



Appeal of Land Development Code Requirement

Whisper South – IH-35 to FM 110

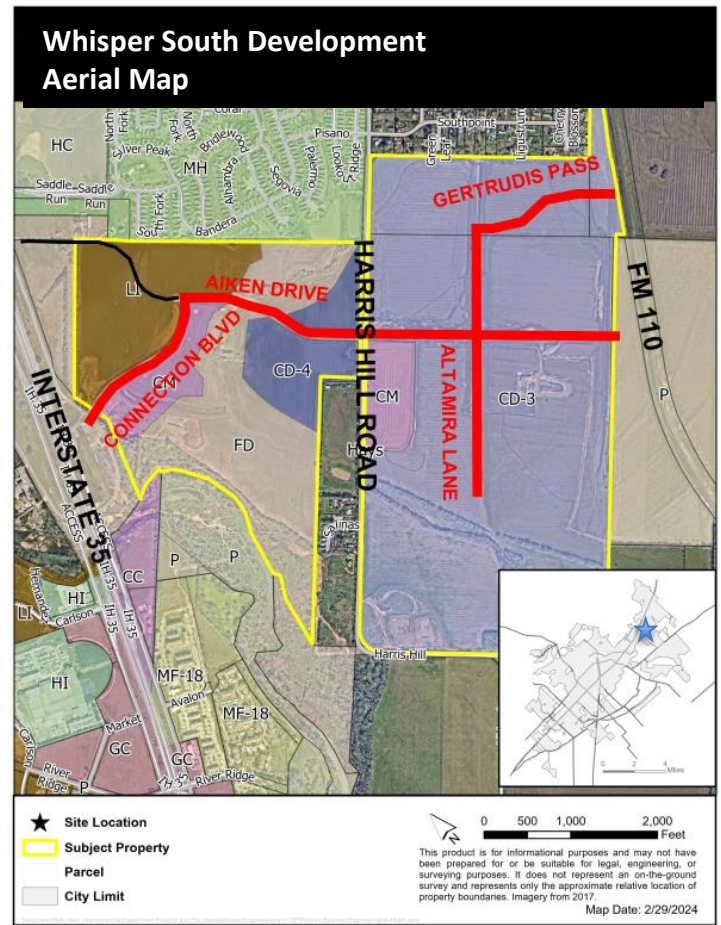
Consideration of appeal of City staff's denial to install overhead electric facilities in a new subdivision within the City of San Marcos.

Property Information

Whisper South Development

Located between IH-35 and FM 110,
north of the Blanco River

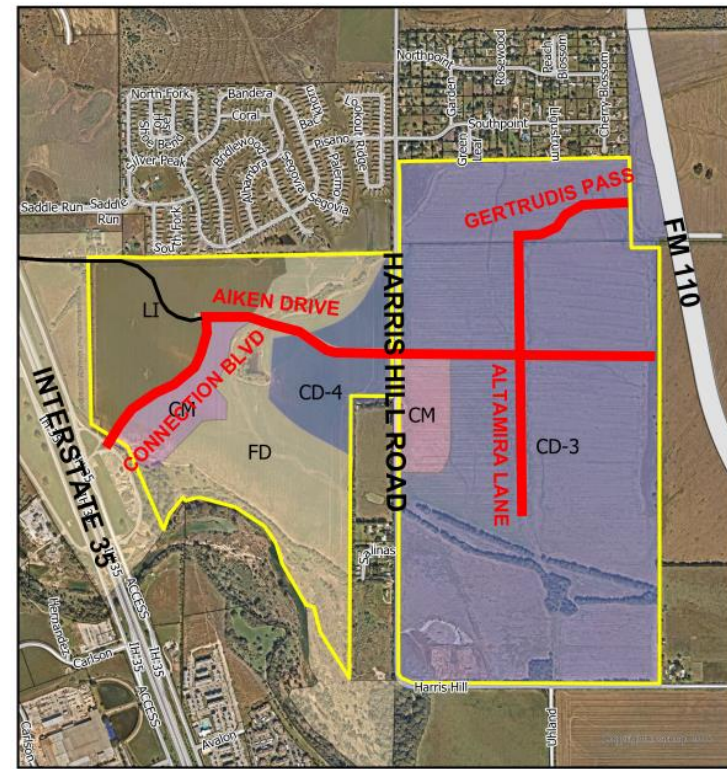
Located within City Limits



Context & History

Proposed Land Uses

- Light Industrial
- Multi-Family/Apartments
- Residential



DEVELOPMENT
DEVELOPMENT
ZONING
CD-3

CD-4
CM
FD
LI

0 500 1,000 2,000
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.

Date: 2/26/2024

SAN MARCOS Engineering and Capital Improvements

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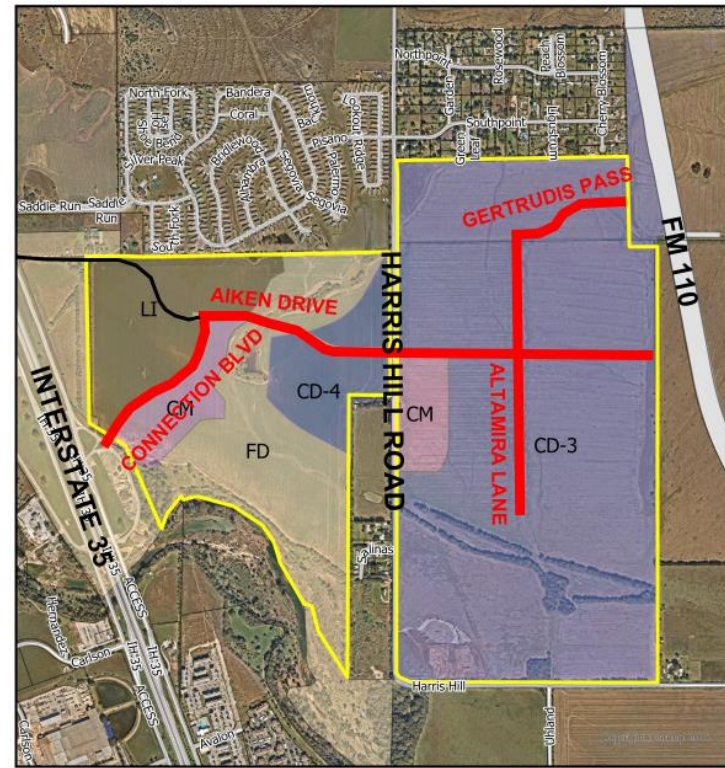


Context & History

Infrastructure Currently Under Construction

Public Improvement District:
Improvements

- Streets
- Drainage
- Utilities
- Parks
- Landscaping



DEVELOPMENT

DEVELOPMENT

ZONING

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City Requirements

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..



Examples of Overhead Facilities

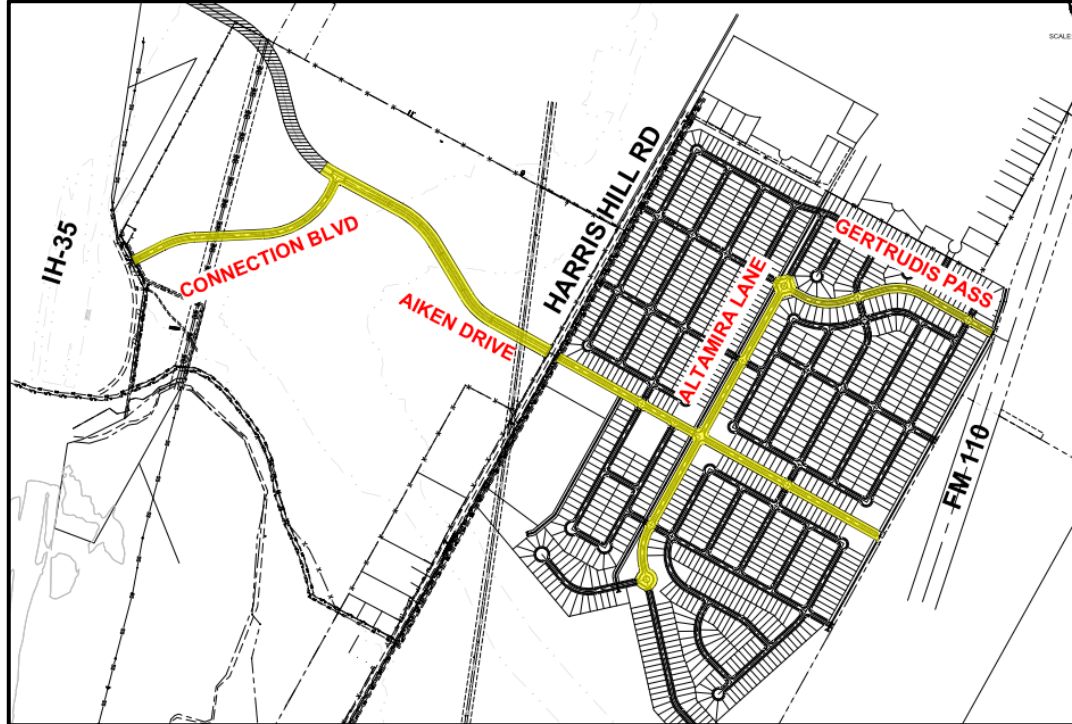


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Whisper South Appeal

Requests to install Overhead Electrical Facilities along highlighted roadways:

- Connection Blvd.
- Aiken Drive
- Altamira Lane
- Gertrudis Pass



Appeal to City Council



House Bill No. 14 passed in June 2023, in effect September 1, 2023

San Marcos Development Code was amended to allow for appeals to City Council, per Section 2.2.4.3.A stating the following:

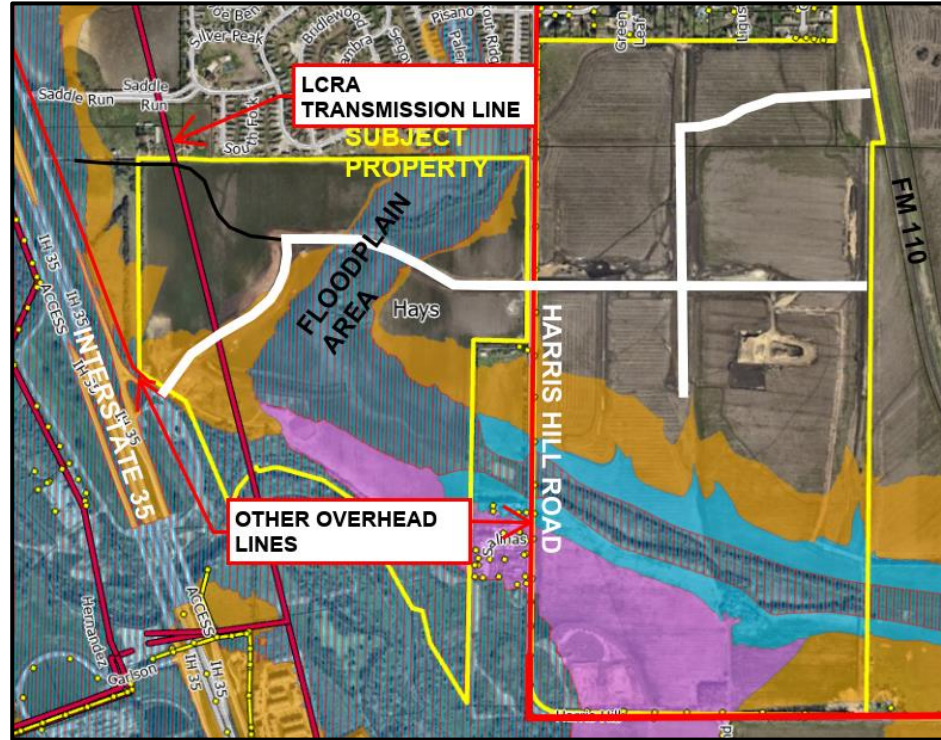
“Where a development application does not include a provision for appeal, or where City Council is not the appeal body an applicant may appeal to City Council.....No hearing shall be required for this appeal.”

Overhead Electric Considerations



Included in the request by the applicant:

1. Overhead Electric Exists
2. Floodplain in the area
3. LCRA Transmission Lines Exist Overhead
4. Overhead provides greater flexibility to adjust lines or provide greater loads



Underground Electric Considerations



1. Improved Safety

1. Reduced risks of accidents and injuries caused by contact with overhead lines.

2. Enhanced Reliability

1. Less vulnerable to damage from storms, winds, and other external factors.

3. Aesthetically Pleasing

1. Do not require the use of poles and wires, compounded by telecommunication lines

4. Improved Security

1. Less vulnerable to tampering

5. Environmental Benefits

1. Might lessen emissions
2. Protect wildlife by reducing the risk of collisions with overhead lines

Recommendation



Staff recommends **denial** of the appeal requesting the installation of Overhead Electric Facilities.

Alternative recommendation if City Council were to consider approval of the appeal, staff recommends limiting the Overhead Electric Facilities to the portion of the request between IH-35 and Harris Hill Road.

