

City of San Marcos

Attn: Richard Reynosa

February 08, 2024

Re: Aboveground electrical infrastructure on Whisper Suth PID Road (Aiken Drive)

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.
- 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,

Ryan Martin

Ryan Martin

Ledo Capital Group

1179 San Vicente Blvd, Suite 100, Los Angeles, CA 90049



Harris Hill
Commercial

Harris Hill
Residential

Harris Hill Road

Harris Hill Road

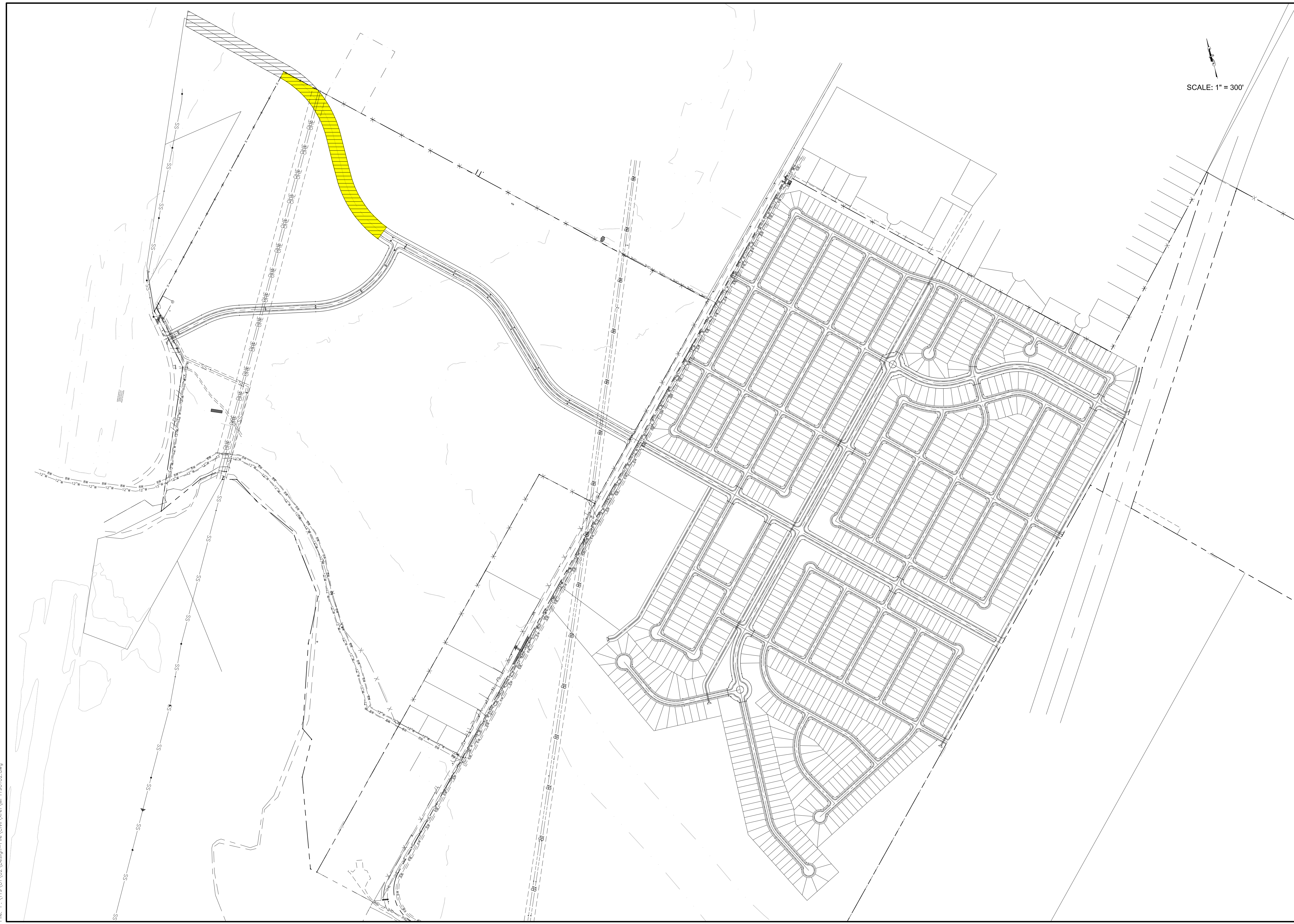


Aiken Drive PID
Improvements

Existing PID
Improvements

Loop 110

Date: May 09, 2020, 7:07am User ID: Damian
File: P:\119\01\02\Design-File\Civil\Xref\MF2190102.dwg



SCALE: 1" = 300'