



AN-22-10

Whisper East Annexation

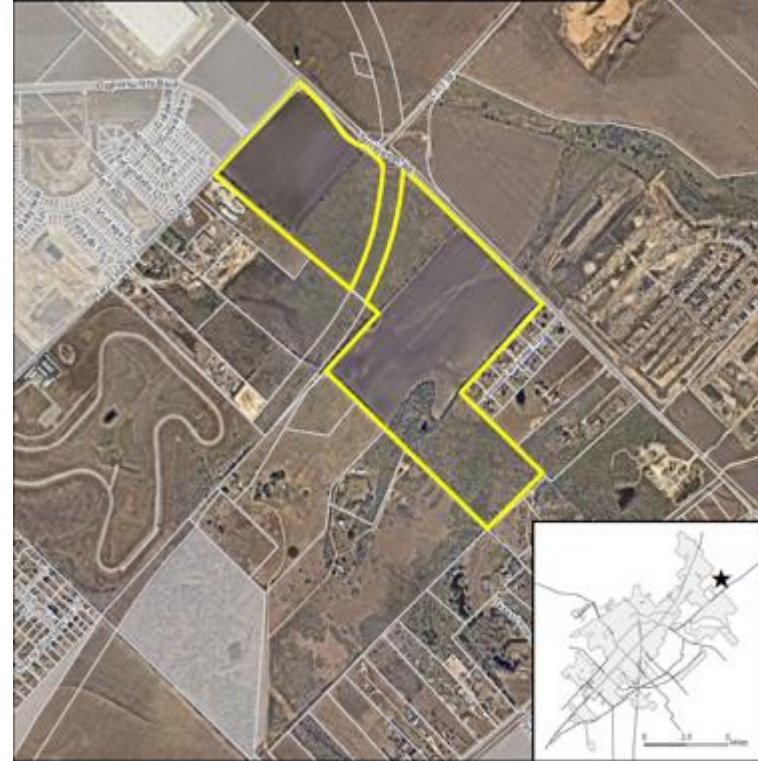
Receive a staff presentation and hold a Public Hearing to receive comments for or against an Ordinance annexing into the City approximately 159.467 acres out of the Joel Miner Survey, Abstract 321, the William Hemphill Survey, Abstract 221, and the Thomas G McGehee Survey, Abstract 11, generally located at Harris Hill Road and Opportunity Blvd and the 2900 Blk of Yarrington Road (Case No. AN-22-10); including procedural provisions; and providing an effective date; and consider approval of Ordinance 2022-XX, on the first of two readings.



Context

- Applicant proposing Commercial and Residential development
- Applicant requesting 50.38 acres as Commercial (CM) (ZC-22-21); 79.901 acres as Character District-3 (CD-3) (ZC-22-22) and 22.811 acres as Commercial (CM) (ZC-22-23)
- Includes annexation of adjacent rights-of-way of Yarrington Road and Harris Hill Road
- Service Plan (attached)
 - Water: Maxwell Special Utility District
 - Sewer: San Marcos CCN
 - Electric: Pedernales Electric Cooperative

AN-22-10
Aerial View
Whisper East — Yarrington Road/Harris Hill Road



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

0 625 1,250 2,500
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. Imagery from 2017.

Map Date: 5/16/2022



Context

Surrounding Zoning

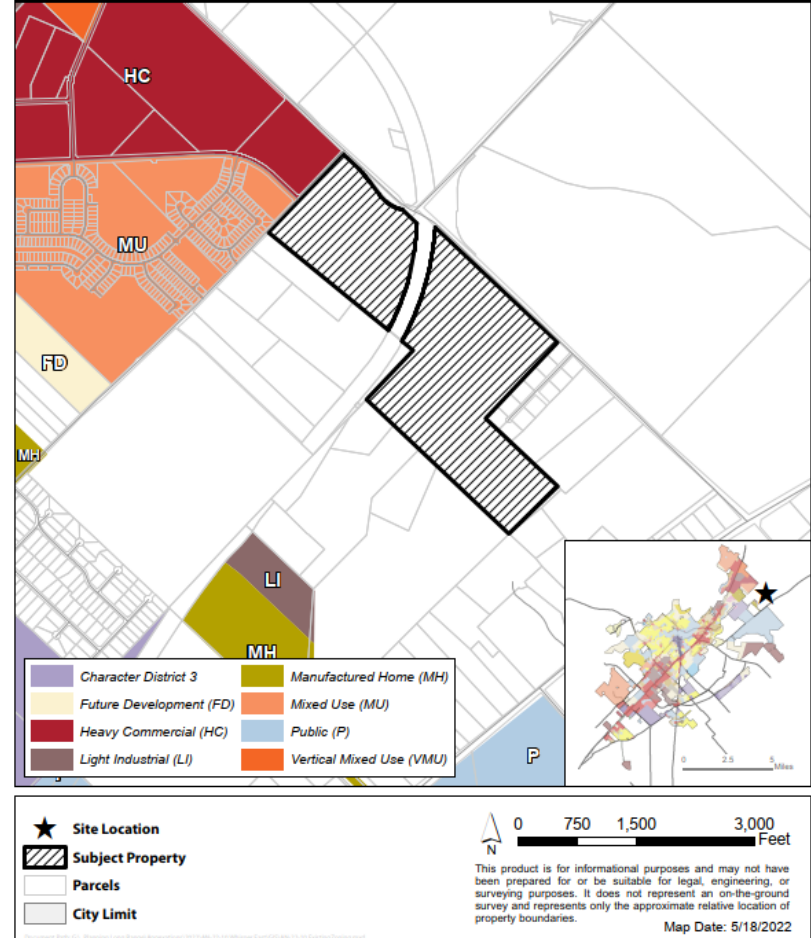
- ETJ

Surrounding Uses

- Vacant
- Sunset Oaks Subdivision
- Transportation/Trucking Company
- Whisper PDD - Proposed Industrial/Single Family Residential
- Future 110 Corridor

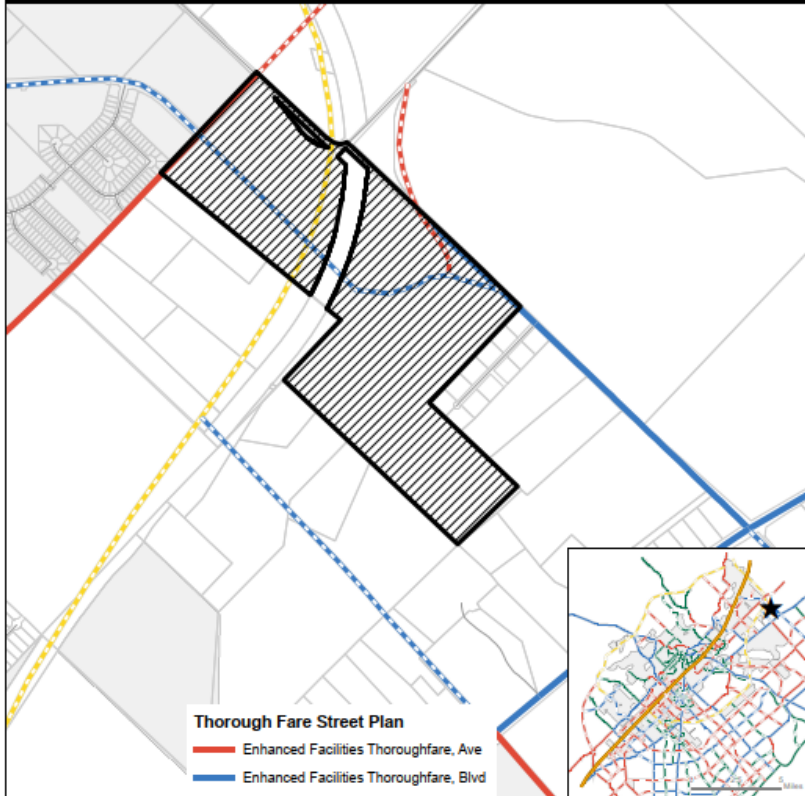
AN-22-10 Existing Zoning

Whisper East — Yarrington Road/Harris Hill Road





AN-22-10 Transportation Master Plan Whisper East — Yarrington Road/Harris Hill Road



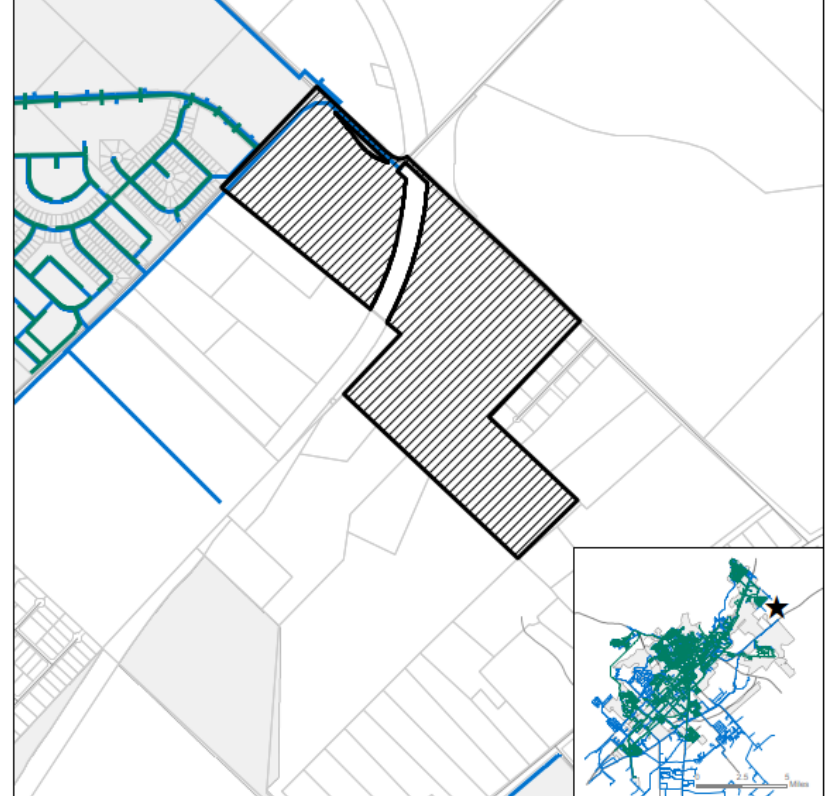
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

0 625 1,250 2,500 Feet

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Map Date: 6/14/2022

AN-22-10 Water/Wastewater Lines Whisper East — Yarrington Road/Harris Hill Road



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main

0 625 1,250 2,500 Feet

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Map Date: 6/14/2022



Annexation and Zoning Schedule

- **Annexation Schedule**

- **City Council Resolution (Approve of Service Agreement & set public hearing):** June 7, 2022
 - **City Council Ordinance 1st Reading (Public Hearing):** July 5, 2022 (*Today*)
 - **City Council Ordinance 2nd Reading:** August 2, 2022
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- **Zoning Schedule**

- **Planning and Zoning Commission (Public Hearing):** June 14, 2022
- **City Council Ordinance 1st Reading (Public Hearing):** July 15, 2022 (*Today*)
- **City Council Ordinance 2nd Reading:** August 2, 2022



Recommendation

- Staff recommends approval of the request as presented.