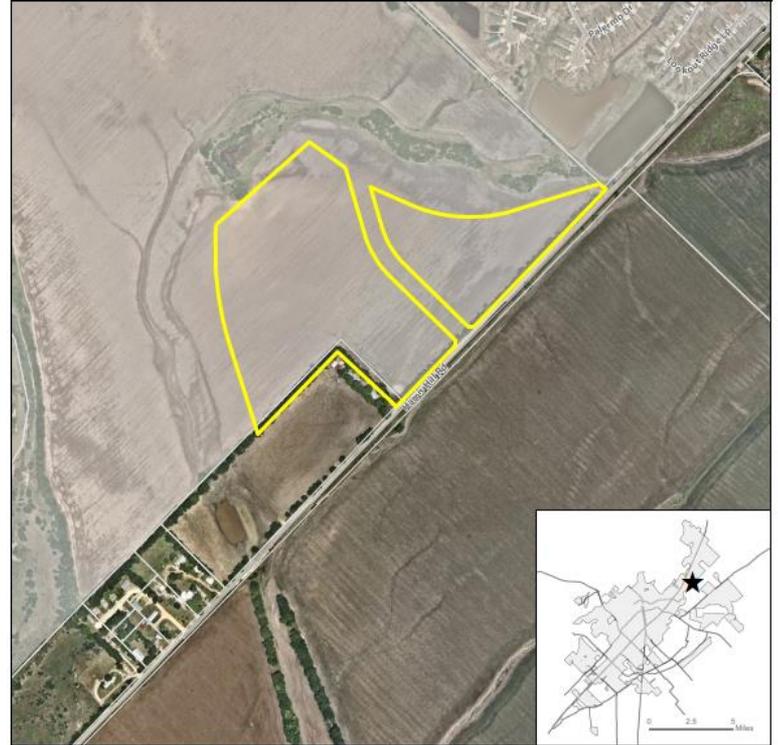




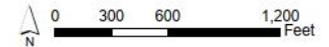
Context & History

- Currently Vacant
- Surrounding Uses
 - Residential (manufactured home rental community)
 - Rural/ ETJ
- Whisper Public Improvement District

ZC-21-13
Aerial View
Whisper South FD to CD-4 — Harris Hill Rd



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



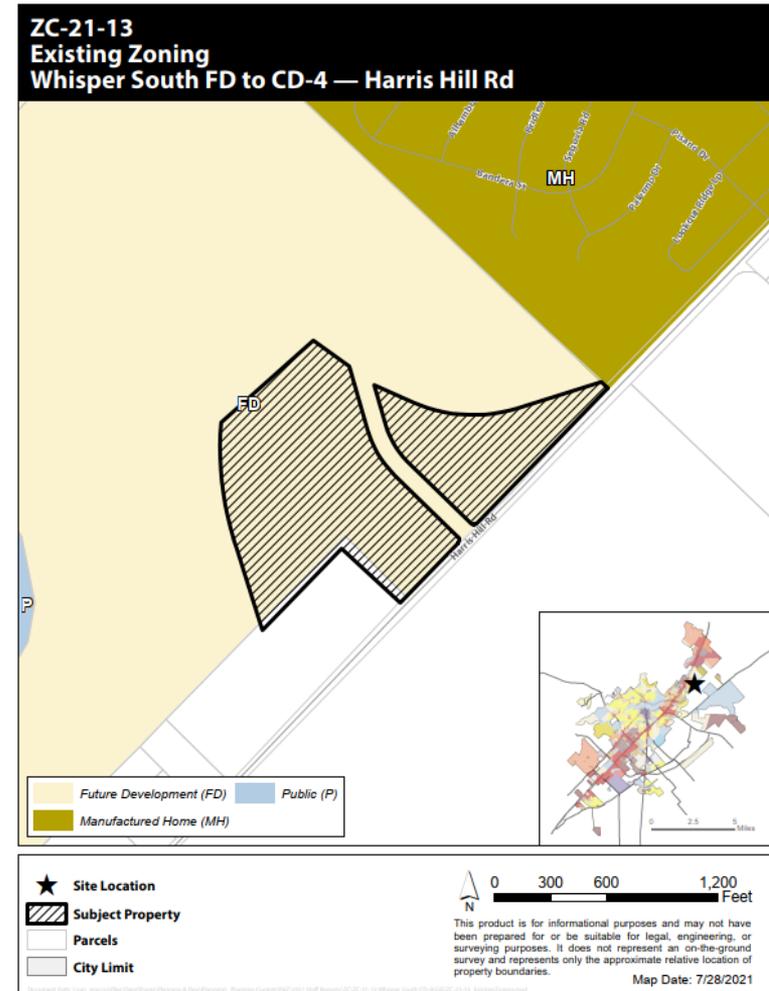
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Map Date: 7/28/2021



Context & History

- Existing Zoning:
Future Development (FD)
 - Allows low density residential and agricultural uses.
 - Intended as transitional zoning for land recently annexed into the City limits.
- Proposed Zoning:
Character District-4 (CD-4)
 - Allows a variety of residential development along with limited commercial and office uses.

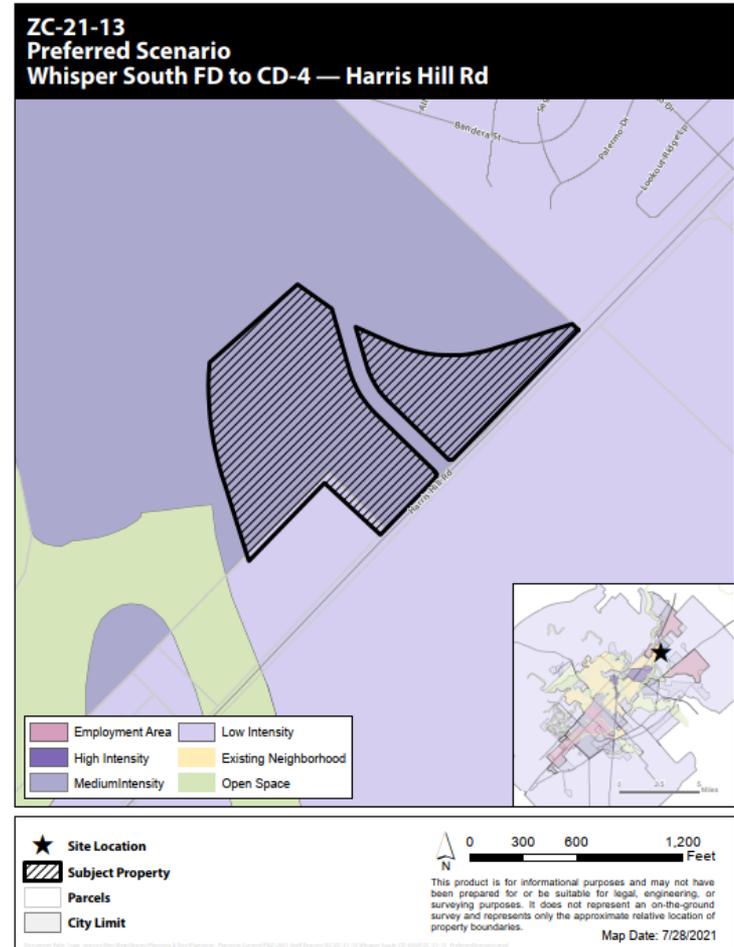




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity
- “An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)





Comprehensive Plan Analysis

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

“Character District” (CD-4) within a “Medium Intensity Zone.”

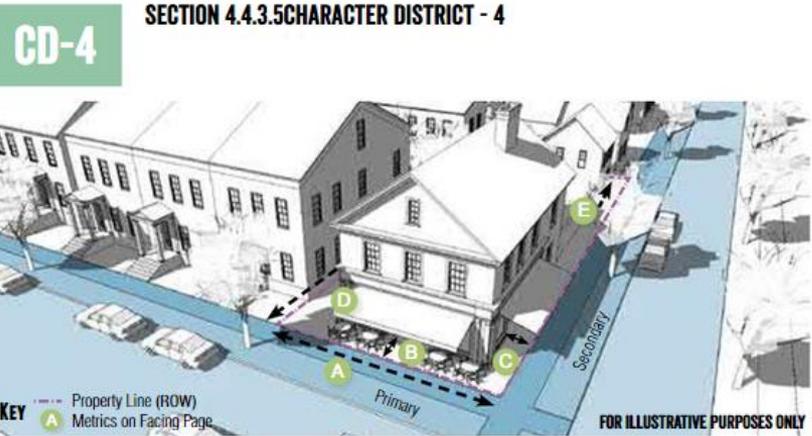
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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

- Intended to accommodate a variety of residential options, including single family, two family and multifamily with limited commercial or mixed use on the corners.
- Allows a mainly residential buildings including houses, courtyard housing and apartments, neighborhood shopfront and civic buildings.
- Residential with limited commercial and office uses.



GENERAL DESCRIPTION
 The CD-4 district is intended to accommodate a variety of residential options including single family, two family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover	80% max.
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TRANSPORTATION

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

BUILDING TYPES ALLOWED

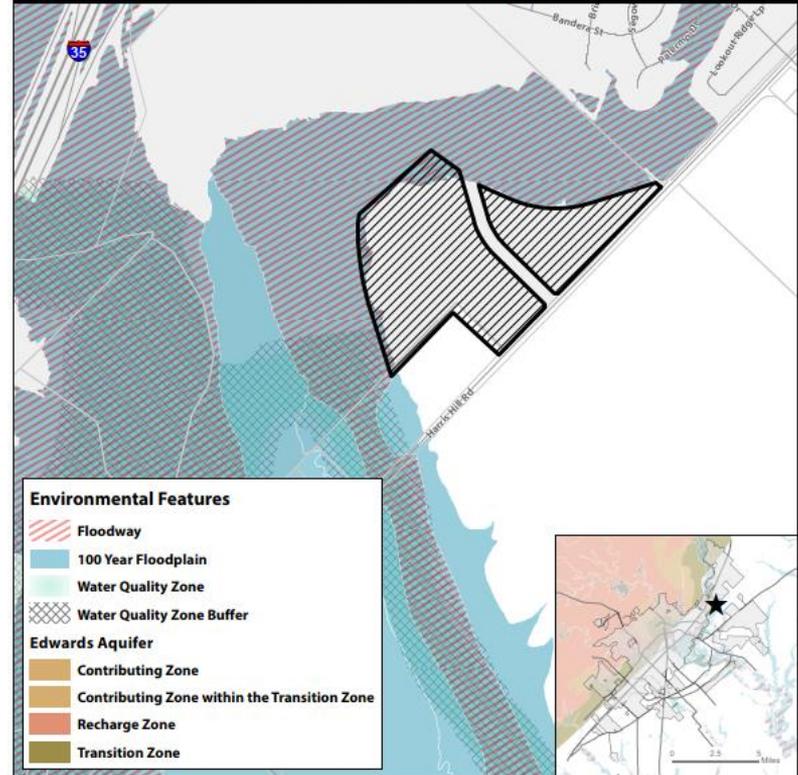
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Duplex	Section 4.4.6.4
Townhouse	Section 4.4.6.6
Courtyard Housing	Section 4.4.6.8
Apartment	Section 4.4.6.9
Live/ Work	Section 4.4.6.10
Neighborhood Shopfront	Section 4.4.6.11
Civic Building	Section 4.4.6.14



Environmental Analysis

- Majority of site located outside the floodplain/floodway.
- Not located in the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone.
- “Least Constrained” on the City’s Land Use Suitability matrix.

ZC-21-13 Environmental Features Whisper South FD to CD-4 — Harris Hill Road





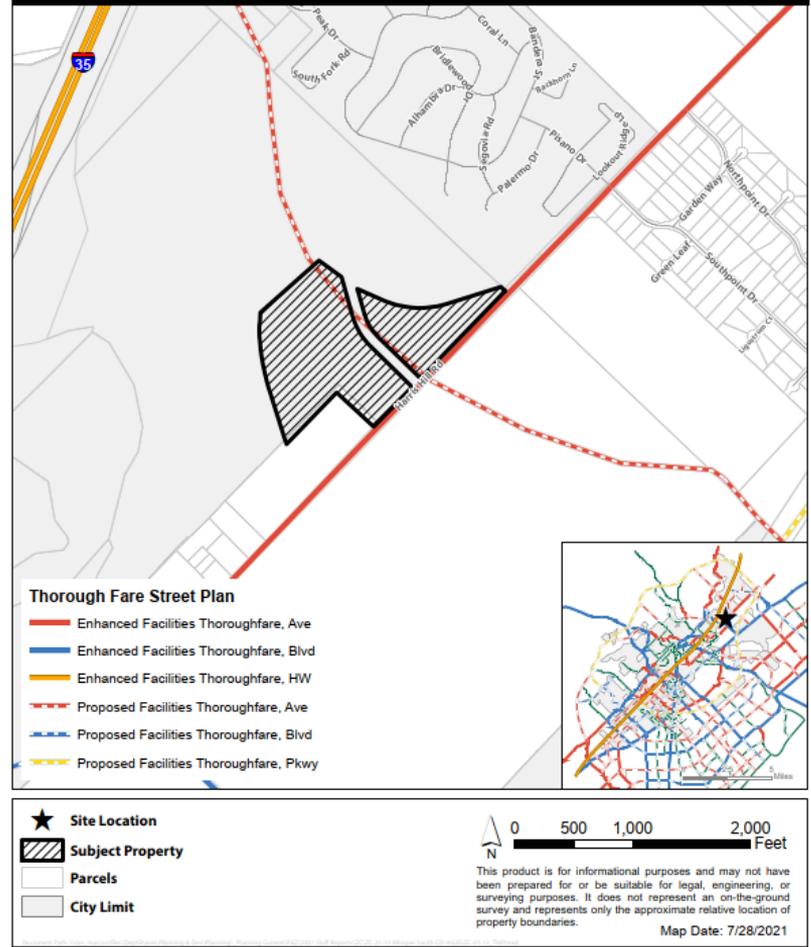
Infrastructure

Streets

- New roadway connecting I-35 and Harris Hill road under the Whisper South PID. Improvements required along Harris Hill Rd per the Transportation Plan.
- Block perimeter (2,400 feet)
- Bicycle & Sidewalk connections

Utilities

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





Recommendation

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



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
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-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, limited Commercial, limited Office. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer
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	3 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
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 for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area
Blocks	No Block Perimeter Required	2,400 ft. Block Perimeter Max