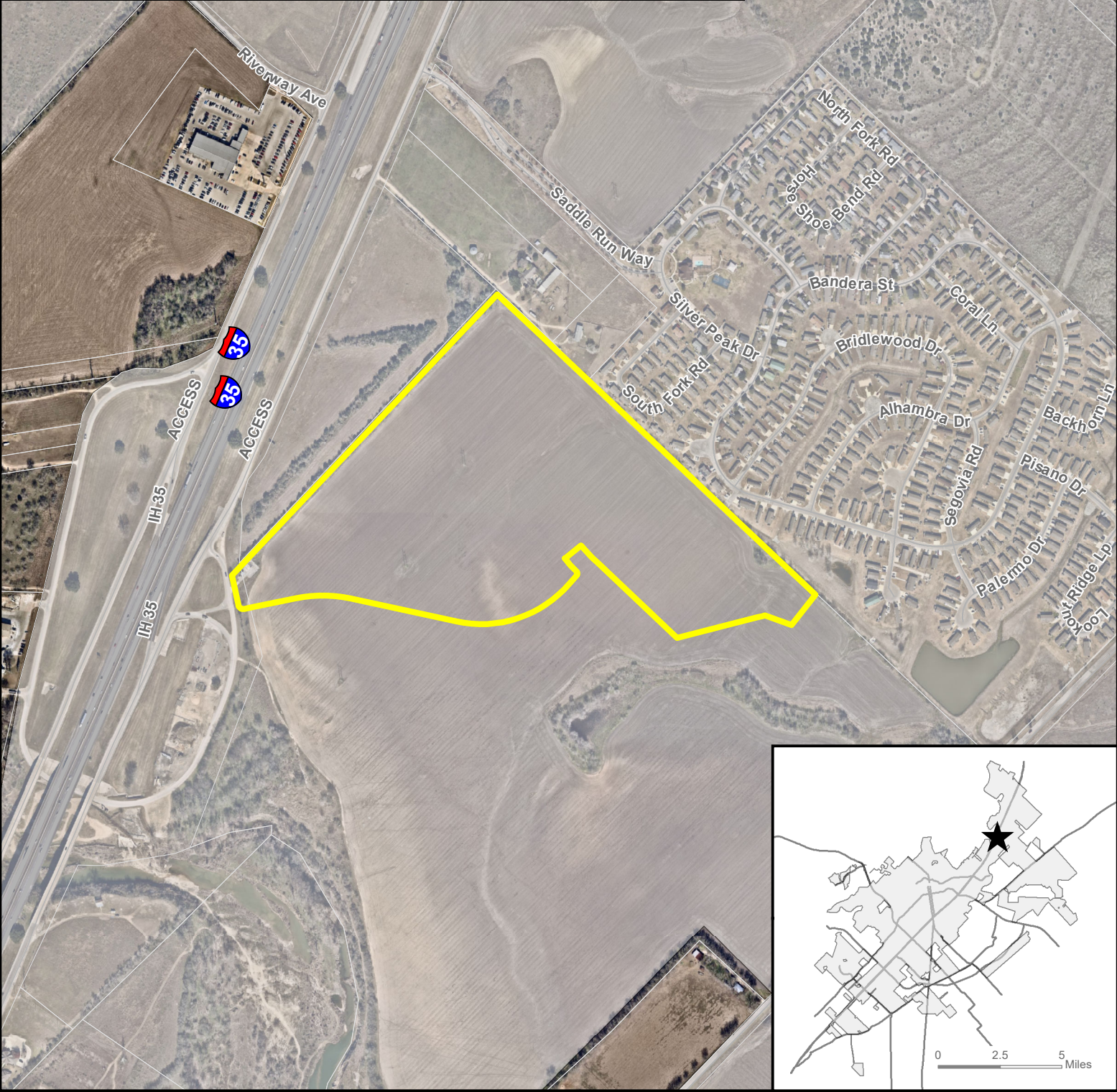
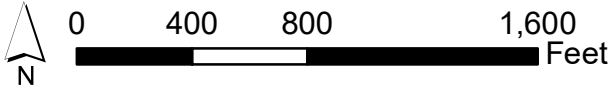


ZC-22-09 Aerial View Whisper South LI — 2500BLK N IH 35



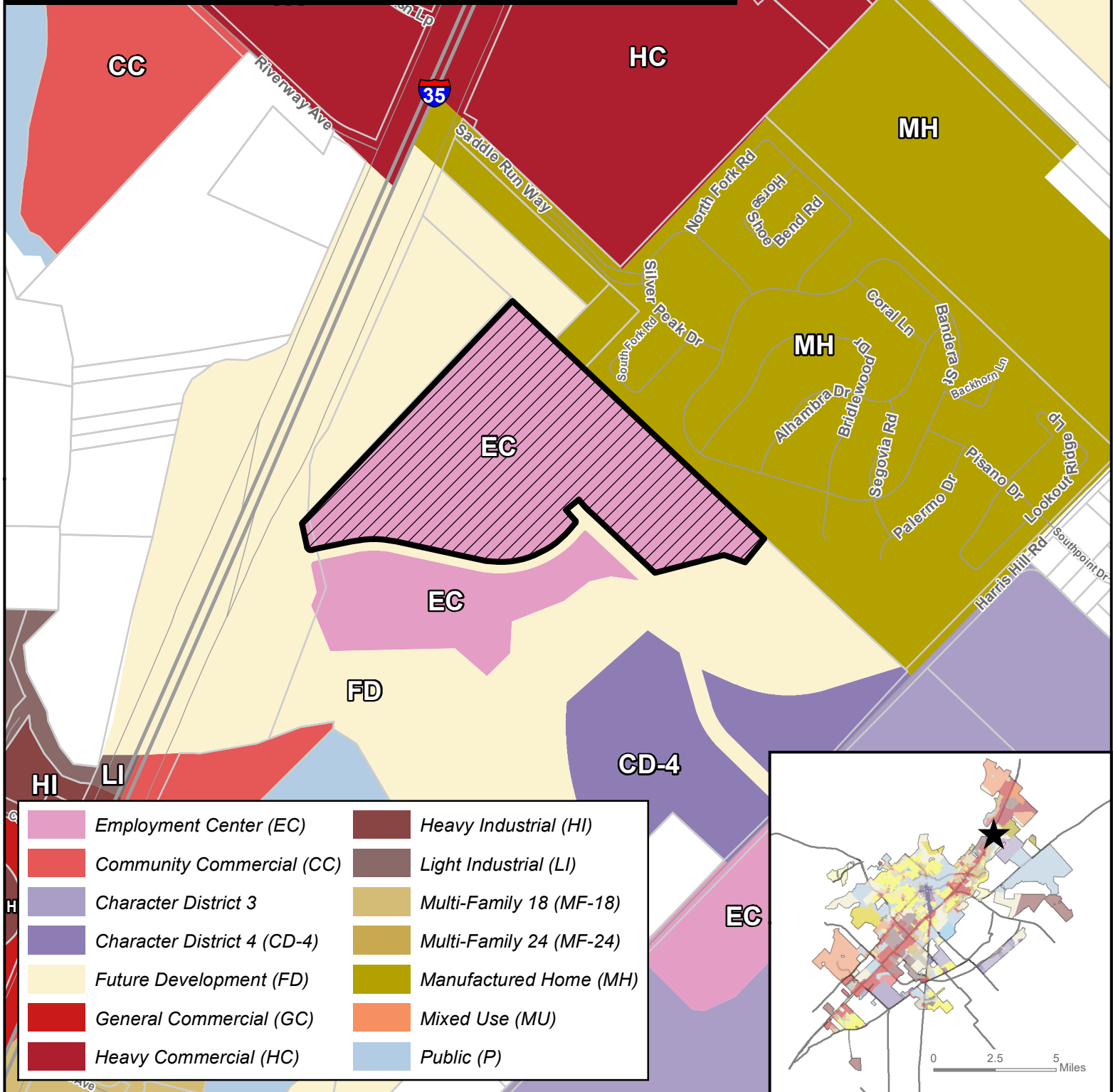
- ★ Site Location
- Subject Property
- Parcel
- City Limit



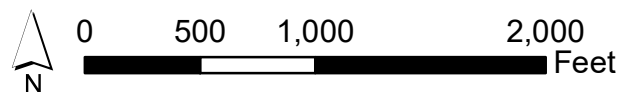
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 2/14/2022

ZC-22-09 Existing Zoning Whisper South LI — 2500BLK N IH 35



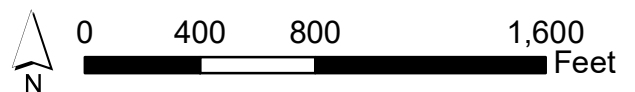
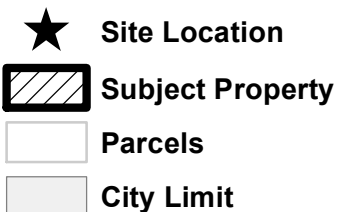
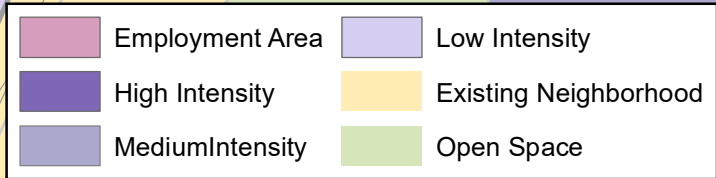
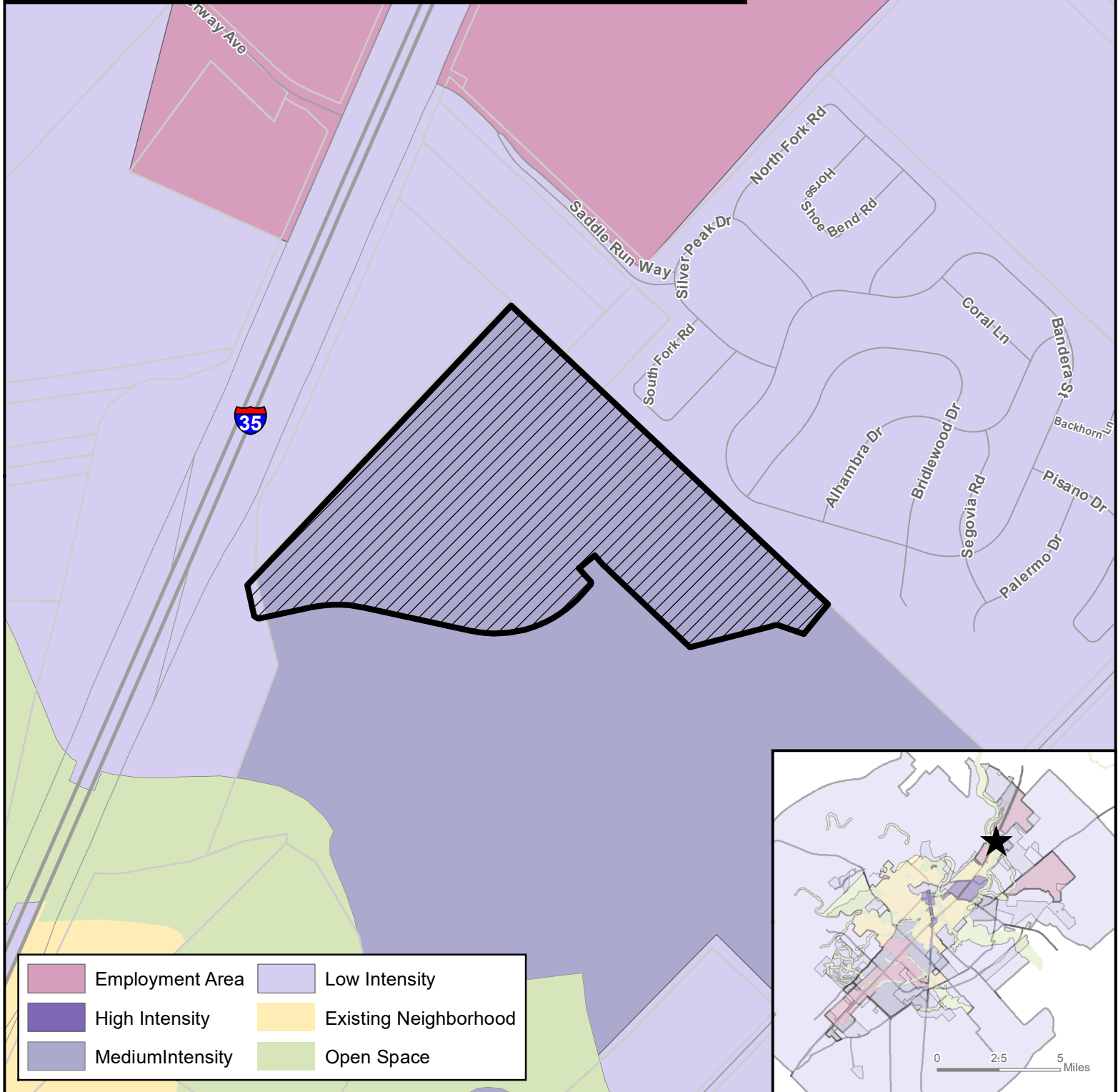
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 2/14/2022

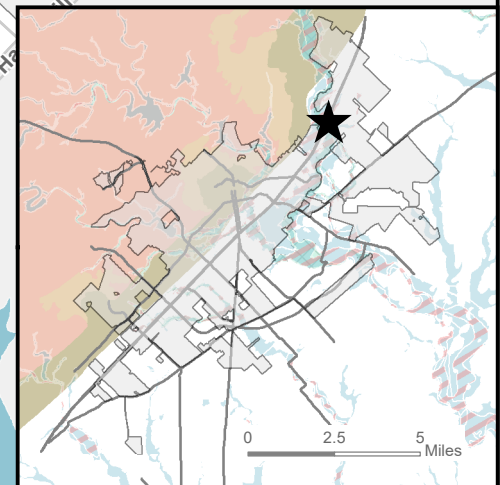
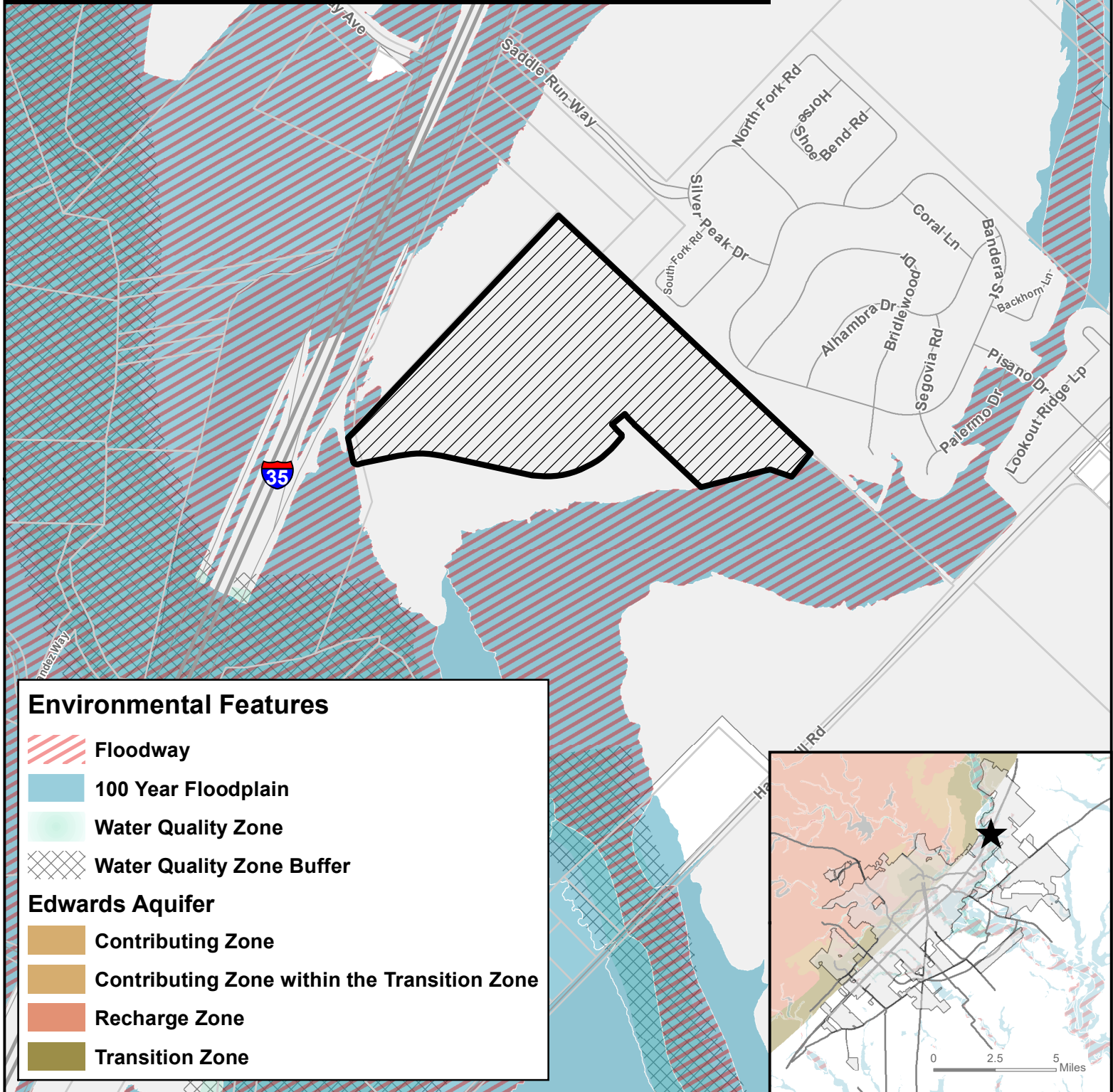
ZC-22-09 Preferred Scenario Whisper South LI — 2500BLK N IH 35



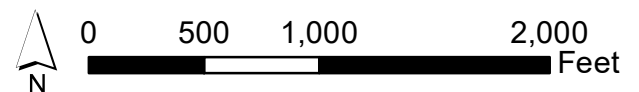
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Map Date: 2/14/2022

ZC-22-09 Environmental Features Whisper South LI — 2500BLK N IH 35



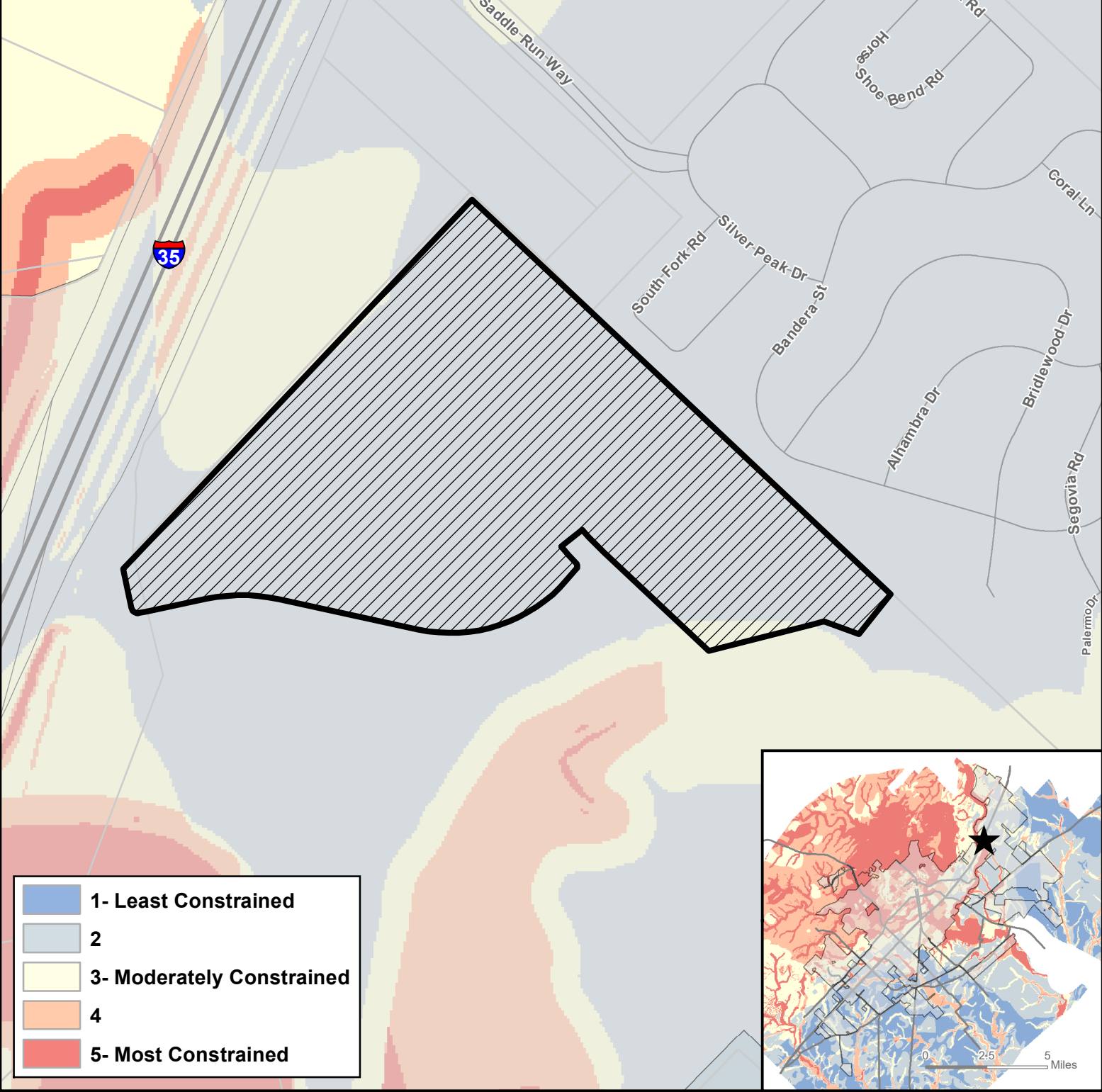
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



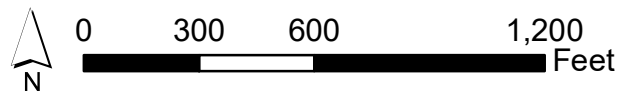
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/14/2022

ZC-22-09 Land Use Suitability Whisper South LI — 2500BLK N IH 35



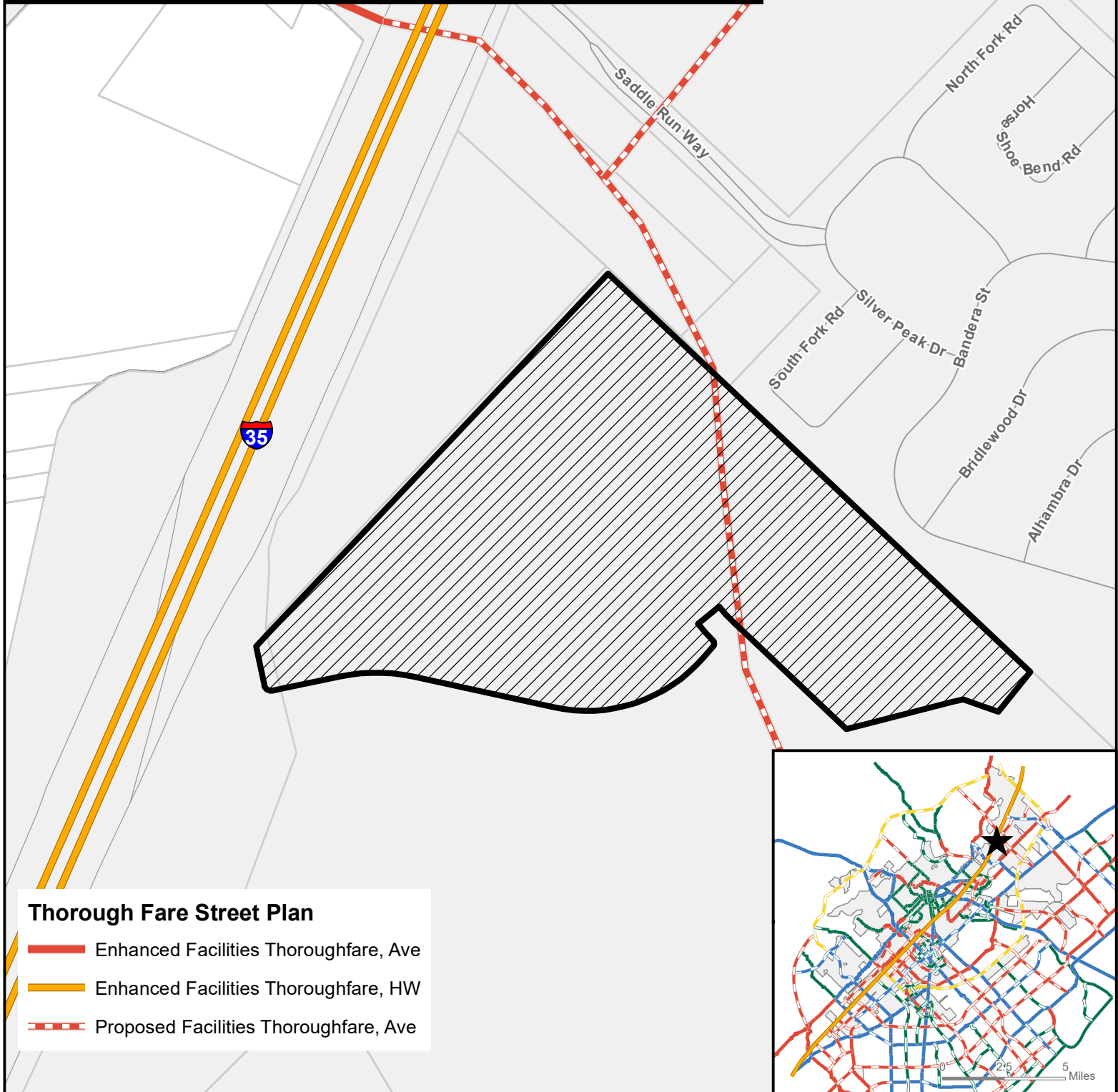
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



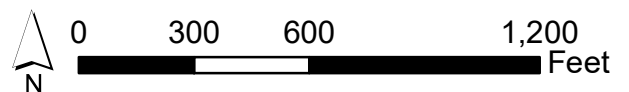
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Map Date: 2/14/2022

ZC-22-09 Transportation Master Plan Whisper South LI — 2500BLK N IH 35



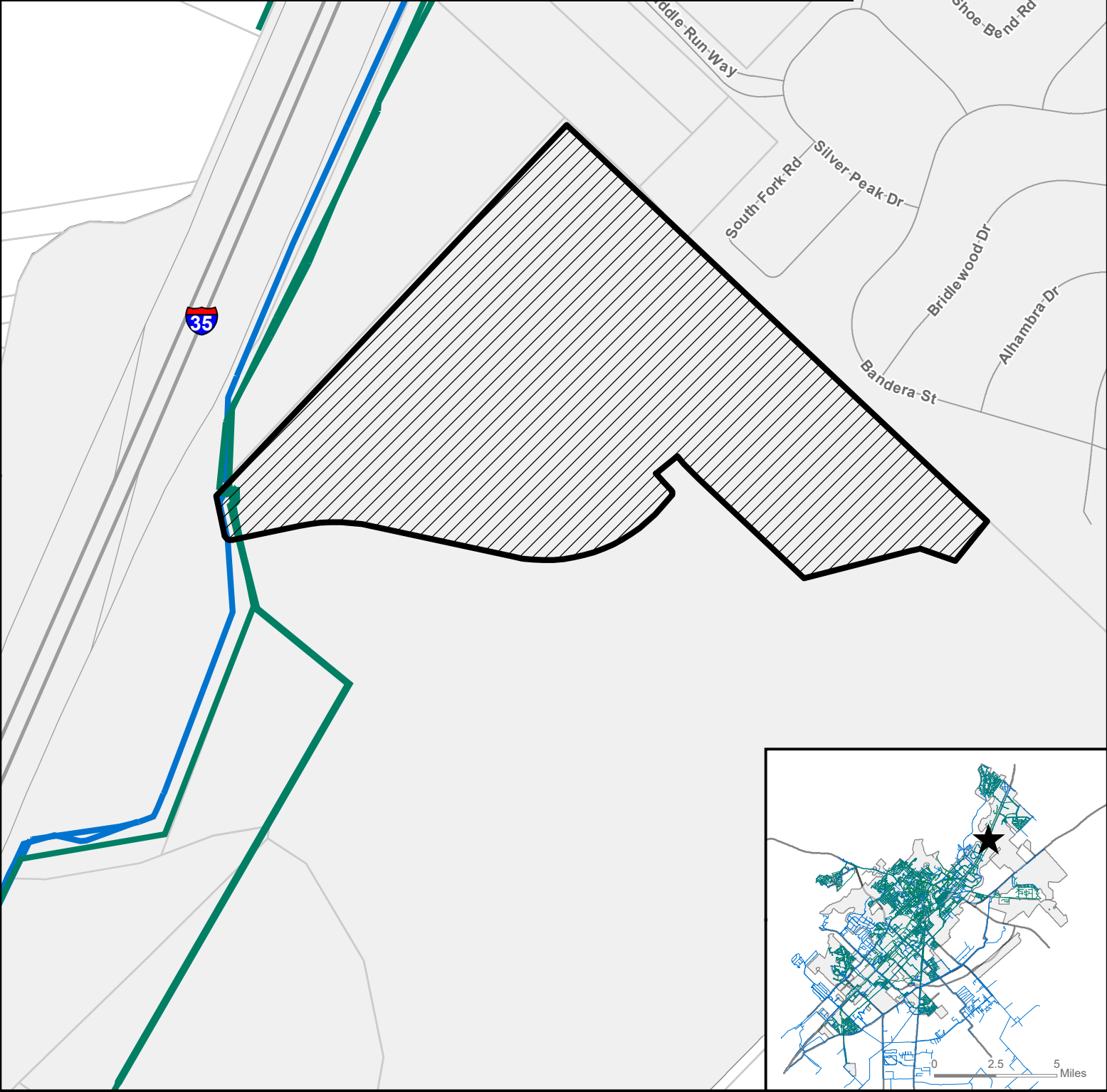
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



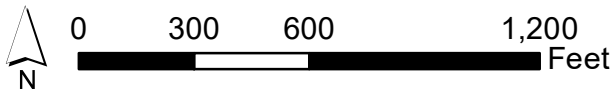
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/14/2022

ZC-22-09 Water/Wastewater Lines Whisper South CM to LI — 2500BLK N IH 35



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



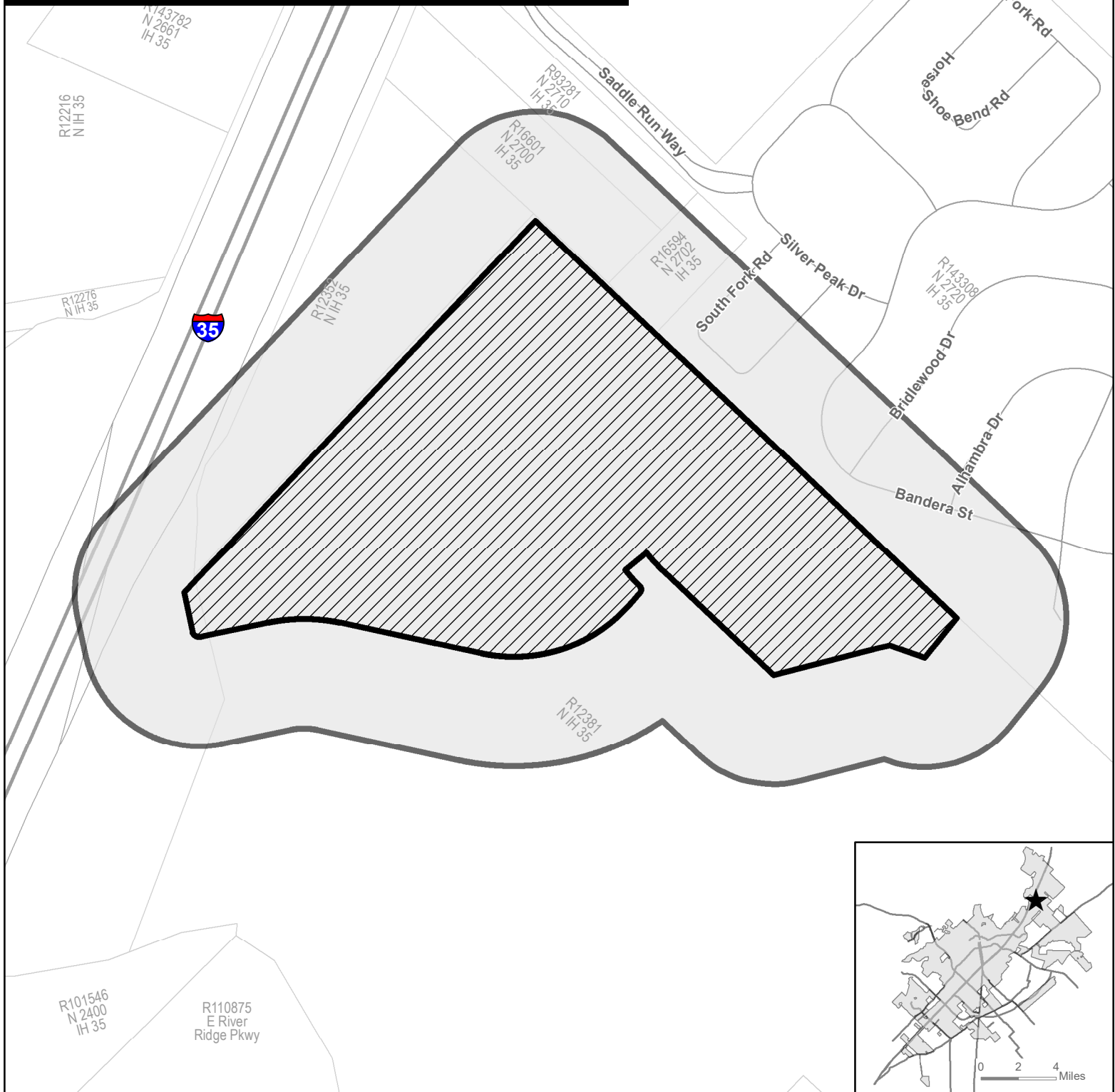
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Map Date: 2/14/2022

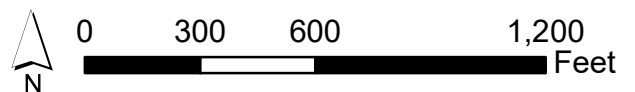
ZC-22-09

400' Notification Buffer

Whisper South LI — 2500 N IH 35



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



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Map Date: 2/11/2022

PLANNING AND DEVELOPMENT SERVICES



05/22/2022

ZC-22-09

**Notice of Public Hearing
Zoning Change Request
“CM” Commercial to “LI” Light Industrial
2500BLK N IH 35 / Whisper South Light Industrial**

ZC-22-09 (2500BLK N IH 35 / Whisper South Light Industrial) Hold a public hearing and consider a request by Harris Hill Commercial Land Holdings, Ltd for a Zoning Change from Commercial (CM) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 52.4 acres, more or less, out of the J. Veramendi Survey, Abstract 17, Hays County, Texas, generally located between Harris Hill Road and the I-35 North Frontage Road, approximately 600 ft south of Saddle Run Way. (J.Cleary)

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, **Julia Cleary** at **512.805.2658** or jcleary@sanmarcostx.gov. When calling, please refer to case number **ZC-22-09**.

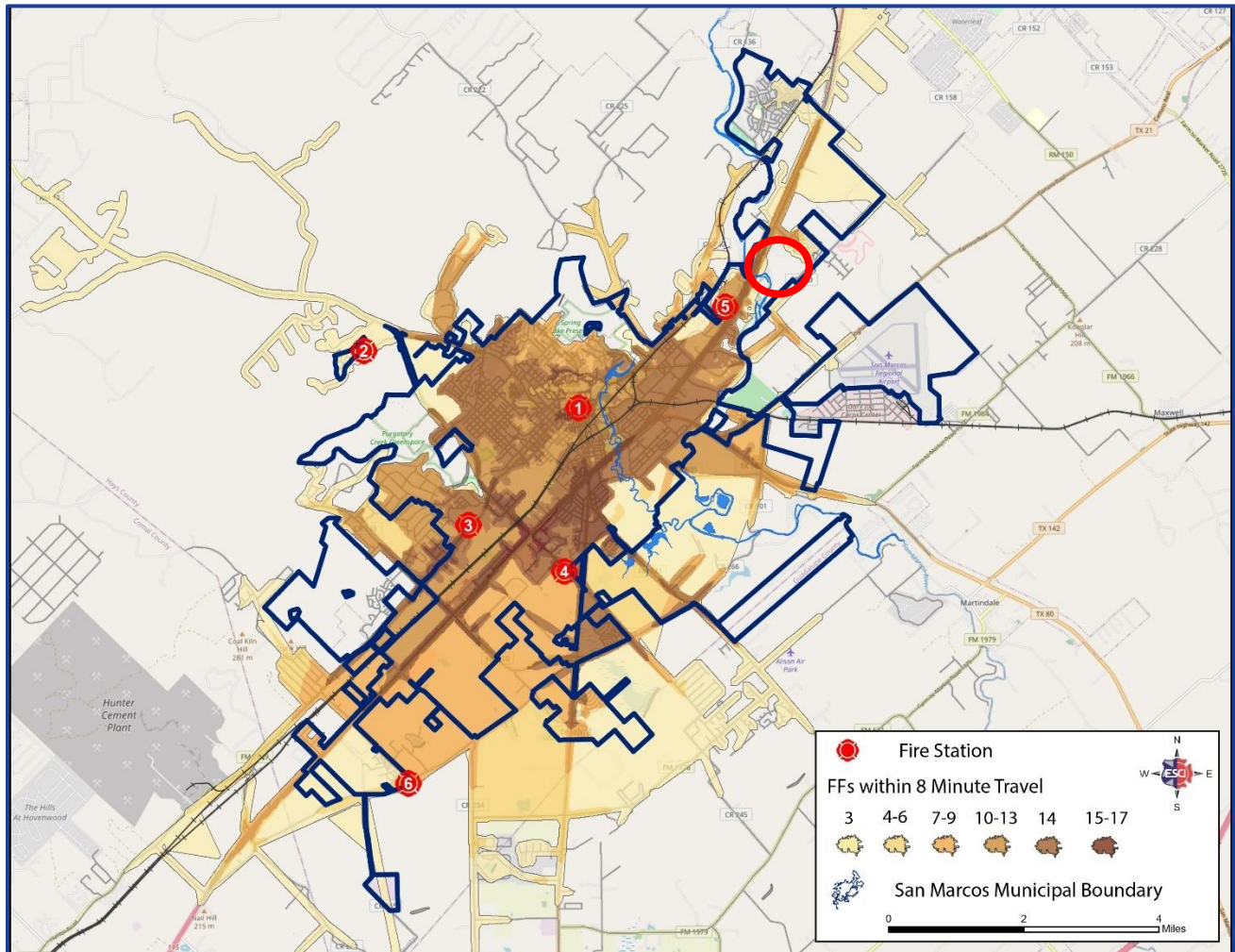
The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas 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

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

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
R12352	N IH 35, SAN MARCOS, TX 78666	REASONER HARRY MAX	1604 KIRBY DR	HOUSTON	TX	7019
R143308	289 SILVERPEAK DR, SAN MARCOS, TX 78666	SUN SADDLE BROOK LTD, STE 200	27777 FRANKLIN RD	SOUTHFIELD	MI	48034
R93281	N IH 35, SAN MARCOS, TX 78666	WEHRMAN JEAN & LARRY TRUSTEES, P O BOX 273	KITTY P YARRINGTON ESTATE	SAN MARCOS	TX	78667
R12381	N IH 35, SAN MARCOS, TX 78666	N O B 216 HOLDINGS LTD, SUITE 100	9811 S IH 35, BUILDING 3	AUSTIN	TX	78744
		Angie Ramirez	612 Barbara	San Marcos	TX	78666
		George S. Garcia Jr.	328 Sherbarb St	San Marcos	TX	78666
		Robert Dudolski	133 Rock Bluff Ln	San Marcos	TX	78666
		Roland Saucedo	211 Ebony	San Marcos	TX	78666

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-22-09 APPROXIMATE LOCATION