

Zoning Request

ZC-22-22

2900 Blk of Yarrington Road
Whisper East



Summary

Request:	Zoning change from "FD" Future Development to "CD-3" Character District-3		
Applicant:	Whisper Master Community Limited Partnership 100 NE Loop 410, Suite 775 San Antonio, TX 78216	Property Owner:	Whisper Master Community Limited Partnership 100 NE Loop 410, Suite 775 San Antonio, TX 78216

Notification

Application:	June 3, 2022	Neighborhood Meeting:	N/A
Published:	May 29, 2022	# of Participants	N/A
Posted:	May 27, 2022	Personal:	May 27, 2022
Response:	None as of the date of this report		

Property Description

Legal Description:	79.901-acre tract of land out of the William Hemphill Survey, Abstract 221 and the Thomas G. McGehee Survey, Abstract 11		
Location:	Southeast corner of Harris Hill Road and Yarrington Road		
Acreage:	79.901 acres	PDD/DA/Other:	Resolution 2022-32R
Existing Zoning:	"FD" Future Development	Proposed Zoning:	"CD-3" Character District-3
Existing Use:	Vacant/Farmland	Proposed Use:	General Commercial Development
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Low Intensity Zone	Proposed Designation:	Intensity Zone or Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Wastewater Extension Required at Developer's Expense	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Vacant	Low Intensity Zone
South of Property:	ETJ	Transportation/Trucking Company	Low Intensity Zone
East of Property:	ETJ	Vacant	Low Intensity Zone
West of Property:	ETJ	Whisper Planned Development District Proposed Industrial/Single Family Residential	Low Intensity Zone

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Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Alternate Approval	<input type="checkbox"/>	Denial
Staff: Susan Walker					
Title: Senior Planner			Date: June 29, 2022		

Commission Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<p>Speakers in favor or opposed: In Opposition: Lisa Marie Coppoletta, Loretta Eiben</p> <p>Recommendation from the Planning and Zoning Commission Meeting held June 14, 2022: A motion was made by Commissioner Spell, second by Commissioner Agnew to recommend approval of the request. The vote passed with an 8-0 vote For: (8) Chairperson Garber, Commissioner Kelsey, Commissioner Agnew, Commissioner Spell, Commissioner Sambrano, Commissioner Meeks, Commissioner Case, Commissioner Mendoza Against: (0) Absent: (1) Commissioner Costilla</p> <p>Discussion Topics: None</p>					

History

At their regular meeting on February 1, 2022, the City Council approved Resolution 2022-32R, approving a Development Agreement with Whisper Master Community Limited Partnership providing for annexation of approximately 153.09 acres and regulating the development of this site.

Additional Analysis

The site is approximately 79.901 acres and is adjacent to the Whisper Planned Development District. The site is located along the future FM 110 corridor at the southeast intersection of Harris Hill and Yarrington Road. The applicant is proposing development standards consistent with the existing Whisper Planned Development District which was approved in August 2017.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map
		<u>X</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <i>Studies were not complete at the time of this request.</i>
<u>X</u>			Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
<u>X</u>			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect <i>Resolution 2022-32R was approved by City Council on 2-1-2022.</i>
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified <i>Proposing Development Standards consistent with the existing Whisper Planned Development District which was approved in August, 2017.</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district
		<u>X</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>Property is in the ETJ and annexation is being requested.</i>
<u>X</u>			Whether there is a need for the proposed use at the proposed location
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>Maxwell Special Utility District is the water service provider and has the necessary CCN to serve the property. Pedernales Electric is the electric service provider and has adequate capacity to serve the property. Owner will opt into the City of San Marcos Wastewater CCN and such extension will be at developer's expense.</i>
	<u>X</u>		Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management
		<u>N/A</u>	Any other factors which shall substantially affect the public health, safety, morals, or general welfare