



**2/5/2024**

R.W. McDonald, IV  
Harris Hill Commercial Land Holdings, Ltd.  
100 NE Loop 410, Suite 775  
San Antonio, Texas 78216

RE: Whisper South Commercial, Electrical Infrastructure Overhead Extension Request

Dear Mr. McDonald:

Your request to vary from City code to allow for the overhead extension of Electrical infrastructure on the Whisper South PID Roads, as shown in the attached exhibit, is **denied**. The action is based on the following code sections:

**San Marcos Development Code Section 3.5.2.4 Electric:**

- A. The installation of new electrical distribution infrastructure shall be installed underground in accordance with Chapter 86 of the City Code of Ordinances.**

**City Code of Ordinances, Chapter 86, Article 4, Division 4, Section 86.188 – Standards for development:**

- (a) Any new development in the City Limits shall have underground electric utilities.**

Per [Section 2.2.4.3.A](#) of the San Marcos Development Code: *“Where a development application does not include a provision for appeal, or where City Council is not the final appeal body an applicant may appeal to City Council. Any final appeal to City Council made under this Section 2.2.4.3 must be filed no later than the 15th day after the day the decision being appealed is made. City Council will make a decision on such an appeal on or before the 60th day after the day on which the appeal is filed. No hearing shall be required for this appeal.”*

Should you choose to appeal this decision, the Appeal Application Form, attached, is required to be submitted via My Government Online ([www.mygovernmentonline.org](http://www.mygovernmentonline.org)) no later than **February 20, 2024**.

Sincerely,

Richard P. Reynosa, P.E., CFM  
Assistant Director of Engineering  
512.393.8235  
[rreynosa@sanmarcostx.gov](mailto:rreynosa@sanmarcostx.gov)

City of San Marcos

Attn: Richard Reynosa

January 22, 2024

Re: Aboveground electrical infrastructure on Whisper South PID Roads (Aiken, Connection, Altamira)

Please let this letter serve as formal notice that we are requesting City Council opine on our requested variance to allow us to install overhead electrical infrastructure on the collector roadways, within the Whisper South development.

As discussed, multiple times with City of San Marcos development and engineering staff, we are requesting this variance due to:

- Overhead electrical infrastructure is already present within the development, on Interstate 35, Harris Hill Road, as well as in the interior of the property.
- The subject property is composed of significant floodplain and electrical improvements are best protected, in the long term, being above flood-prone areas vs under.
- The subject property, in addition to single and three phase aboveground electrical infrastructure, also has above ground LCRA high distribution transmission infrastructure. These high distribution transmission lines are far more unsightly than single or three phase.
- We are not requesting and do not want above ground electrical infrastructure on single family residential roadways – only on the collector roadways.
- A significant portion of the property is to be developed as industrial and/or general commercial, along the collector roadways. These developments require heavy electrical load and to the extent additional wire is required to deliver additional electrical load, it is far easier and economical to adjust overhead versus underground.

This request is brought forth based on the belief that it provides more optionality into the future (depending on future electrical load requirements), will not be unsightly or decrease project quality (given it is common practice in the central Texas region to install overhead on collector roadways), and because aboveground electrical infrastructure is already present on the site.

For these reasons, we are requesting City Council's support via variance approval.

Included in this letter is a layout showing the proposed locations of overhead electrical infrastructure – all other streets within the development will require underground infrastructure.

Thank you for your consideration,

DocuSigned by:  
  
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R.W. McDonald, IV

Manager of Whisper South Development

100 NE Loop 410, Suite 775, San Antonio, Texas 78216



Harris Hill Road

Harris Hill  
Commercial

Harris Hill  
Residential

Harris Hill Road

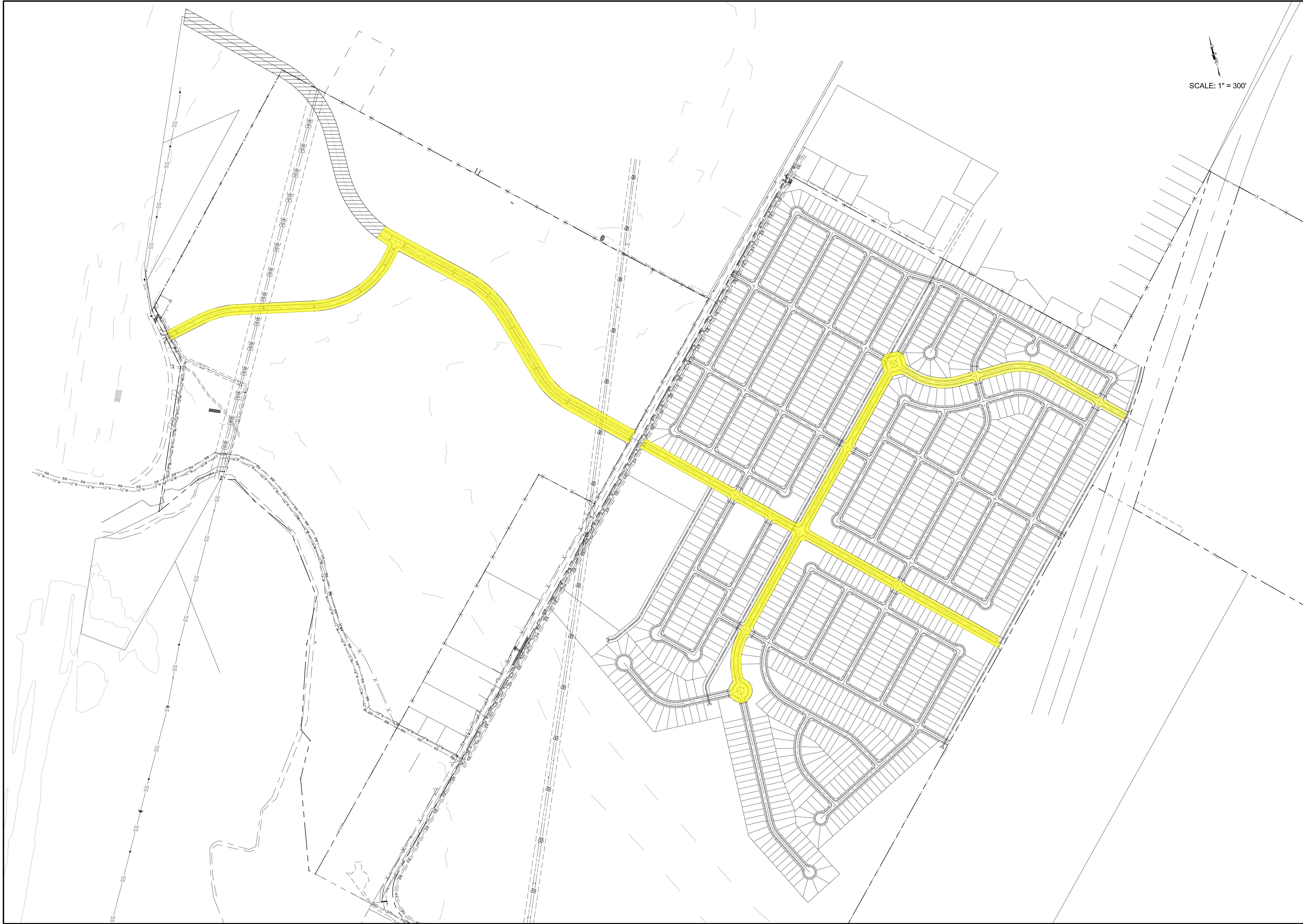


PID Improvements

Loop 110



Date: May 09, 2020, 7:07am User: ID: Damian  
File: F:\119\01\02\Design-File\Civil\Xref\MP2190102.dwg



SCALE: 1" = 300'

WHISPER SOUTH  
R.W. MCDONALD  
SAN MARCOS, HAYS COUNTY, TEXAS

**LIQUE**  
ENGINEERS  
TBPE # - 20405  
816 Camaron Ste. 123  
San Antonio, TX. 78212  
Phone: 210-549-4207

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REPRODUCED IN ANY FORM, BY  
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FROM LIQUE ENGINEERS.

JOB: SCALE:  
119-01-02 1" = 300'

SHEET NO.

COMMENTS

DATE

NO.