



Public Hearing

ZC-22-22

Whisper East FD to CD-3

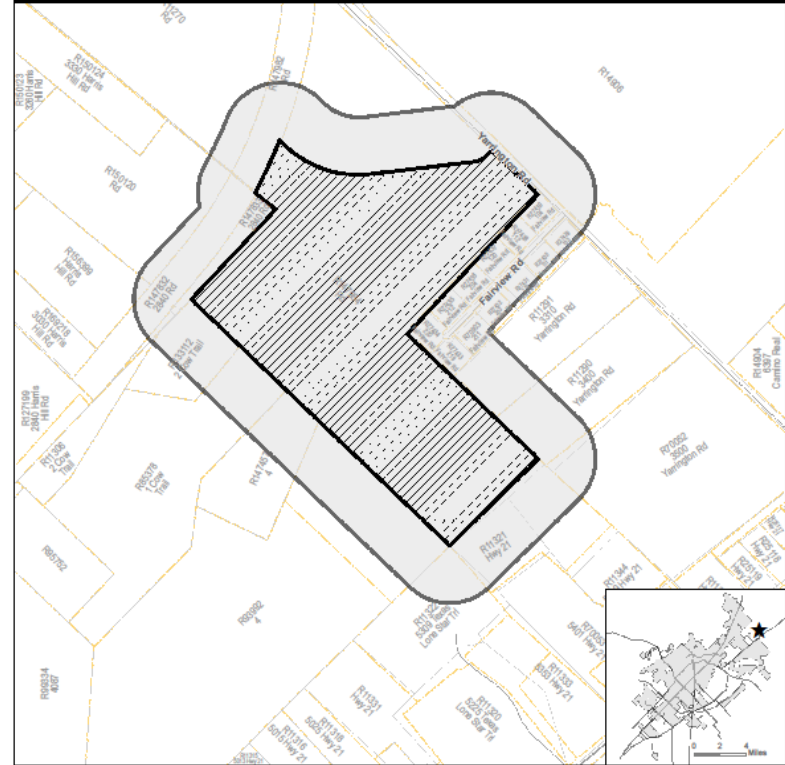
Received a staff presentation and hold a public hearing to receive comments for or against Ordinance 2022-XX amending the Official Zoning Map of the City in Case ZC-22-22 by rezoning approximately 79.901 acres out of the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, located at the 2900 BLK of Yarrington Road from Future Development (FD) to Character District-3 (CD-3) 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. (S.Walker)



Property Information

- Approximately 79.901 acres
- 2900 BLK of Yarrington Road
- Located within ETJ, annexation concurrently considered by City Council (AN-22-10)

ZC-22-22
400' Notification Buffer
Whisper East (FD to CD-3) — 2900 Block Yarrington Road

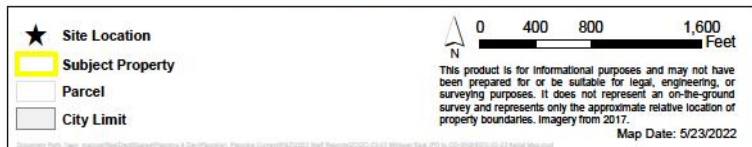
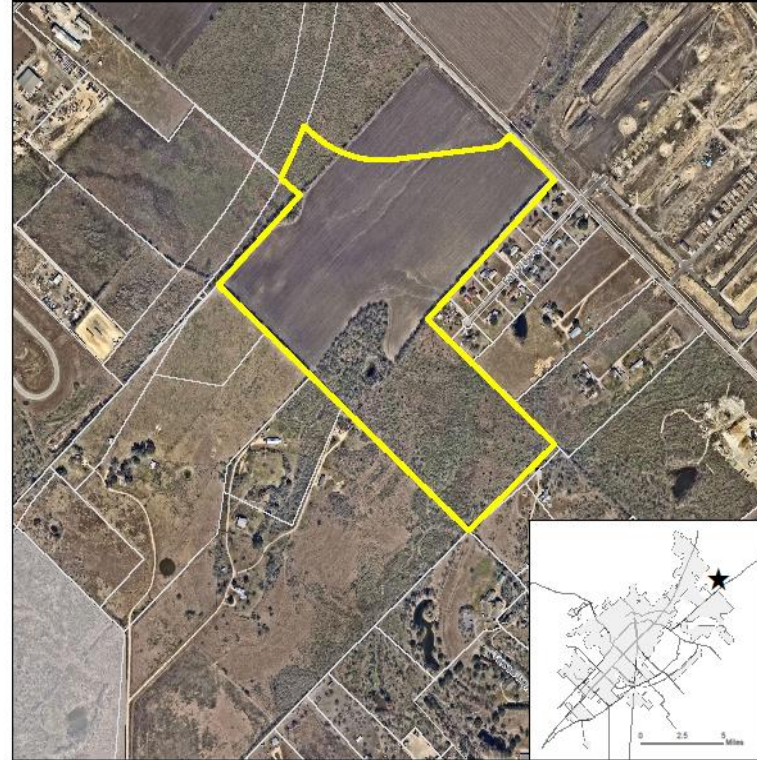




Context & History

- 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

ZC-22-22
Aerial View
Whisper East (FD to CD-3) — 2900 Block Yarrington Road

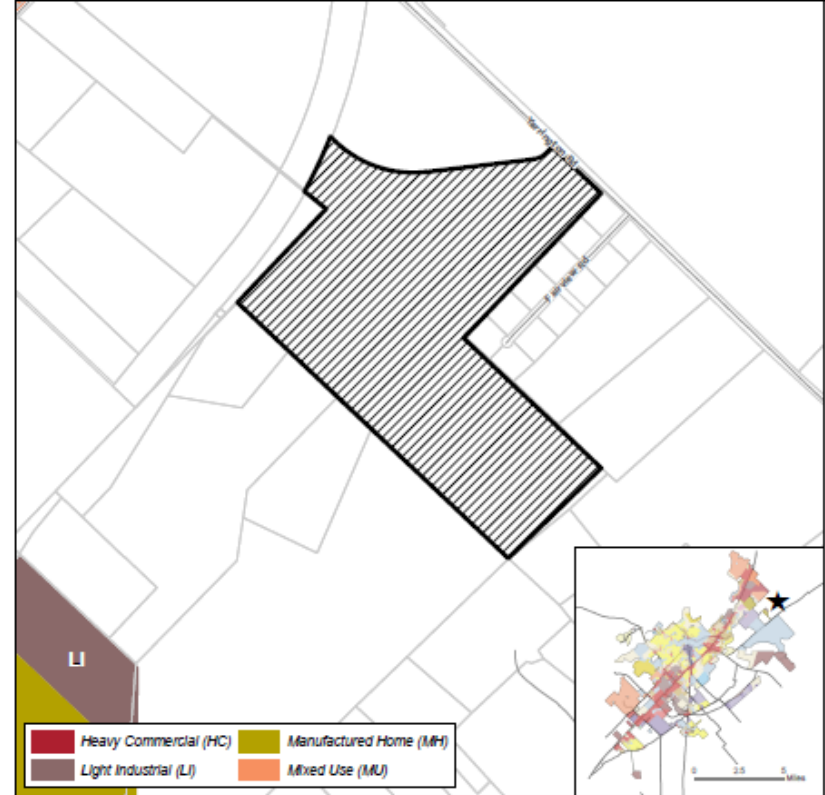




Context & History

- Existing Zoning:
Zoning District (FD)
 - Allows Residential, Public & Institutional Uses
- Proposed Zoning:
Character District-3 (CD-3)
 - Allows residential uses including single family detached, cottage courts, duplexes and zero lot line homes.

ZC-22-22 Existing Zoning Whisper East (FD to CD-3) — 2900 Block Yarrington Road



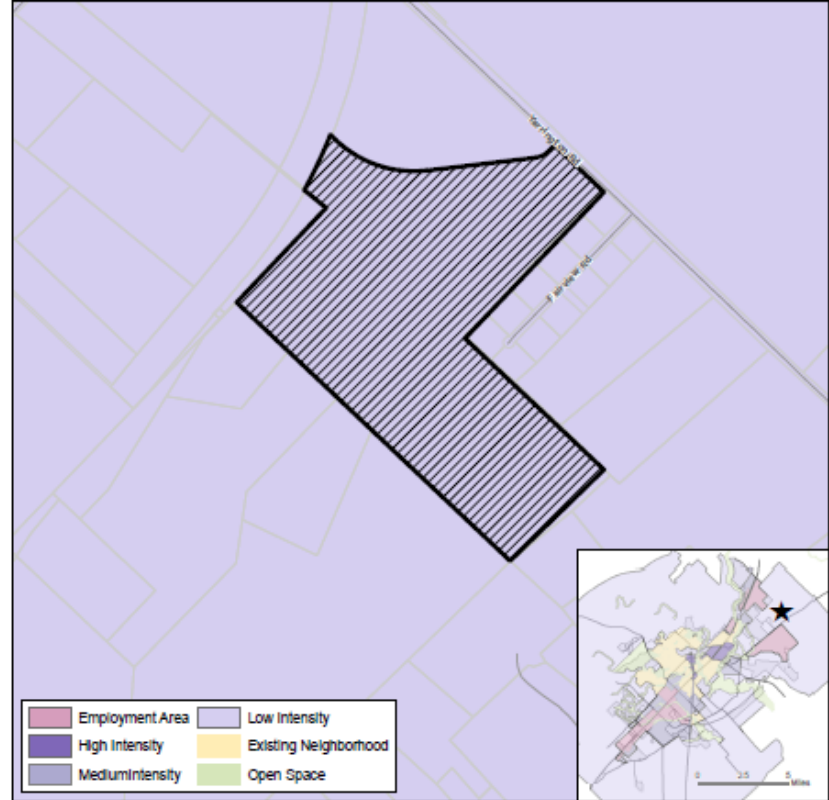


Comprehensive Plan Analysis

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)

ZC-22-22 Preferred Scenario Whisper East (FD to CD-3) — 2900 Block Yarrington Road





Comprehensive Plan Analysis

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

“Character District - 3” (CD-3) 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



Comprehensive Plan Analysis

Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

Existing Zoning (FD) to “Character District” (CD-3)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

EXISTING ZONING DISTRICTS				
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.



Zoning Analysis

- District primarily intended to accommodate one- and two-family houses.
- Permitted building types include houses, cottage courts, duplexes, and civic buildings.
- Primarily residential uses.

CD-3

SECTION 4.4.3.4 CHARACTER DISTRICT - 3

FOR ILLUSTRATIVE PURPOSES ONLY

Three photographs of residential buildings: a yellow house with a red roof, a white house with a porch, and a modern brick house.

GENERAL DESCRIPTION

The CD 3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

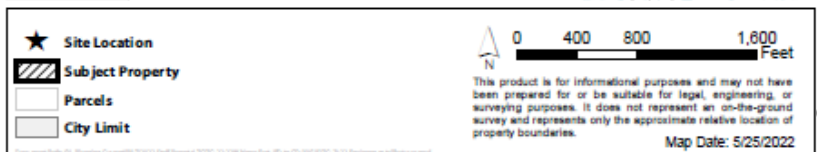
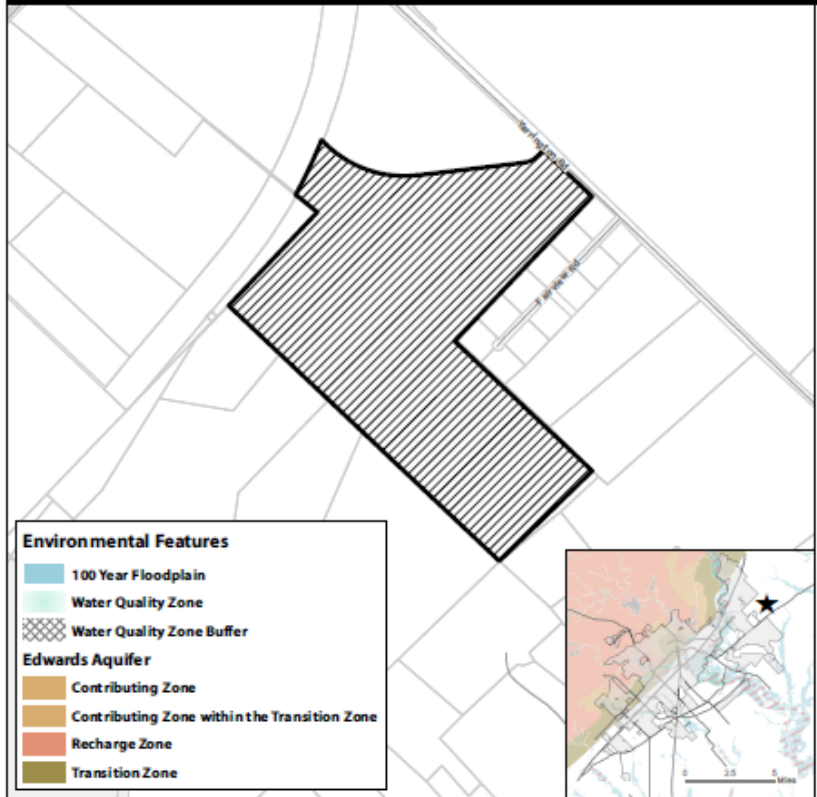
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage Court	Section 4.4.6.3
Duplex	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.5
Civic Building	Section 4.4.6.14



Environmental Analysis

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

ZC-22-22 Environmental Features Whisper East (FD to CD-3) — 2900 Block Yarrington Road





Infrastructure

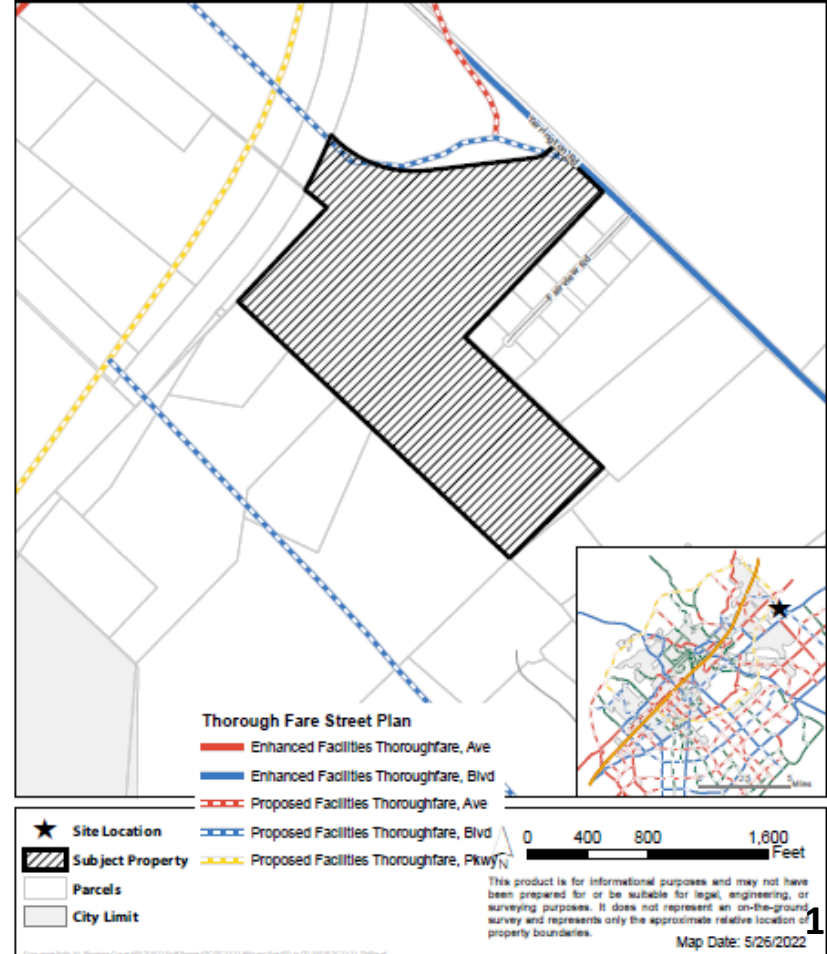
- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Enhanced Facilities Thoroughfare, Ave
- Block perimeter (2,800 feet)

- **Utilities**

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

ZC-22-22 Transportation Master Plan Whisper East (FD to CD-3) — 2900 Block Yarrington Road





Recommendation

- Planning and Zoning Commission recommended **approval** with an 8-0 vote.
- Staff recommends **approval** of the request as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 3 (CD-3)
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-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential (See Land Use Matrix)
Parking Location	No location standards	Parking allowed in the Second and Third Layer
Parking Standards	Dependent upon use	2 spaces per dwelling unit
Max Residential Units per acre	0.4 units per acre (max)	10 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15-foot front Setback, 5-foot side setback (interior), 10 foot side setback (corner), 15 foot rear set back.
Impervious Cover (max)	30%	60%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows for a minimum lot size of 4,500 square feet
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, street trees every 50' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. Block Perimeter max .