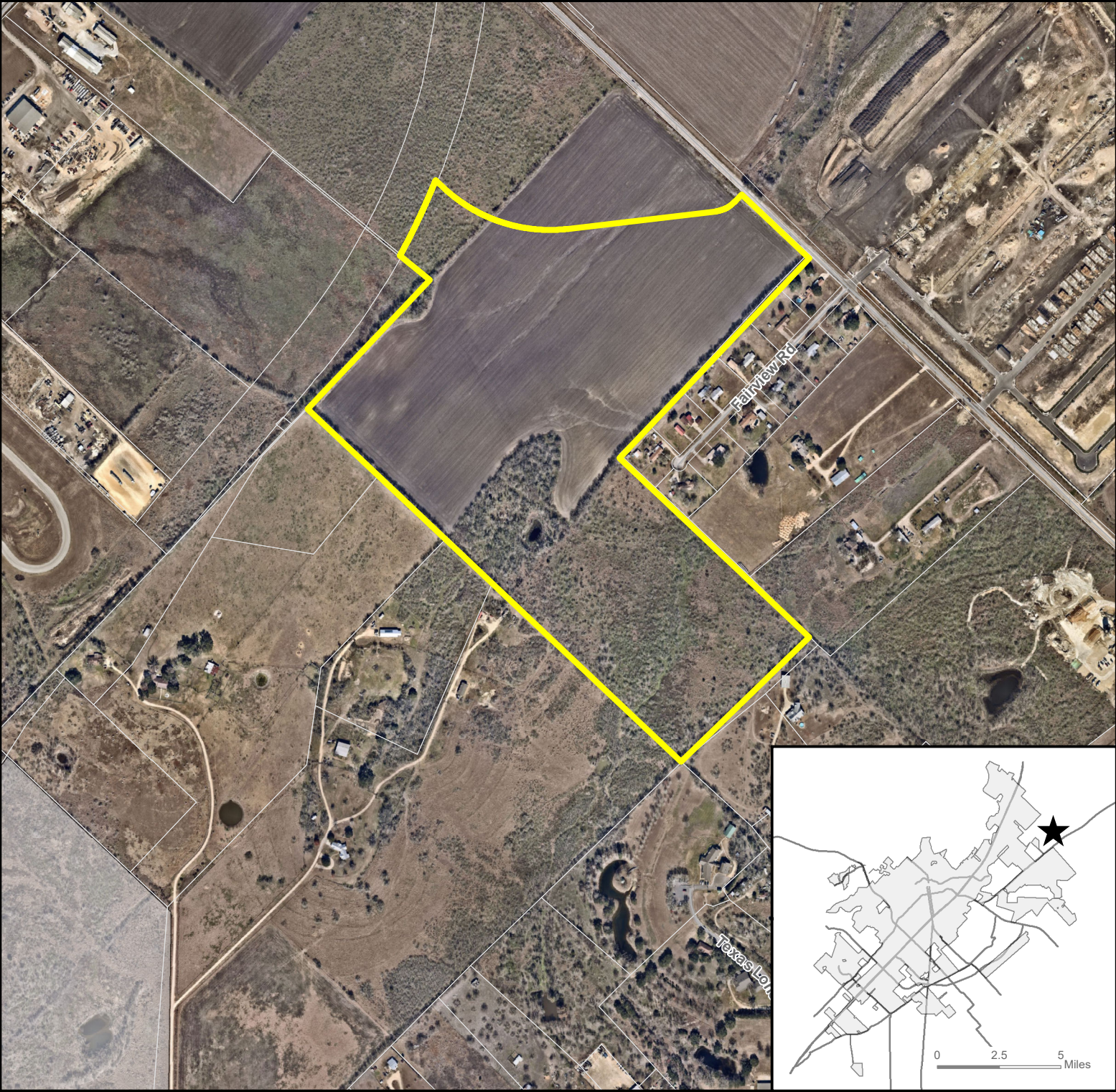


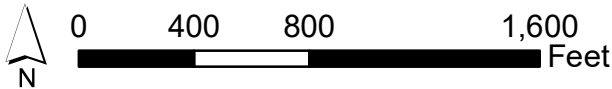
ZC-22-22

Aerial View

Whisper East (FD to CD-3) — 2900 Block Yarrington Road



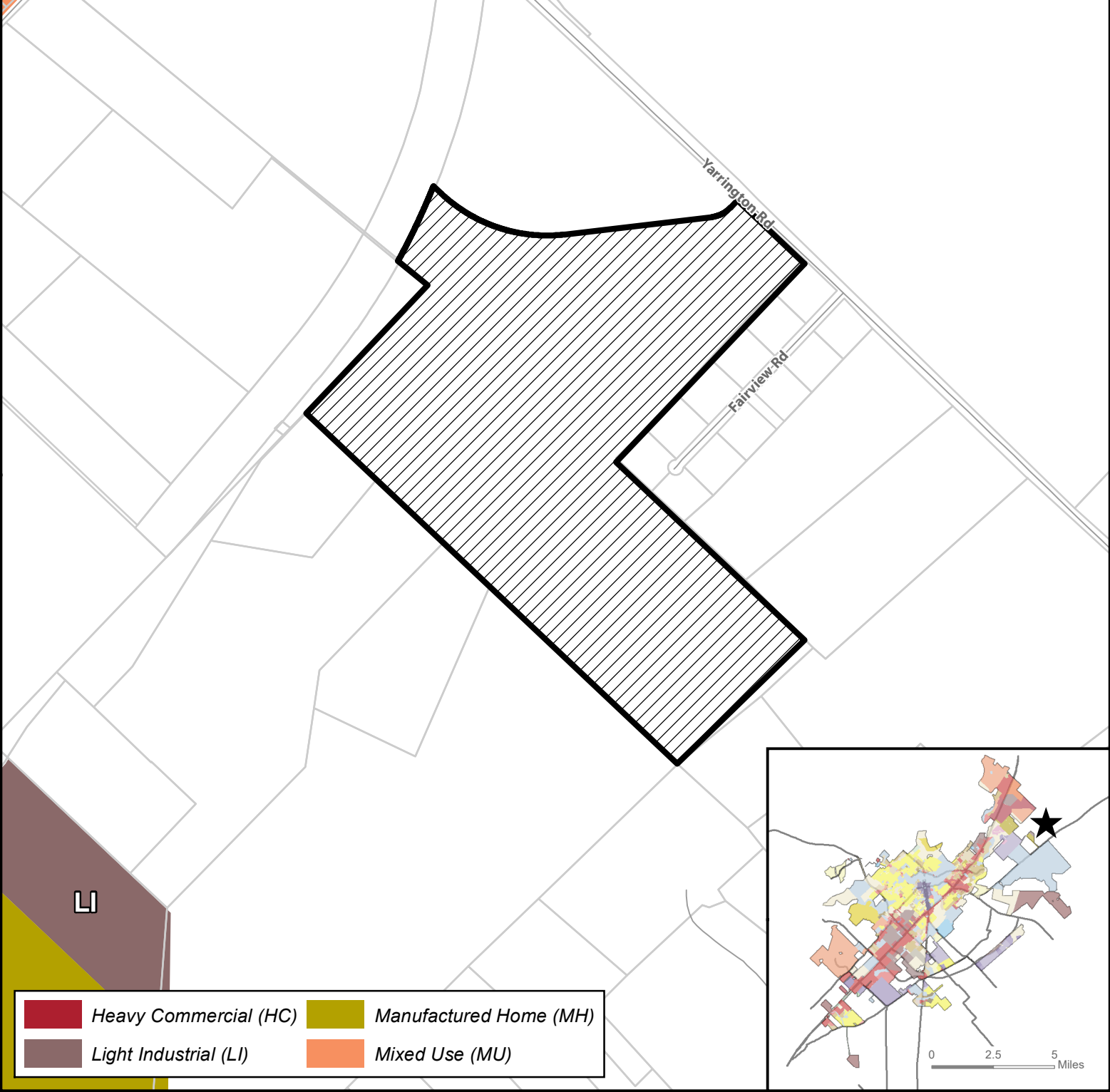
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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.

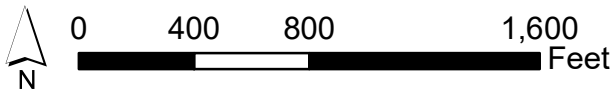
Map Date: 5/23/2022

ZC-22-22
Existing Zoning
Whisper East (FD to CD-3) — 2900 Block Yarrington Road



Heavy Commercial (HC)	Manufactured Home (MH)
Light Industrial (LI)	Mixed Use (MU)

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



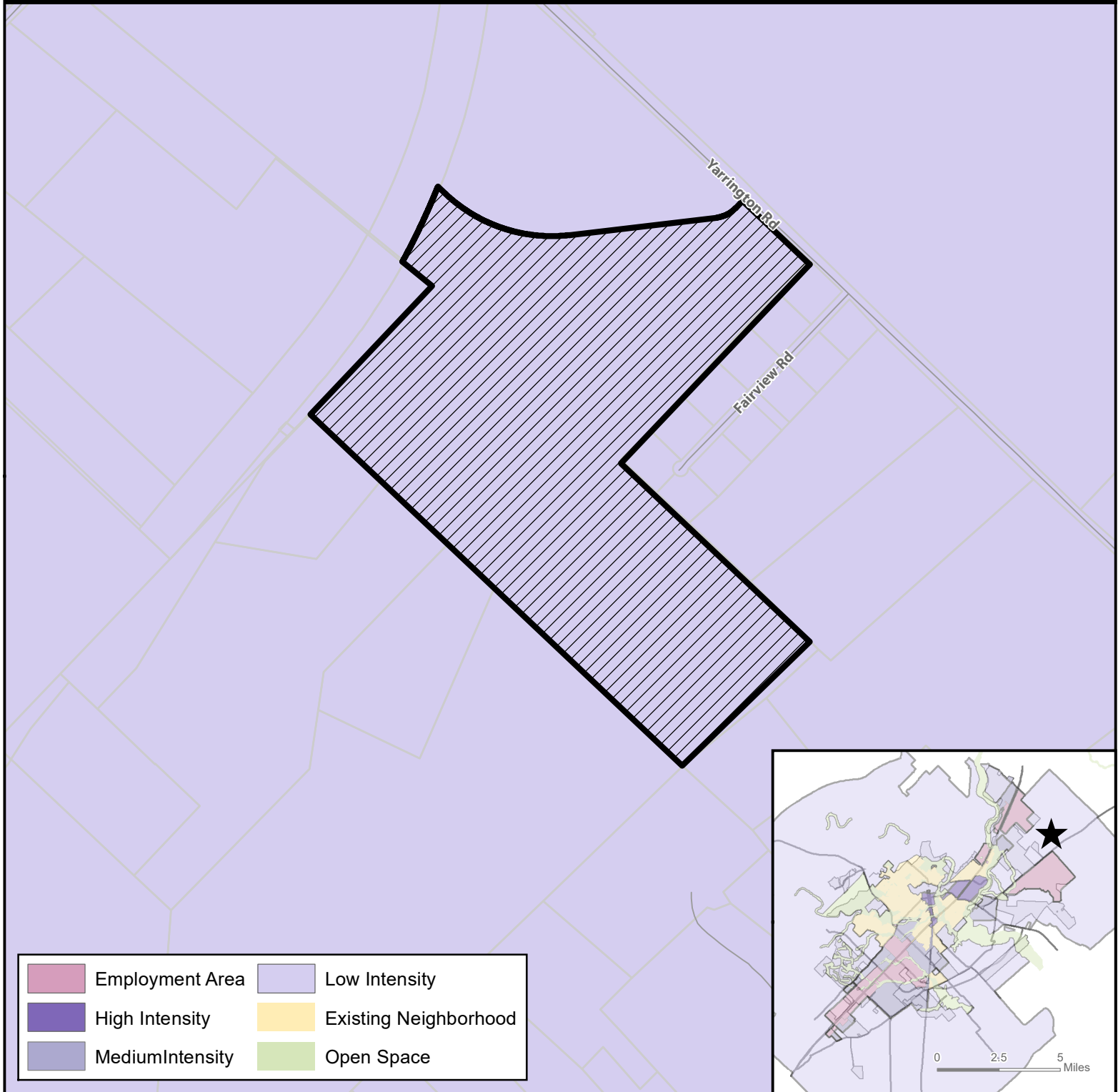
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/25/2022

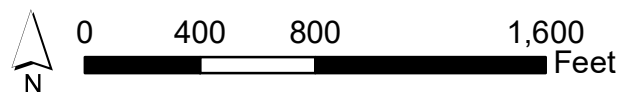
ZC-22-22

Preferred Scenario

Whisper East (FD to CD-3) — 2900 Block Yarrington Road



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



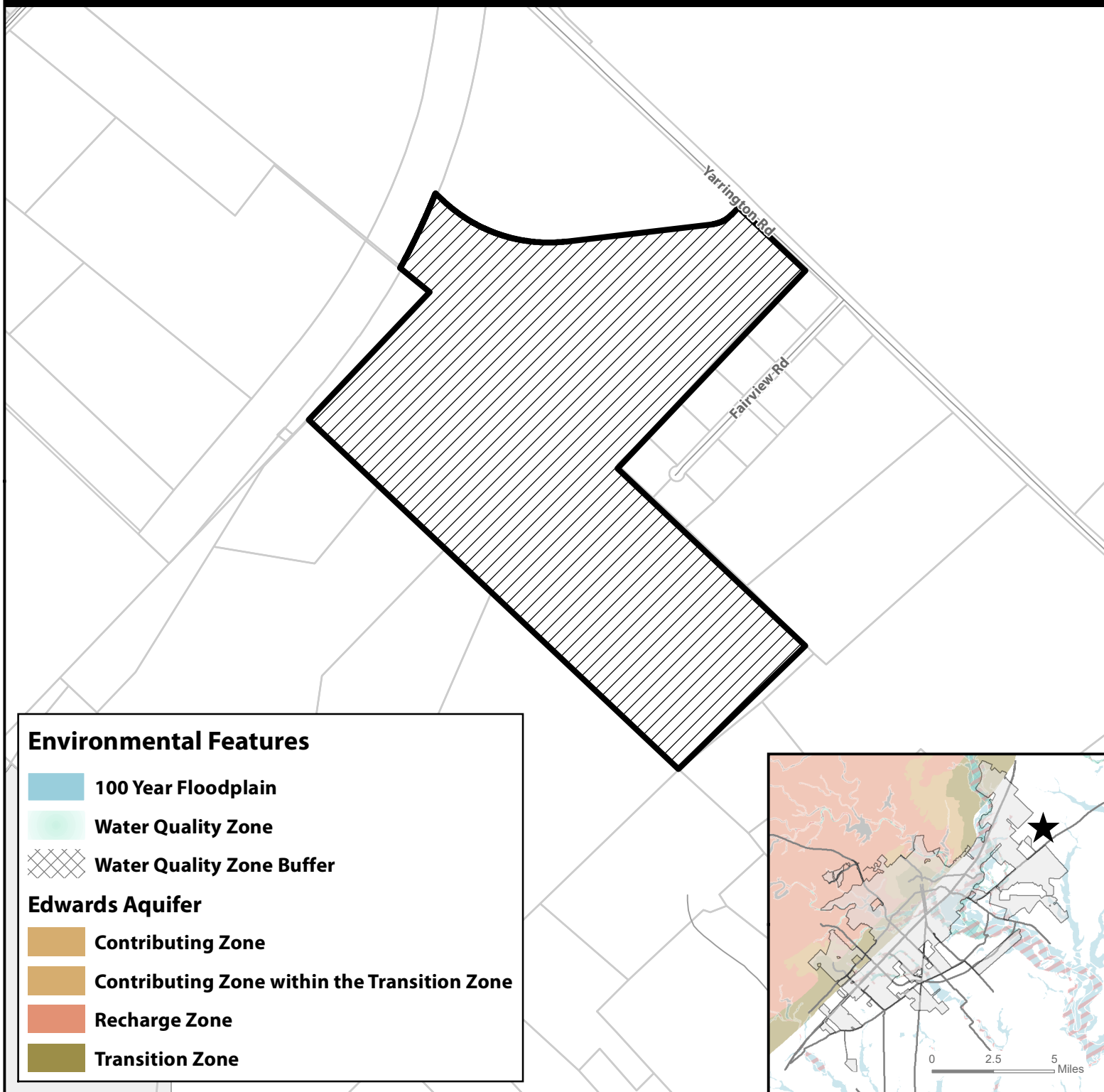
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Map Date: 5/25/2022

ZC-22-22

Environmental Features

Whisper East (FD to CD-3) — 2900 Block Yarrington Road

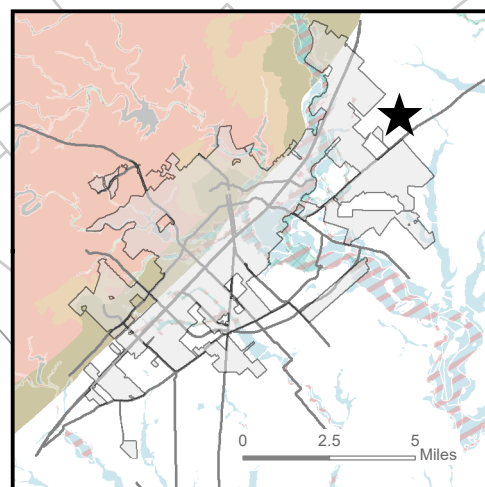


Environmental Features

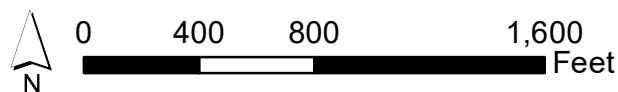
- 100 Year Floodplain
- Water Quality Zone
- Water Quality Zone Buffer

Edwards Aquifer

- Contributing Zone
- Contributing Zone within the Transition Zone
- Recharge Zone
- Transition Zone



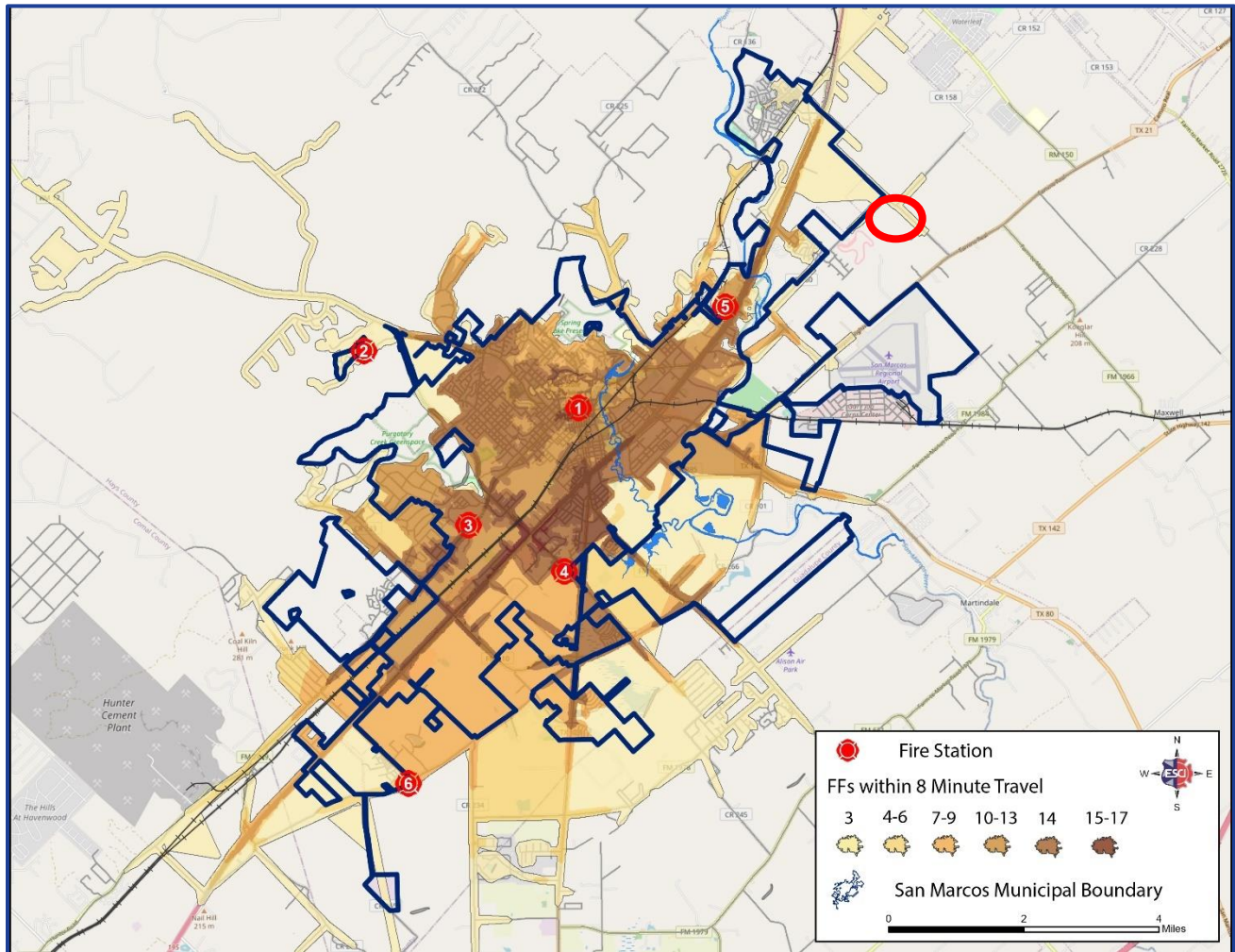
- ★ Site Location**
- Subject Property**
- Parcels**
- City Limit**



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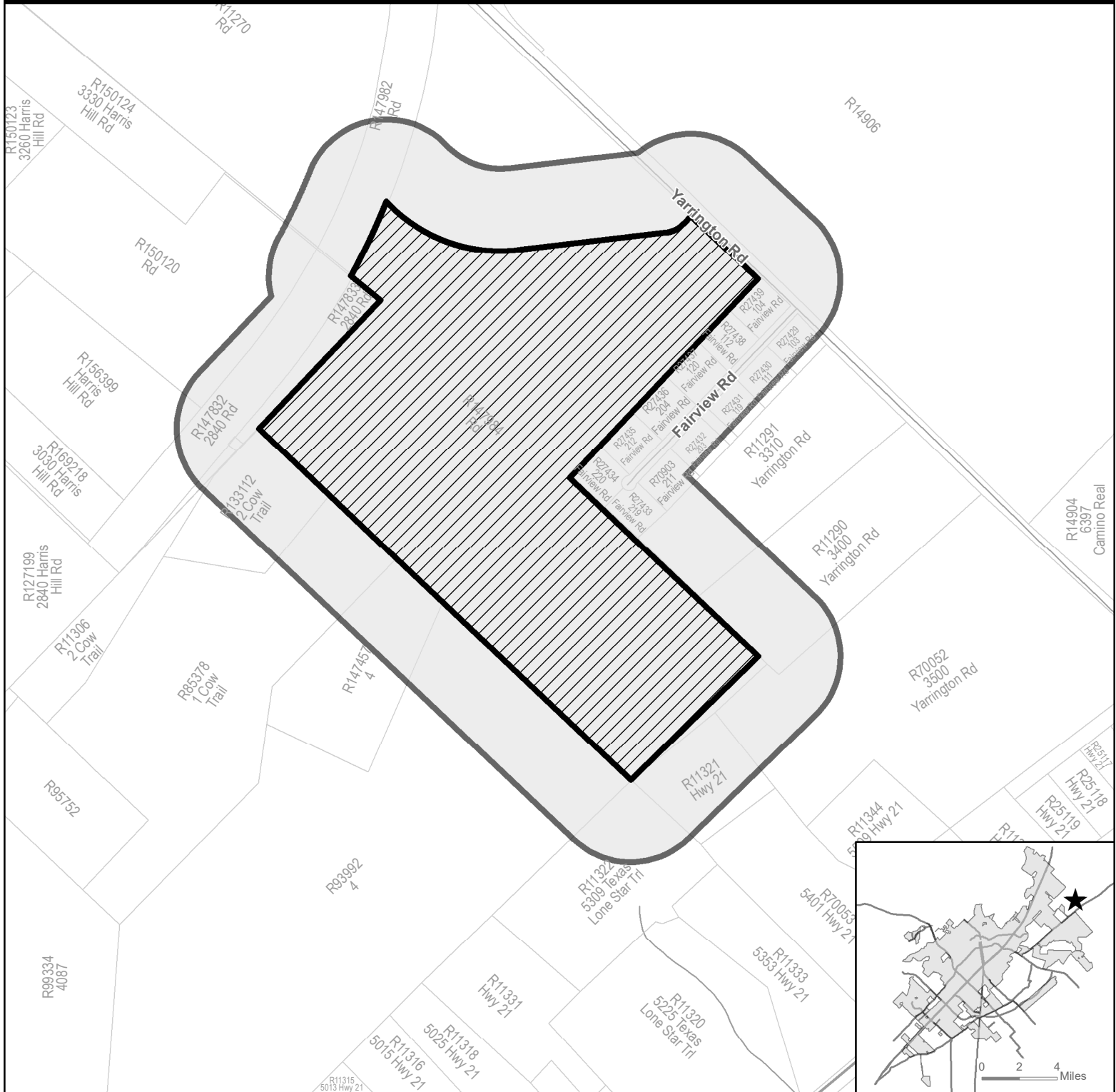
Map Date: 5/25/2022

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-22-22 APPROXIMATE LOCATION

ZC-22-22
400' Notification Buffer
Whisper East (FD to CD-3) — 2900 Block Yarrington Road



Site Location



Subject Property



400' Buffer

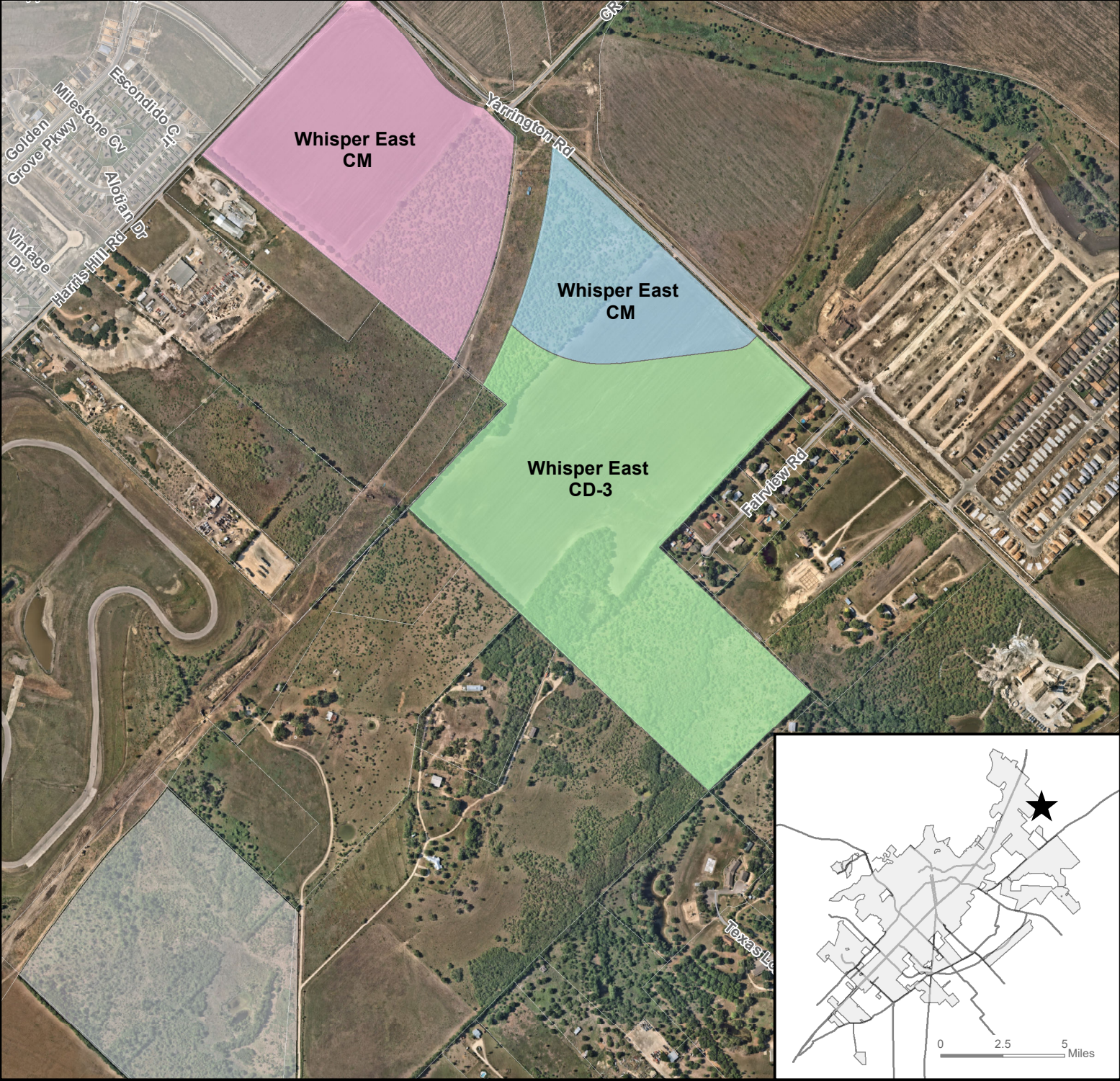
City Limit



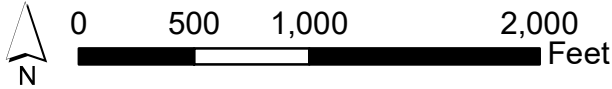
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Map Date: 5/25/2022

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-22-22

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CD-3” Character District - 3
2900 BLK of Yarrington Road**

ZC-22-22 (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 Character District - 3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 79.901 acres out of the William Hemphill Survey, Abstract 221, and the Thomas G. McGehee Survey, Abstract 11, 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-22-22**.

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)

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230
SANMARCOSTX.GOV**

Property ID	Site Address	Owner	Owner Address	Owner City	State	Zip
R70052	3500 YARRINGTON RD	ALAMO CONCRETE PRODUCTS LTD	6055 W GREEN MOUNTAIN RD	SAN ANTONIO	TX	78266
R27429	103 FAIRVIEW RD	BARROS EMILIO ERNESTO & GONZALES NORMA	103 FAIRVIEW RD	SAN MARCOS	TX	78666
R27432	203 FAIRVIEW RD	BLAKE MARK J & CHERYL M	203 FAIRVIEW RD	SAN MARCOS	TX	78666
R27433	219 FAIRVIEW RD	CABALLERO GADIEL F & DAMARIS G	219 FAIRVIEW RD	SAN MARCOS	TX	78666
R11290	3400-04 YARRINGTON RD	COMBS BRIGITTE	10330 RAPIDAN CT	ASHLAND	VA	23005
R27435	212 FAIRVIEW RD	DIX JULIO GUACANEME & PIEDAD W	212 FAIRVIEW RD	SAN MARCOS	TX	78666
R27430	111 FAIRVIEW RD	EIBEN, LORETTA MATOCHA	2156 SEAWILLOW RD	LOCKHART	TX	78644
R147833		GROVES LU ANN REVOCABLE LIVING TRUST	1070 ONWARD LN	GARWOOD	TX	77442
R27431	119 FAIRVIEW RD	GUARDIOLA, JESUSA	119 FAIRVIEW RD	SAN MARCOS	TX	78666
R156578		HAYS COUNTY	111 E SAN ANTONIO ST STE 300	SAN MARCOS	TX	78666
R159742	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST STE 202	SAN MARCOS	TX	78666
R147982	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST STE 101	SAN MARCOS	TX	78666
R147457	4 COW TRAIL	HENNINGTON DAVID PAUL & LEAH DANYELLE	4 COW TRL UNIT B	MAXWELL	TX	78656
R27437	120 FAIRVIEW RD	HIX JENNA & DUSTIN	120 FAIRVIEW RD	SAN MARCOS	TX	78666
R11321	5401 SH 21	JANSEN BRIAN & CINDY	5401 SH 21	MAXWELL	TX	78656
R14906	3499 YARRINGTON RD	KYLE THREE PARTNERS LP	3736 BEE CAVE RD STE 1-122	WEST LAKE HILLS	TX	78746
R169570	YARRINGTON RD	LENNAR HOMES OF TEXAS LAND & CONST LTD	13620 Ranch Road 620 N BLDG B150	AUSTIN	TX	78717
R11291	3310 YARRINGTON RD	LOWDEN ALAN DALE & LOWDEN SHARON LANETTE	4995 LONE MAN MOUNTAIN RD	WIMBERLEY	TX	78676
R11327	HARRIS HILL RD	MAXWELL WATER SUPPLY CORP	P O BOX 158	MAXWELL	TX	78656
R27434	220 FAIRVIEW RD	MONEY, ELIOTT L	220 FAIRVIEW RD	SAN MARCOS	TX	78666
R27438	112 FAIRVIEW RD	NAVARRETTE, JOHN	315 PAULS DR	SAN MARCOS	TX	78666
R85379	1 COW TRL	NEW DIRECTION IRA INC % EDWARD ROMANO	P O BOX 607	WIMBERLEY	TX	78676
R156399	HARRIS HILL RD	ROJO DAMASO E & BERNARDO ROJO	PO BOX 2339	KYLE	TX	78640
R70903	211 FAIRVIEW RD	ROYAL, THOMAS W	211 FAIRVIEW RD	SAN MARCOS	TX	78666
R11322	5309 TEXAS LONE STAR TRL	SABRA HEALTH CARE REIT INC.	18500 VON KARMAN AVE STE 550	IRVINE	CA	92612
R27436	204 FAIRVIEW RD	SHANKS JESSE W JR & ANNA D	204 FAIRVIEW RD	SAN MARCOS	TX	78666
R133112	COW TRAIL	SINGH YOGESH M	PO BOX 506178	SAIPAN	MP	96950
R27439	104 FAIRVIEW RD	WEBBER, PAUL W	104 FAIRVIEW RD	SAN MARCOS	TX	78666
R147984	YARRINGTON RD	WHISPER MASTER COMMUNITY LIMITED PARTNERSHP	9811 S IH 35 BLDG 3 STE 100	AUSTIN	TX	78744