



Public Hearing

ZC-22-09

Whisper South CM to LI

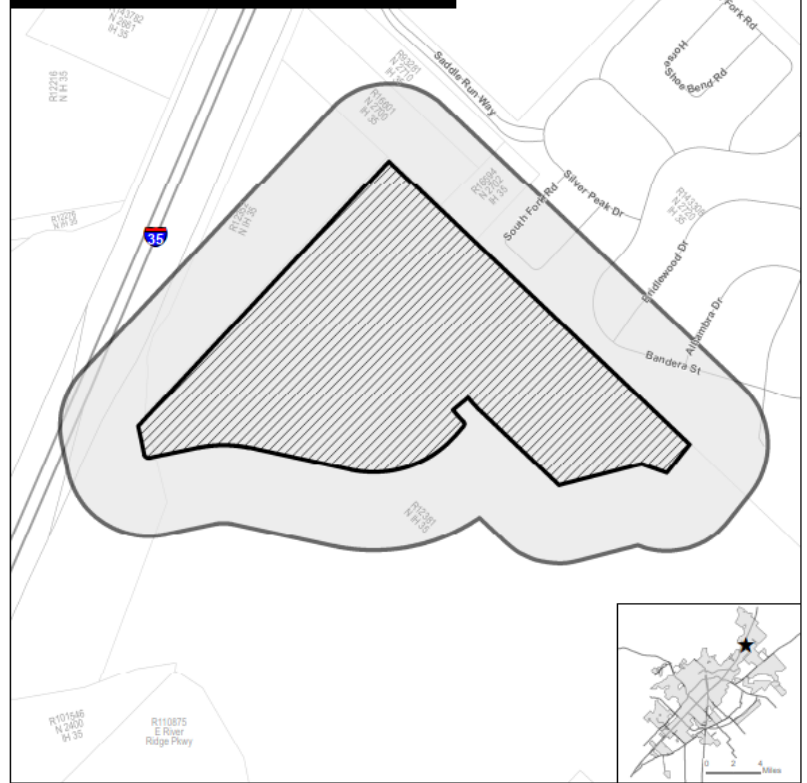
Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2022-26 amending the Official Zoning Map of the City in Case ZC-22-09, by rezoning approximately 52.4 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located between Harris Hill Road and the I-35 North Frontage Road approximately 600ft south of Saddle Run Way, from Commercial (CM) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2022-26 on the first of two readings.



Property Information

- Approximately 54 acres
- Located on the I-35 Frontage Road south of the Saddlebrook Manufactured Home Community
- Located within City Limits

ZC-22-09
400' Notification Buffer
Whisper South LI — 2500 N IH 35



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

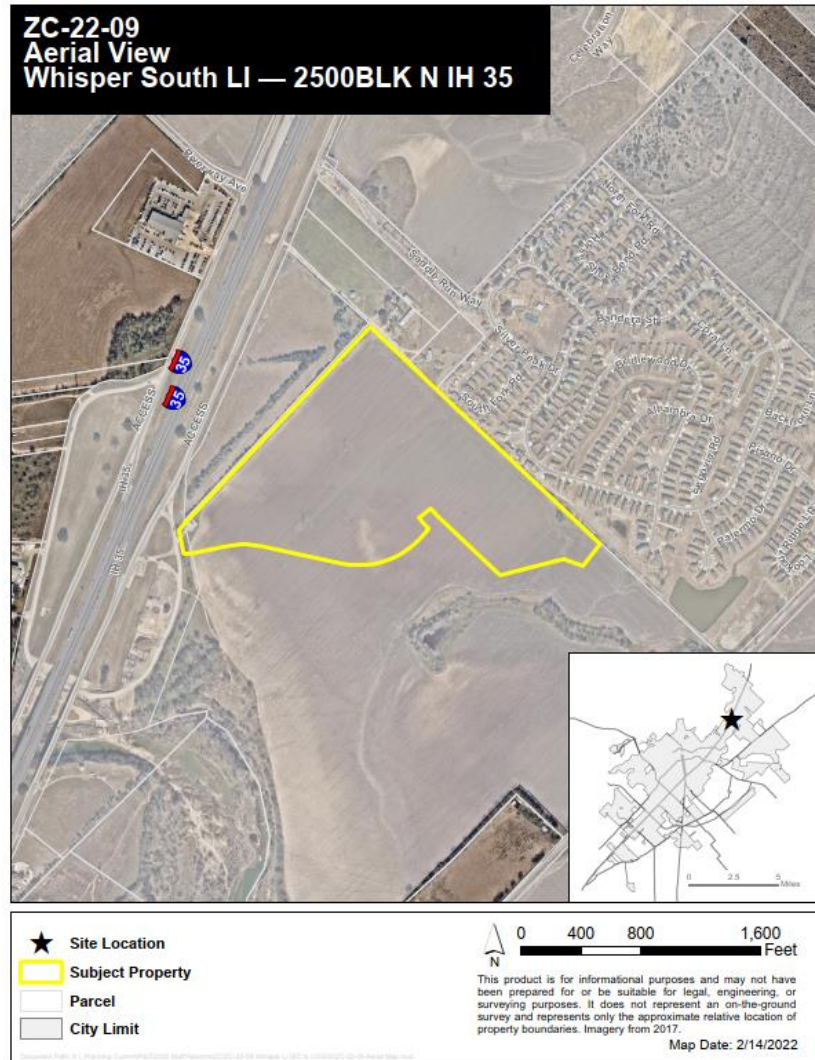


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Map Date: 2/11/2022



Context & History

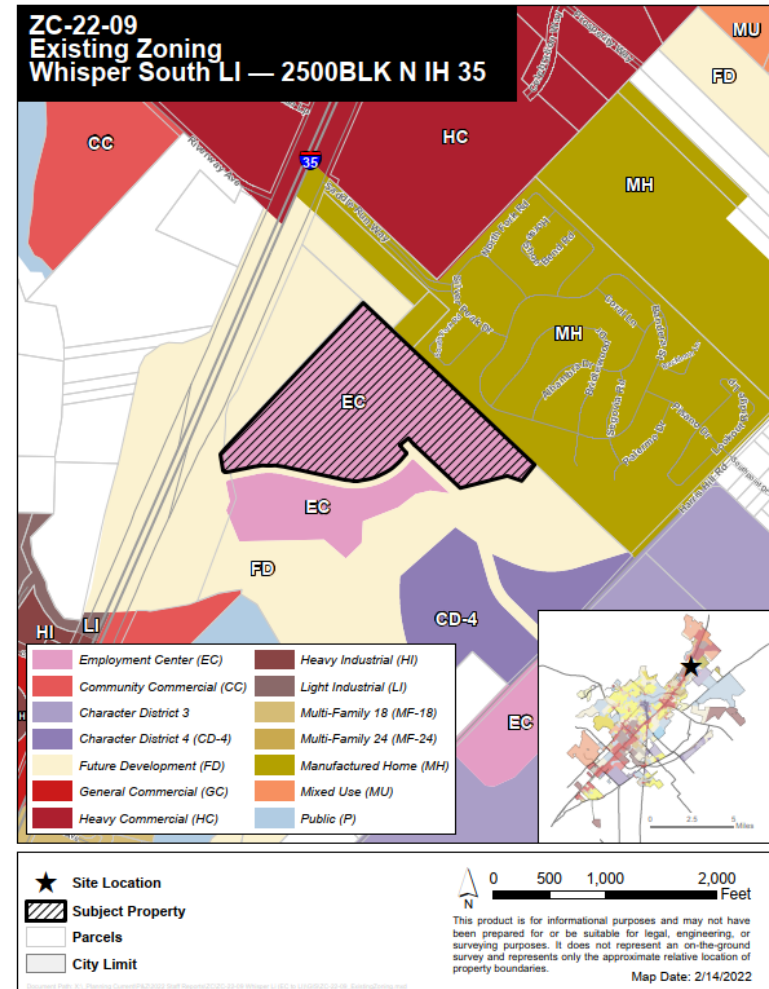
- Currently Vacant
- Surrounding Uses
 - Residential
 - Interstate
 - Future Whisper South development
- Part of the Whisper South Public Improvement District (PID)





Context & History

- Existing Zoning:
CM (Commercial)
 - Previously EC (Employment Center)
 - Least intense commercial district. Allows a variety of commercial uses with site design standards.
- Proposed Zoning:
Light Industrial (LI)
 - Allows various industrial uses including food and beverage production, waste related services, and warehouse and manufacturing

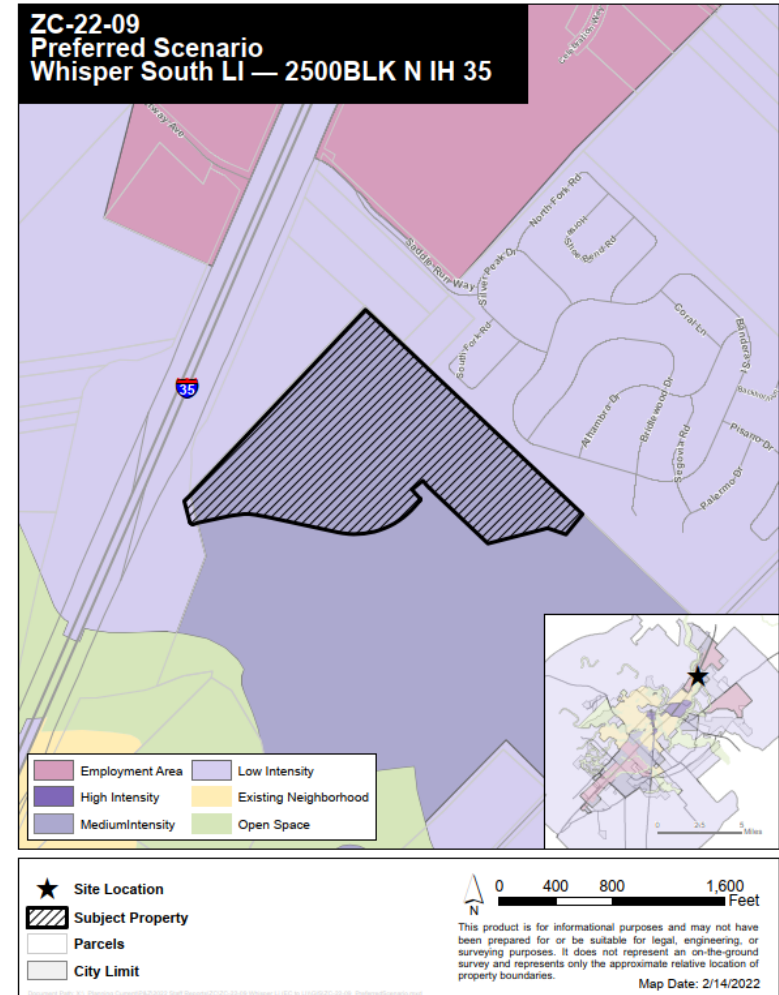




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium – Whisper South
- “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?

“Light Industrial” (LI) 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

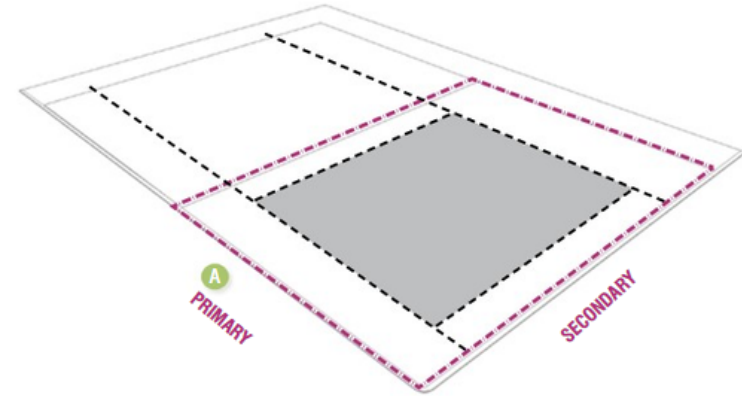


Zoning Analysis

- Intended to accommodate manufacturing and light industrial uses. Allows general commercial and civic buildings.
- Various uses including industrial, offices, and warehouse and distribution. Some potentially “bad neighbor” uses such as waste related services (including landfills) and food/ beverage production are permitted by right. Proposed restrictive covenants would prohibit these uses.
- Applicant intends to develop the property for Warehouse and Distribution



SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

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

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

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

General Commercial	Section 4.4.6.12
Civic Building	Section 4.4.6.14

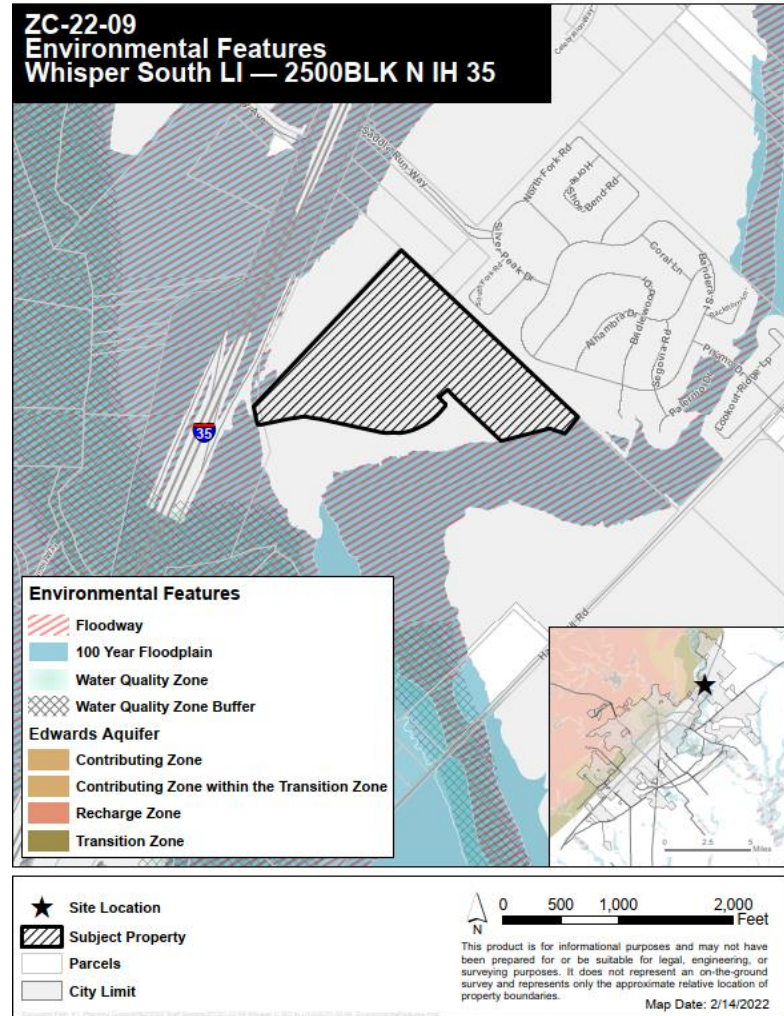
BUILDING STANDARDS

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



Environmental Analysis

- Not located in the 100 year floodplain or floodplain
- Not located in the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone.





Infrastructure

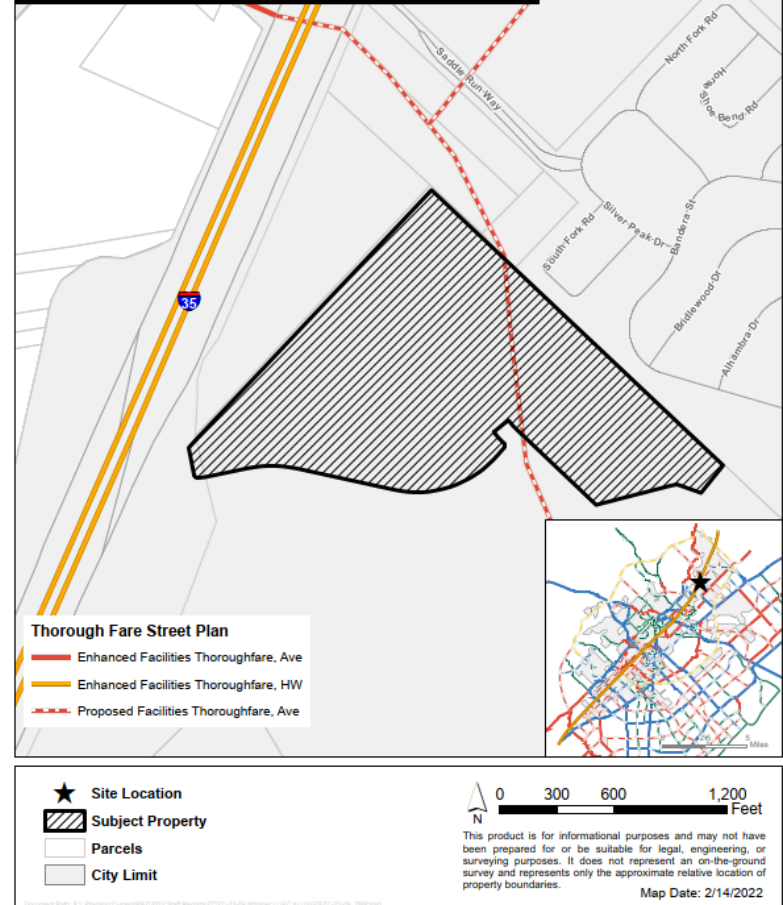
- **Streets**

- Streetscape Improvements
- Roadway to be constructed along southern boundary as part of PID improvements
- Transportation Master Plan
- Block perimeter (5,000 feet)
- Bicycle & Sidewalk connections

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

ZC-22-09 Transportation Master Plan Whisper South LI — 2500BLK N IH 35





Reconsideration History

- March 8th – P&Z recommended denial of ZC-22-09
- Applicant subsequently submitted a revised boundary and proposed restrictive covenants to be included in the Council application.
- April 5th – Council postponed item and requested it be redirected to Whisper South Council Committee and reconsidered by Planning and Zoning Commission.
- May 4th - Restrictive Covenants discussed with Whisper South Council Subcommittee. The reduced boundary is no longer being proposed by the applicant, however the staff recommendation has been updated to take into consideration the proposed restrictive covenants.
- June 14th, 2022 – Reconsidered by Planning and Zoning Commission.



Proposed Restrictive Covenants

Prohibited Uses (as defined in Chapter 5 of the Land Development Code)

- Waste Related Services
- Vehicle Services
- Food and beverage products
- Breweries and wineries

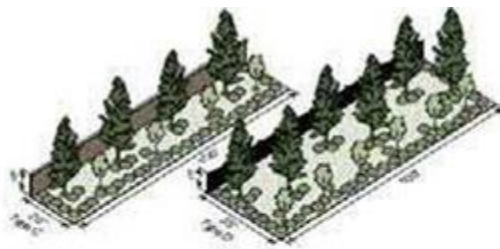
Buffer Requirements

- A 30' landscaped buffer and masonry wall will be provided along the northern boundary adjacent the Saddlebrook Manufactured Home Rental Community.



Landscape Buffer

- Type C buffer per Chapter 7 of the Code with “fencecrete” fence/ wall. Proposed 30’ deep instead of 20’.

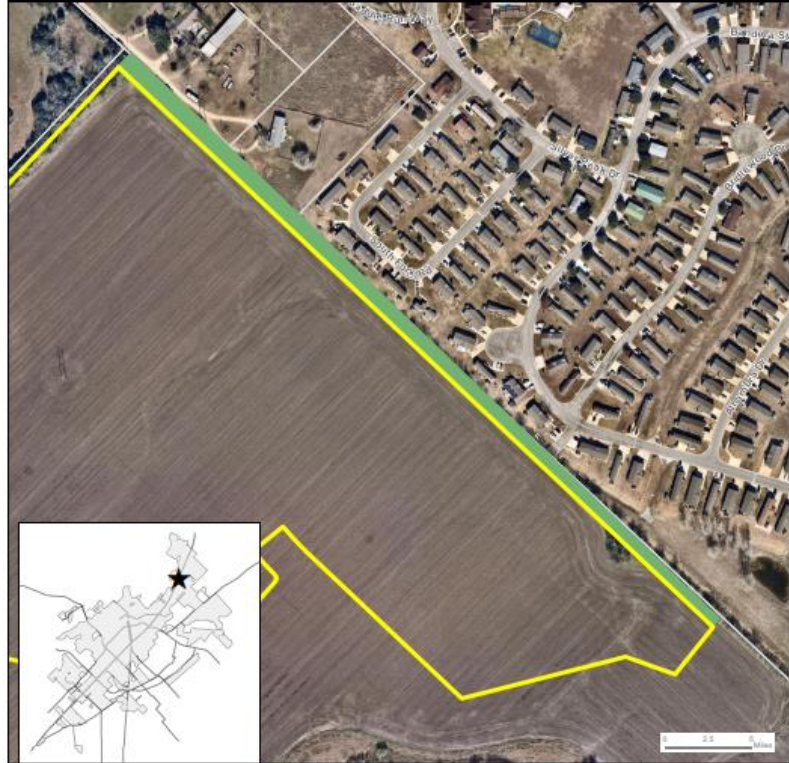


Split-Face CMU Style Concrete Fence

TABLE 7.8 TYPE C AND D PROTECTIVE YARD STANDARDS

	TYPE C	TYPE D
Depth (min)	30 ft 20 ft	35 ft.
Fence Height (min)	Not Allowed	6 ft.
Wall Height (min)	8 ft 6 ft.	Not Required
Shade Trees (min per 100 ft.)	5 4	6
Understory Trees (min per 100 ft.)	4	6
Shrubs (min per 100 ft.)	40	60

ZC-22-09
Proposed 30' Landscape Buffer
Whisper South Light Industrial — 2500BLK N IH 35



★ Site Location

Subject Property

Parcel

City Limit

30ft Landscape Buffer and Wall

0 150 300 600 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. Imagery from 2017.

Map Date: 4/27/2022



Recommendation

- Staff recommends approval of ZC-22-09.
- At their June 14th meeting, P&Z voted 7-1 to recommend approval of ZC-22-09.
- *These recommendations take into account the proposed restrictive covenants discussed with the Whisper South Council Subcommittee on May 4, 2022.*

Zoning District Comparison Chart

Topic	Existing Zoning: Commercial (CM) Previously Employment Center (EC)	Requested Zoning: Light Industrial (LI)
Zoning Description	CM 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. CM should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses.
Uses	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing. Warehouse and distribution is a conditional use (See Land Use Matrix)	Primarily industrial uses as well as light manufacturing, offices, waste related services, and warehouse and distribution. Examples of light industrial uses include food and beverage products, breweries, contractor storage, dry-cleaning, furniture manufacturing, and welding (See Land Use Matrix)
Parking Location	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	No location standards
Parking Standards	Dependent upon use	Depends on use.
Max Residential Units per acre	N/A	N/A - Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	4 stories	4 stories
Setbacks	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).	20' minimum front, side, and rear
Impervious Cover (max)	80%	80%
Lot Sizes	Min, 4,000 sq ft for general commercial, mixed use* shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
Streetscapes	Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	5,000 ft. Block Perimeter Max.	5,000 ft. Block Perimeter max