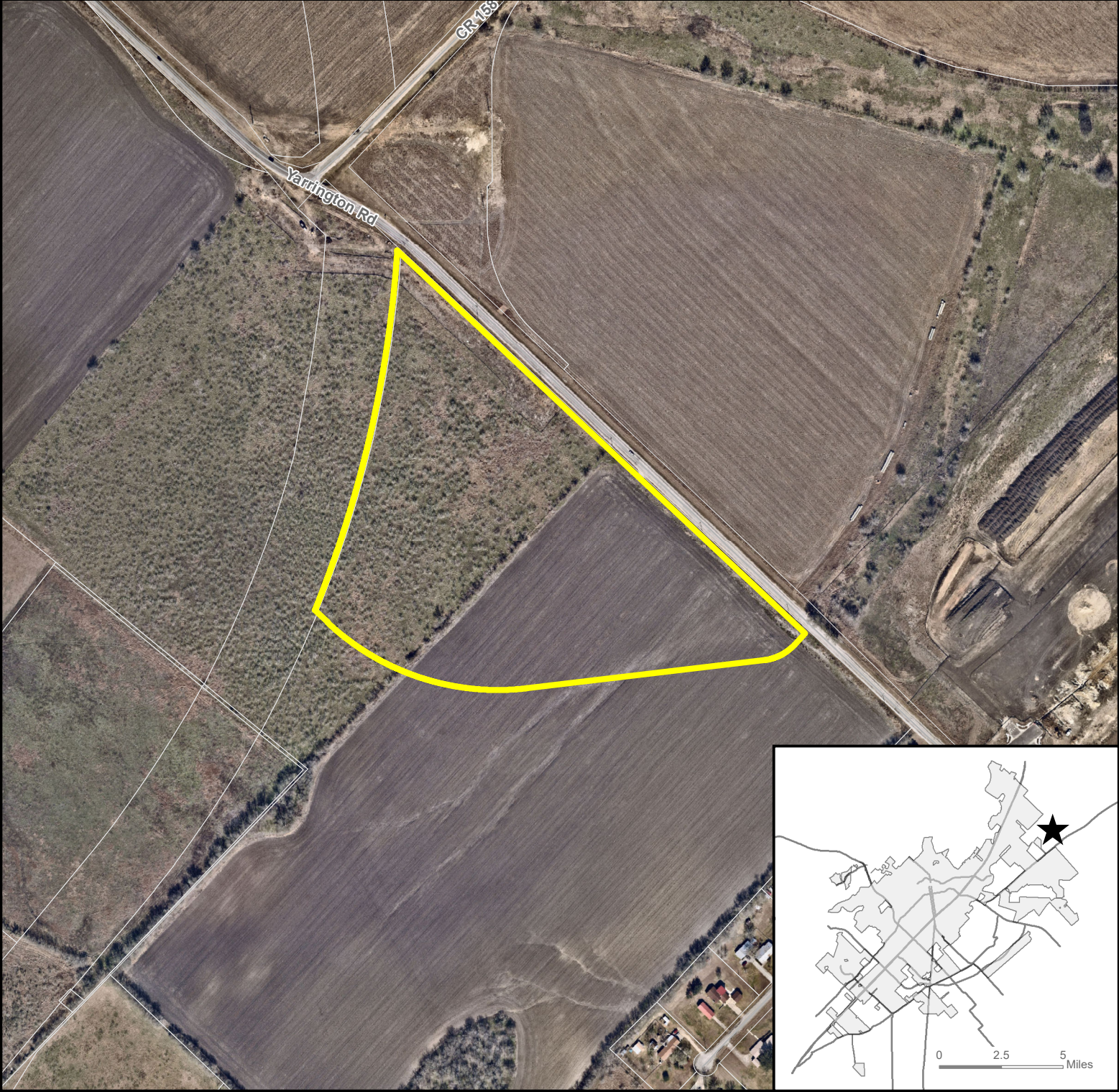
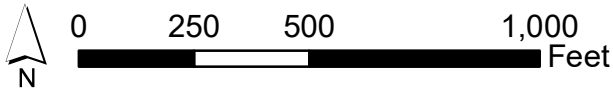


ZC-22-23 Aerial View Whisper East (FD to EC) — 2900 Block Yarrington Road



- ★ Site Location
- Subject Property
- Parcel
- City Limit



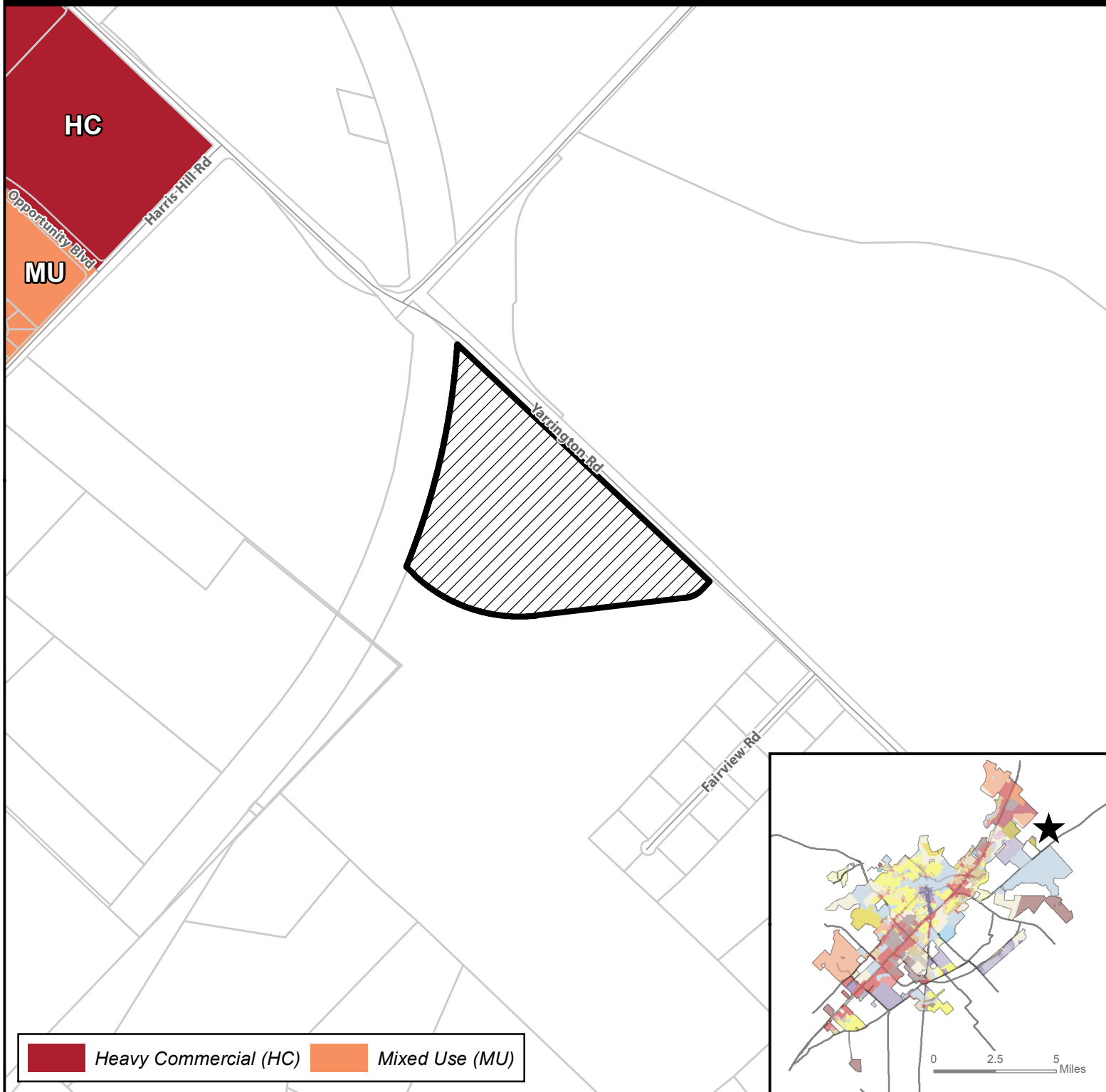
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/23/2022

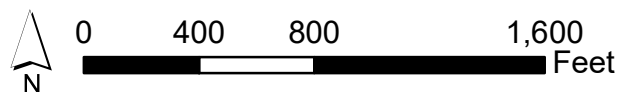
ZC-22-23

Existing Zoning

Whisper East (FD to EC) — 2900 Block Yarrington Road



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



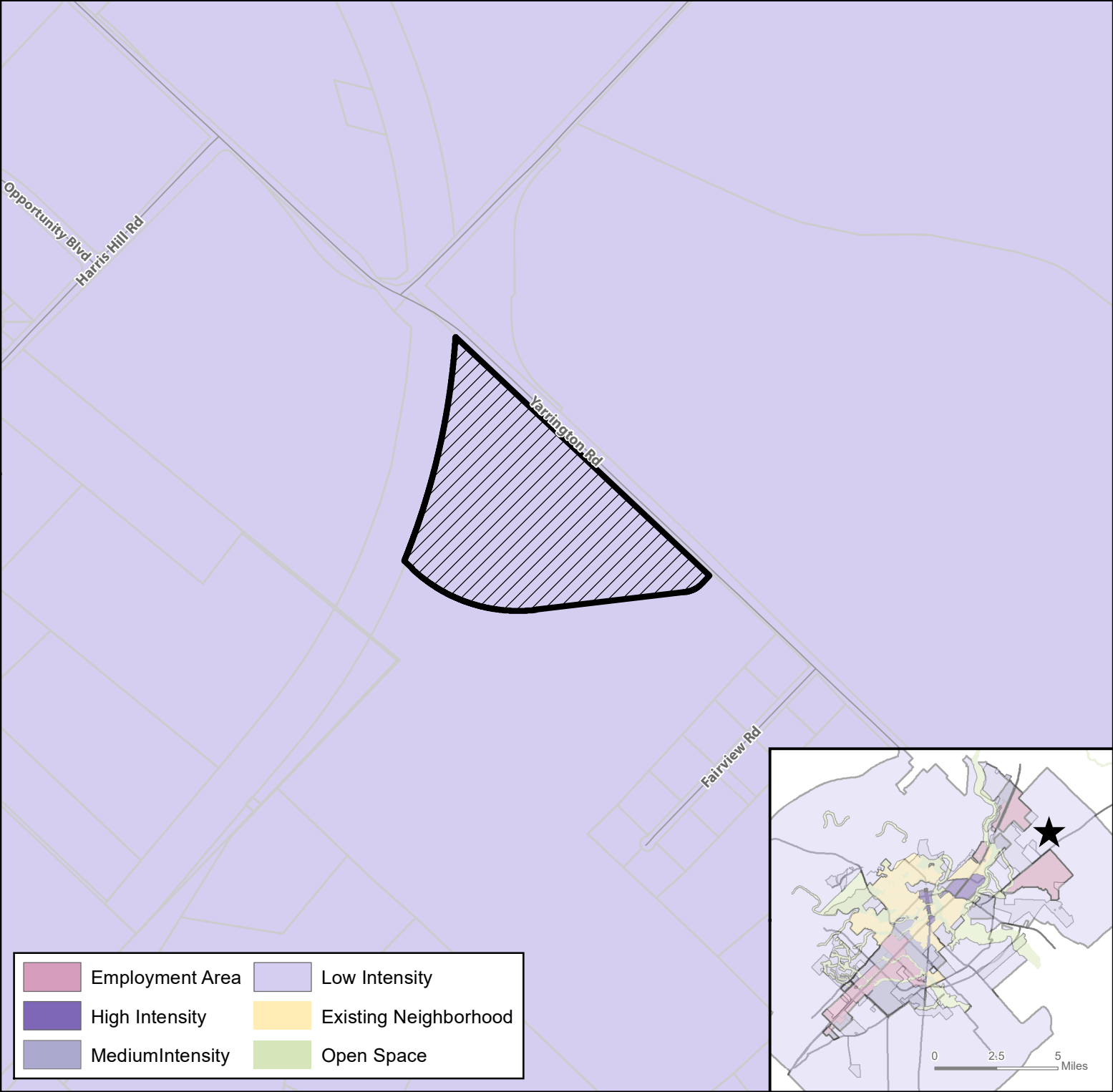
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/25/2022

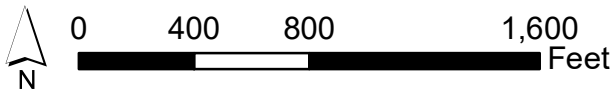
ZC-22-23

Preferred Scenario

Whisper East (FD to EC) — 2900 Block Yarrington Road



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



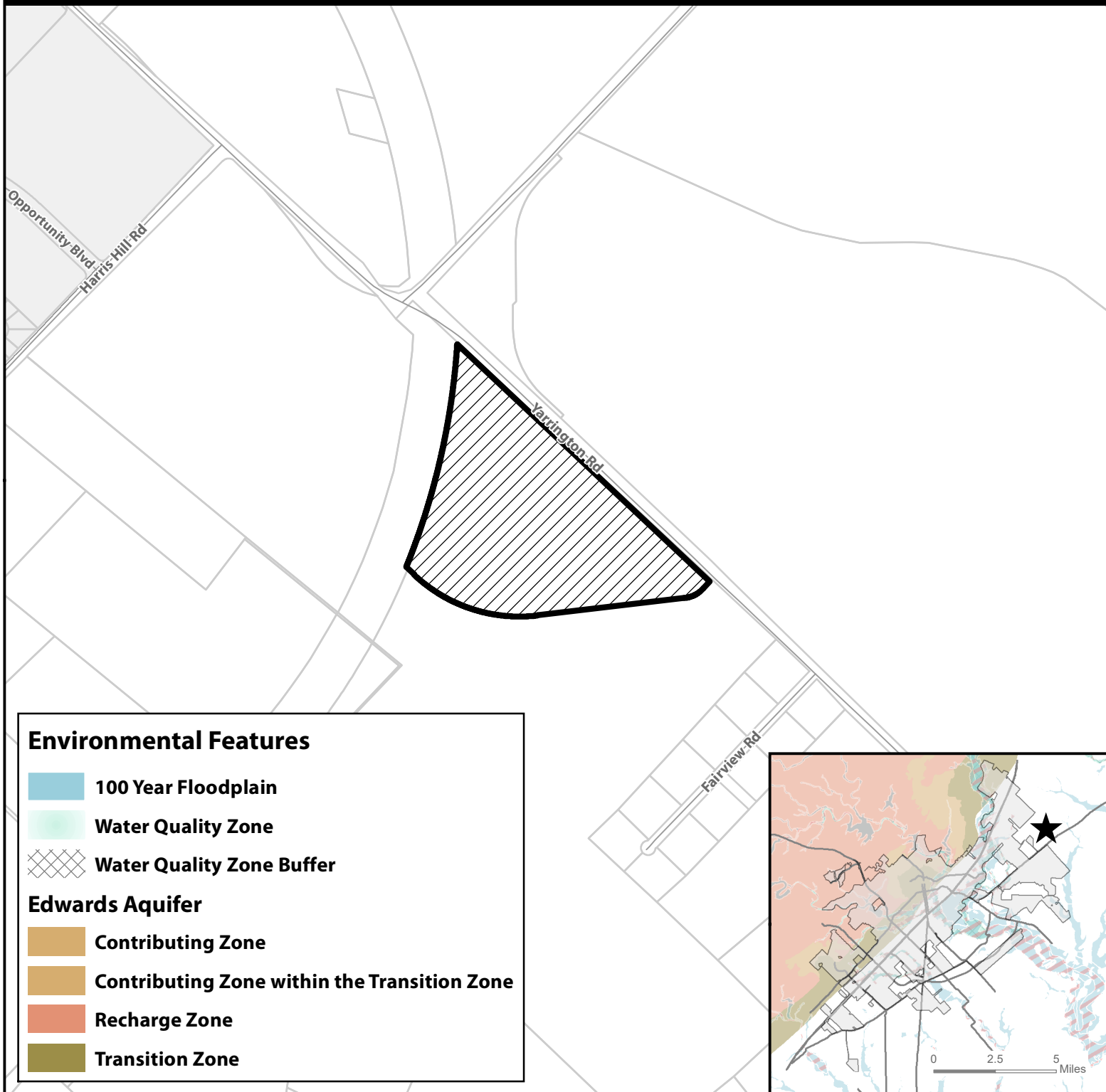
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/25/2022

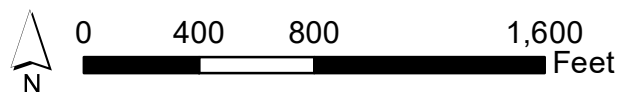
ZC-22-23

Environmental Features

Whisper East (FD to EC) — 2900 Block Yarrington Road



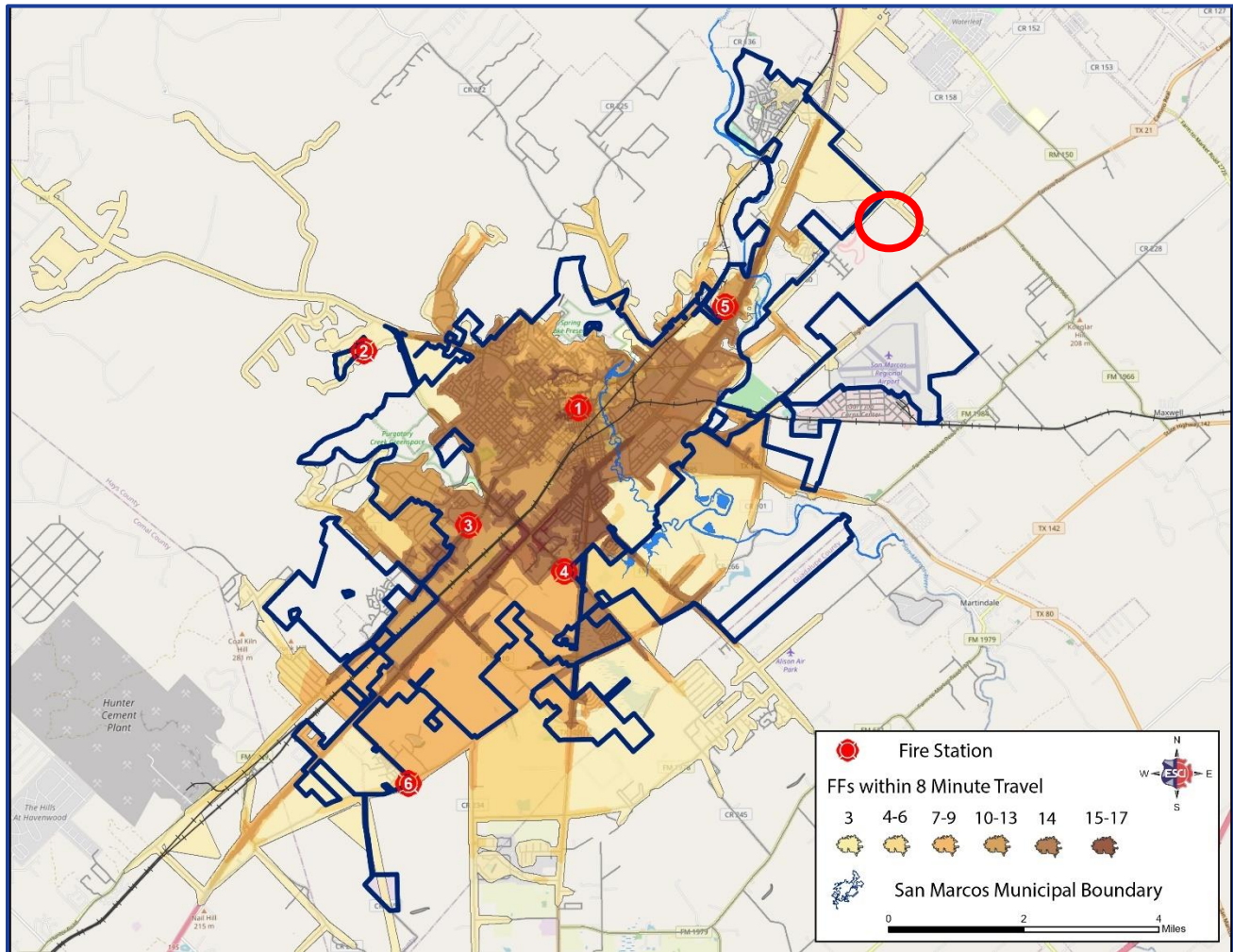
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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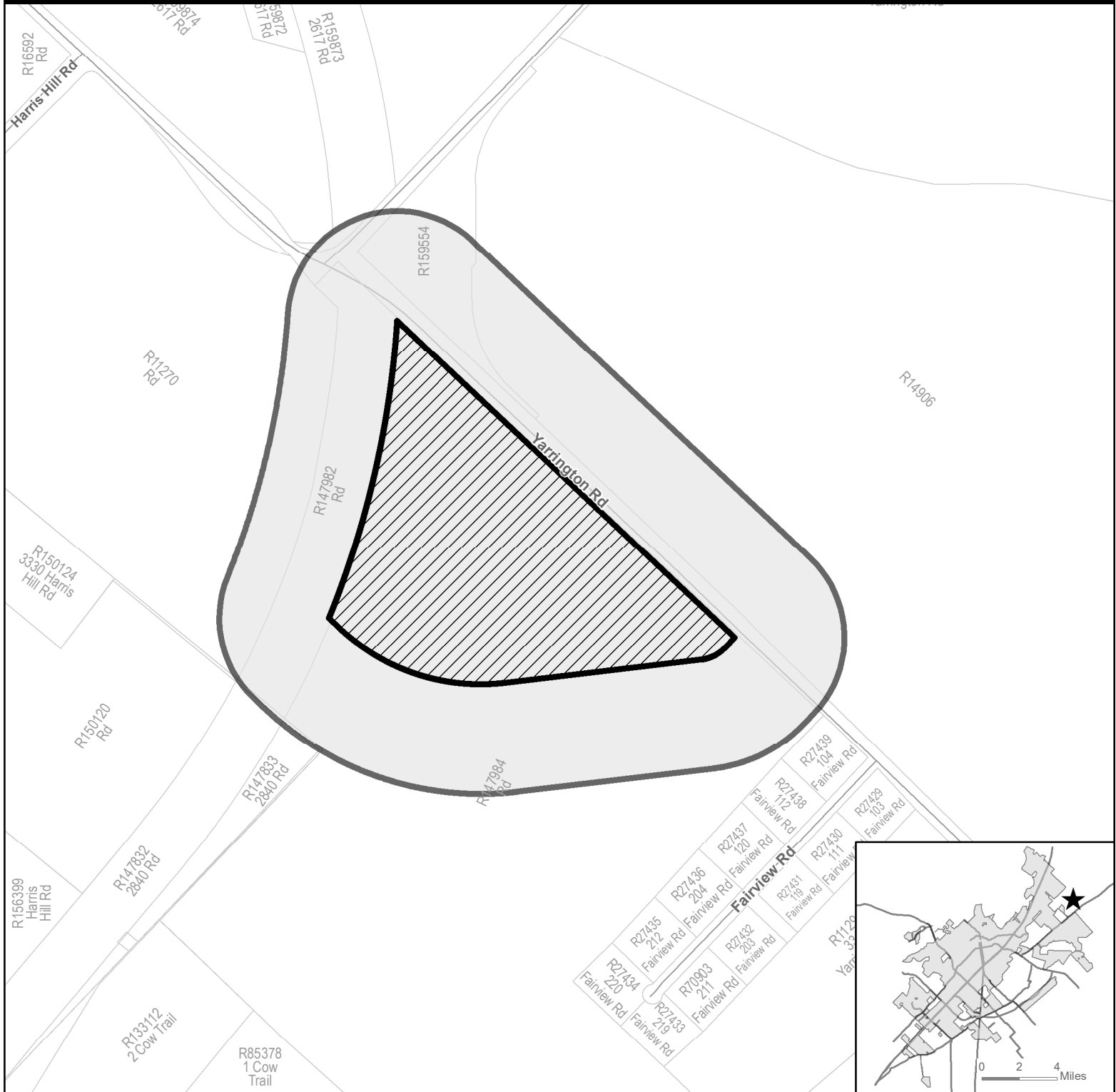
Map Date: 5/25/2022





Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-22-23 APPROXIMATE LOCATION

ZC-22-23 400' Notification Buffer Whisper East (FD to EC) — 2900 Block Yarrington Road



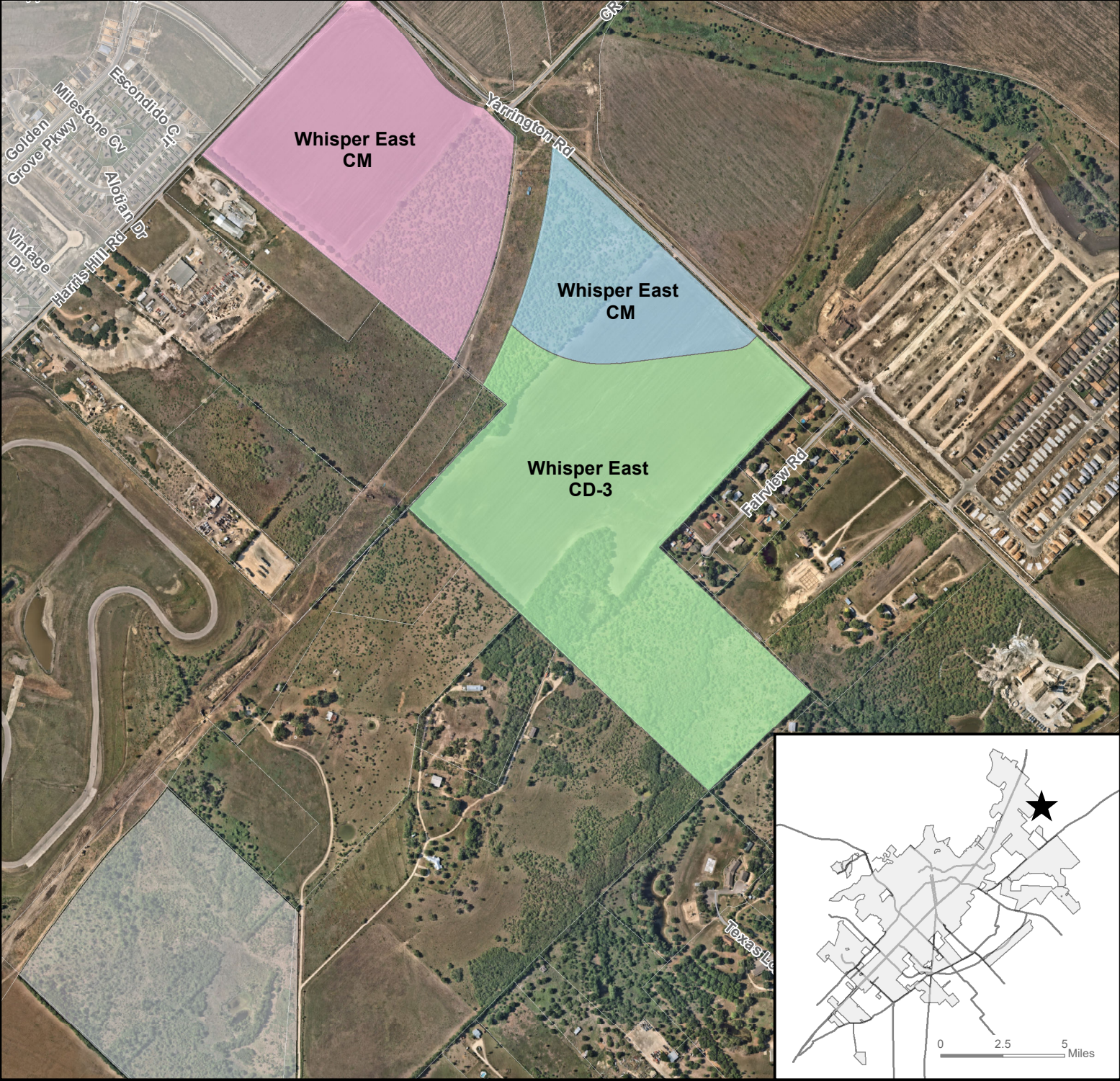
- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



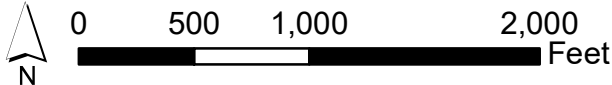
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Map Date: 5/23/2022

ZC-22-21, 22, and 23 Requested Zoning Map Whisper East — Harris Hill Rd & Opportunity Blvd & 2900 Blk Yarrington Road



- ★ Site Location
- ZC-22-21 CM
- ZC-22-22 CD-3
- ZC-22-23 CM
- City Limit



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Map Date: 6/2/2022

PLANNING AND DEVELOPMENT SERVICES

5/27/2022



ZC-22-23

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CM” Commercial
2900 BLK of Yarrington Road**

ZC-22-23 (2900 BLK Yarrington Road) Hold a public hearing and consider a request by Whisper Master Community Limited Partnership, for a Zoning Change from Future Development (FD) to Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, for approximately 22.811 acres out of the William Hemphill Survey, Abstract 221, located at 2900 BLK of Yarrington Road. (S. Walker)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, June 14, 2022** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, July 5, 2022** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 or by using the following link: <https://sanmarcostx.gov/Videos>. Or email citizencomment@sanmarcostx.gov or call 512-393-8090 to request a link to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in-person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing virtually by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. All written comments and requests to participate must be received before 12 PM on the day of the meeting.

For Planning & Zoning Commission:

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council:

citizencomment@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Susan Walker**, at **512.393.8234** or swalker@sanmarcostx.gov When calling, please refer to case number **ZC-22-23**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City	State	Zip
R147833		GROVES LU ANN REVOCABLE LIVING TRUST	1070 ONWARD LN	GARWOOD	TX	77422
R159742	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST STE 202	SAN MARCOS	TX	78666
R147832	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST STE 300	SAN MARCOS	TX	78666
R147982	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST STE 101	SAN MARCOS	TX	78666
R14906	3499 YARRINGTON RD	KYLE THREE PARTNERS LP	3736 BEE CAVE RD STE 1-122	WEST LAKE HILLS	TX	78746
R159874	YARRINGTON RD	LASALLE HOLDINGS LTD	6109 FM 390 N	BRENNHAM	TX	77833
R85376	2 COW TRL	SINGH YOGESH M	PO BOX 506178	SAIPAN	MP	96950
R159873	YARRINGTON RD	TACK DEVELOPMENT LTD	230 KLATTENHOFF LN STE 100	HUTTO	TX	78634
R147984	YARRINGTON RD	WHISPER MASTER COMMUNITY LIMITED PARTNERSHP	9811 S IH 35 BLDG 3 STE 100	AUSTIN	TX	78744