



Public Hearing

ZC-22-23

Whisper East FD to CM

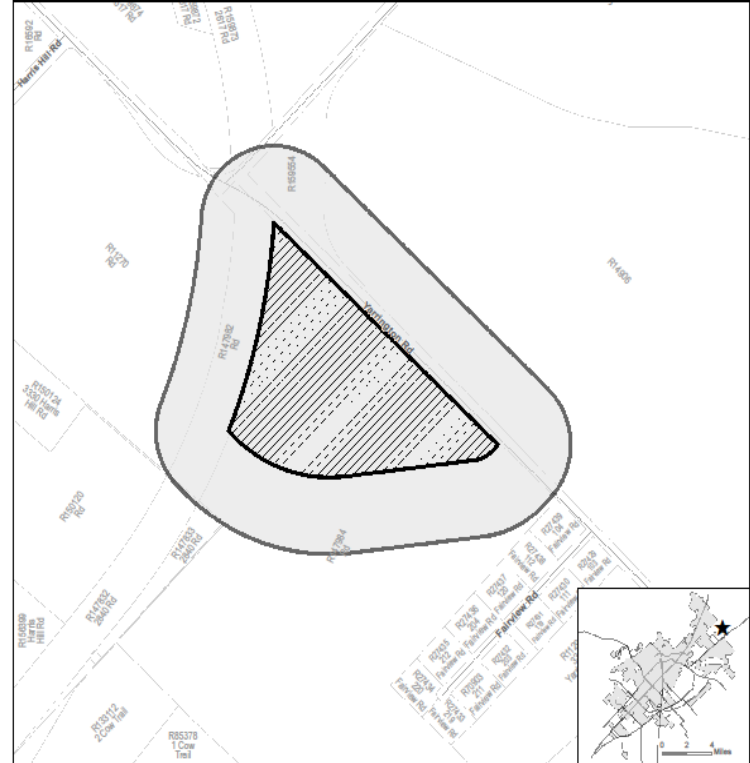
Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2022-XX amending the Official Zoning Map of the City in Case ZC-22-23 by rezoning approximately 22.811 acres out of the William Hemphill Survey, Abstract 221, located at 2900 BLK of Yarrington Road from Future Development (FD) to Commercial (CM) or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions, providing an effective date, and consider approval of Ordinance 2022-XX on the first of two readings.



Property Information

- Approximately 22.811 acres
- Located at 2900 BLK of Yarrington Road
- Located within ETJ, annexation concurrently considered by City Council (AN-22-10)

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400' Notification Buffer
Whisper East (FD to EC) — 2900 Block Yarrington Road



★ Site Location
▨ Subject Property
■ 400' Buffer
□ Parcel
■ City Limit

0 300 600 1,200 Feet

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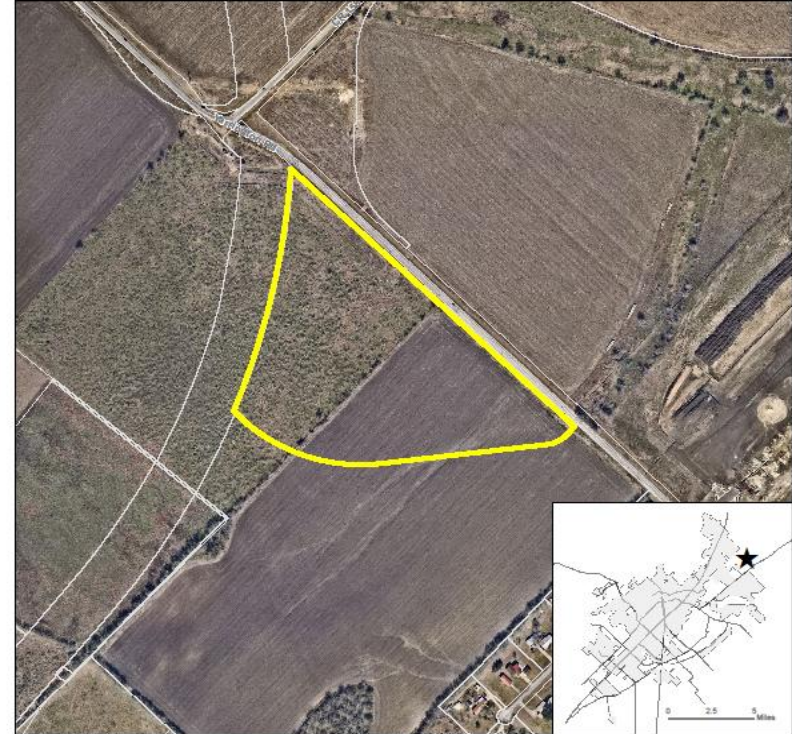
Map Date: 5/23/2022



Context & History

- Currently Vacant
- Surrounding Uses
 - Vacant
 - Transportation/Trucking Company
 - Whisper PDD – Proposed Industrial/Single Family Residential
- PDA-21-01 – approved by City Council on 2-1-2022

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Aerial View
Whisper East (FD to EC) — 2900 Block Yarrington Road

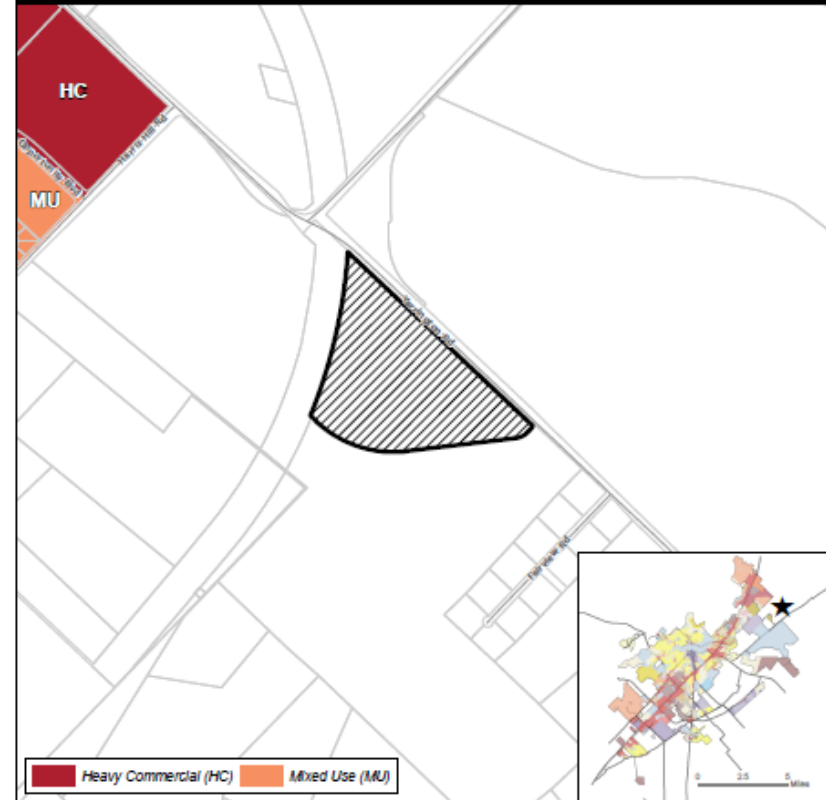




Context & History

- Existing Zoning:
Zoning District (FD)
 - Allows Residential, Public & Institutional Uses
- Proposed Zoning:
Commercial (CM)
 - Allows Live/Work, General Commercial, Mixed Use Shopfront, Civic Building

ZC-22-23 Existing Zoning Whisper East (FD to EC) — 2900 Block Yarrington Road





Comprehensive Plan Analysis

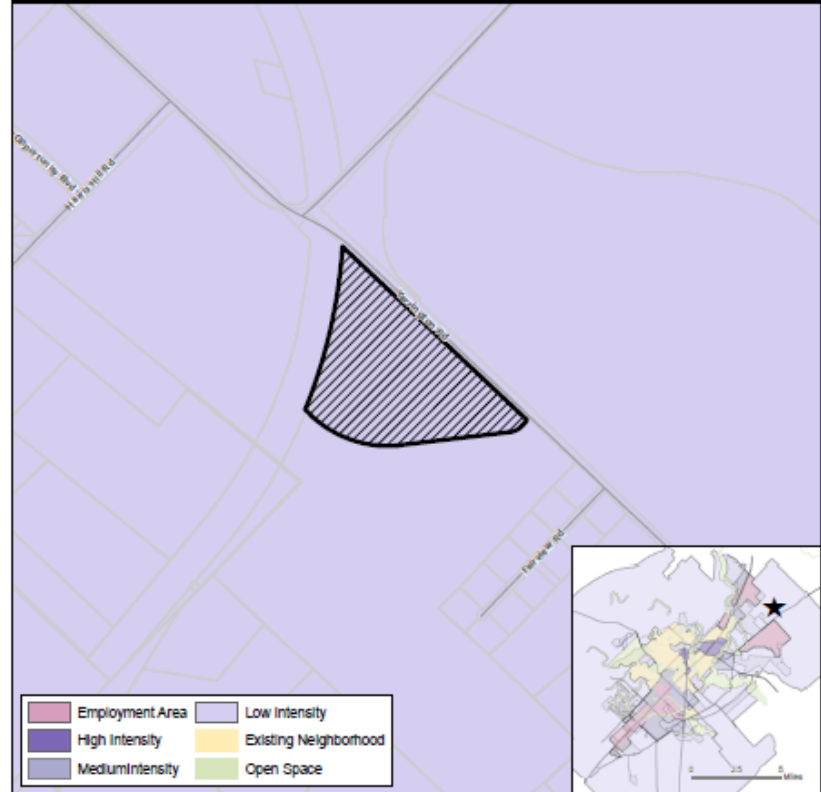
Step 1: Where is the property located on the Comprehensive Plan?

- 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)

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Preferred Scenario

Whisper East (FD to EC) — 2900 Block Yarrington Road





Comprehensive Plan Analysis

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

“Commercial” (CM) 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

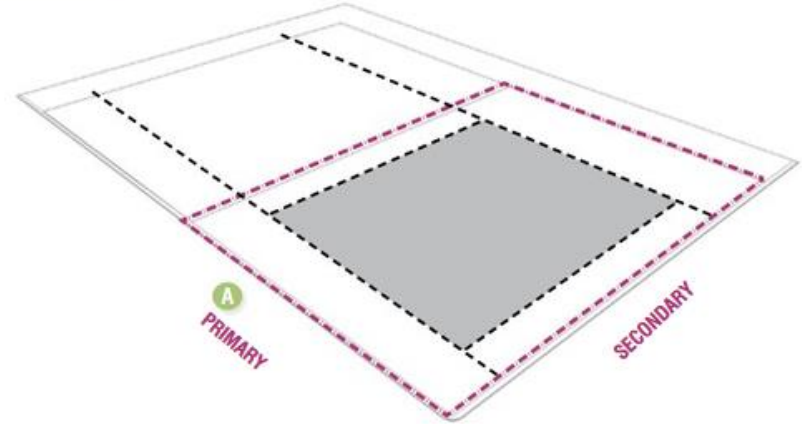


Zoning Analysis

- District primarily intended to serve as a commercial gateway and to take advantage of proximity to major roadways.
- Permitted building types include Live/Work, General Commercial/Mixed Use Shopfront and Civic Buildings
- Intended Development is General Commercial Development

EC

SECTION 4.4.5.1 EMPLOYMENT CENTER



KEY

--- Property Line (ROW)

A Metrics on This and Facing Page

--- Setbacks

● 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.

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.



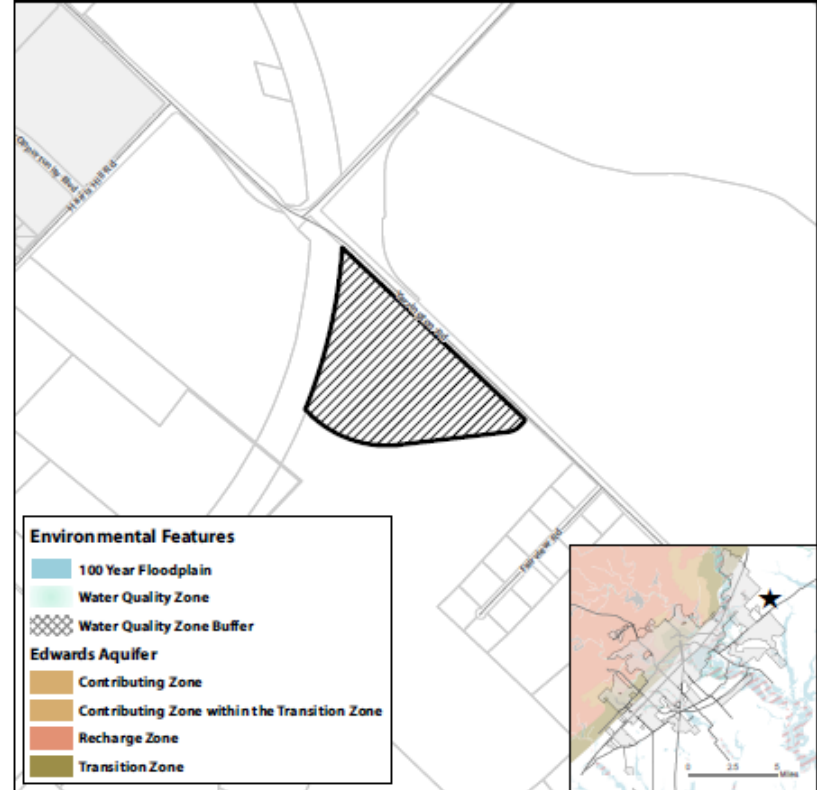
Environmental Analysis

- Located in:
 - Morrison Creek Subwatershed
- Not located:
 - Atop significant slopes
 - Edwards Aquifer
 - Floodplain

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Environmental Features

Whisper East (FD to EC) — 2900 Block Yarrington Road



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

0 400 800 1,600 Feet

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Map Date: 5/25/2022



Infrastructure

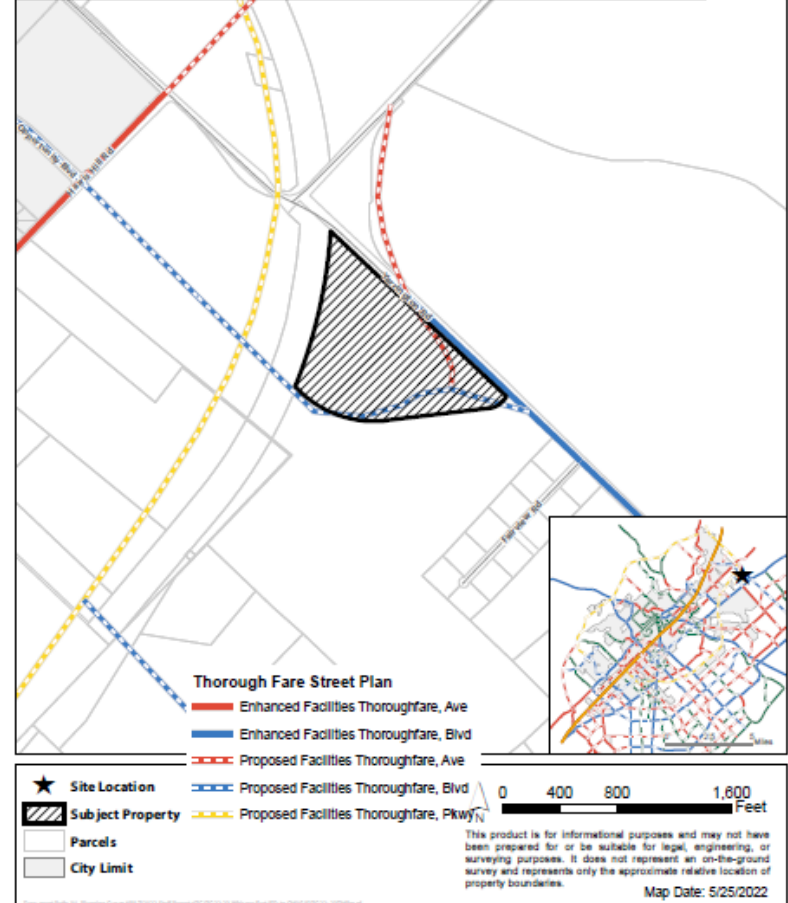
- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Enhanced Facilities Thoroughfare, Ave
- Block perimeter (5,000 feet)

- **Utilities**

- Water/Maxwell Special Utility District
- Wastewater – City of San Marcos CCN
- Pedernales Electric

ZC-22-23 Transportation Master Plan Whisper East (FD to CM) — 2900 BLK Yarrington Rd





Recommendation

- Planning and Zoning Commission recommended **approval** with a 7-1 vote.
- Staff recommends **approval** of the request as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Employment Center District (EC)
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)
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 40' on center average, 7' planting area.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter Max