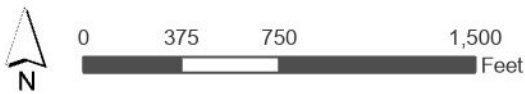


**ZC-23-02 Hill Country Studios - W. Centerpoint Rd & Ranch Rd 12 Aerial Map**

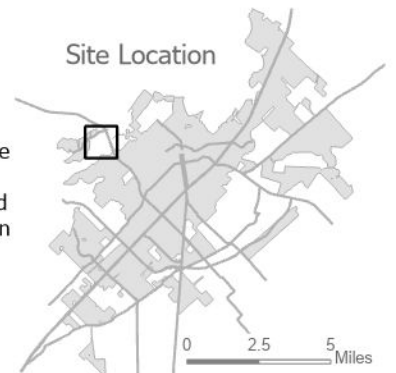


- Subject Property
- Parcel
- City Limit

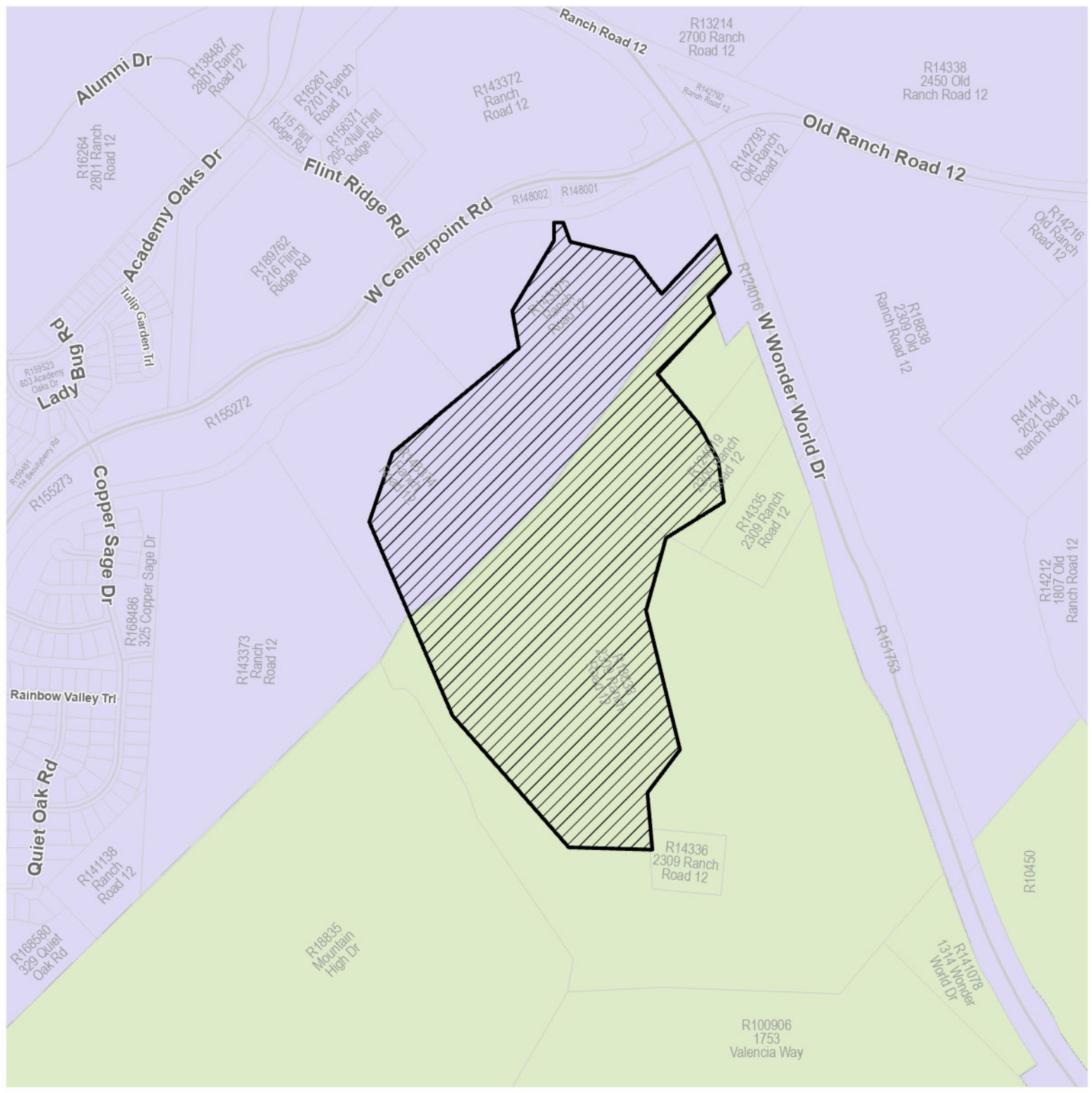






This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

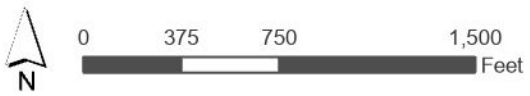
Date: 5/3/2023





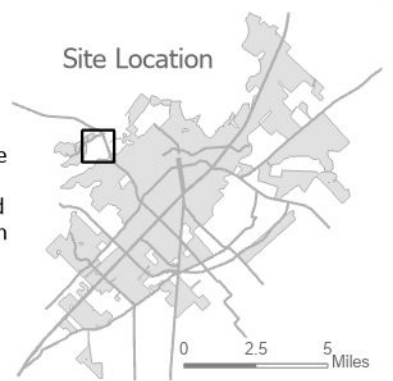


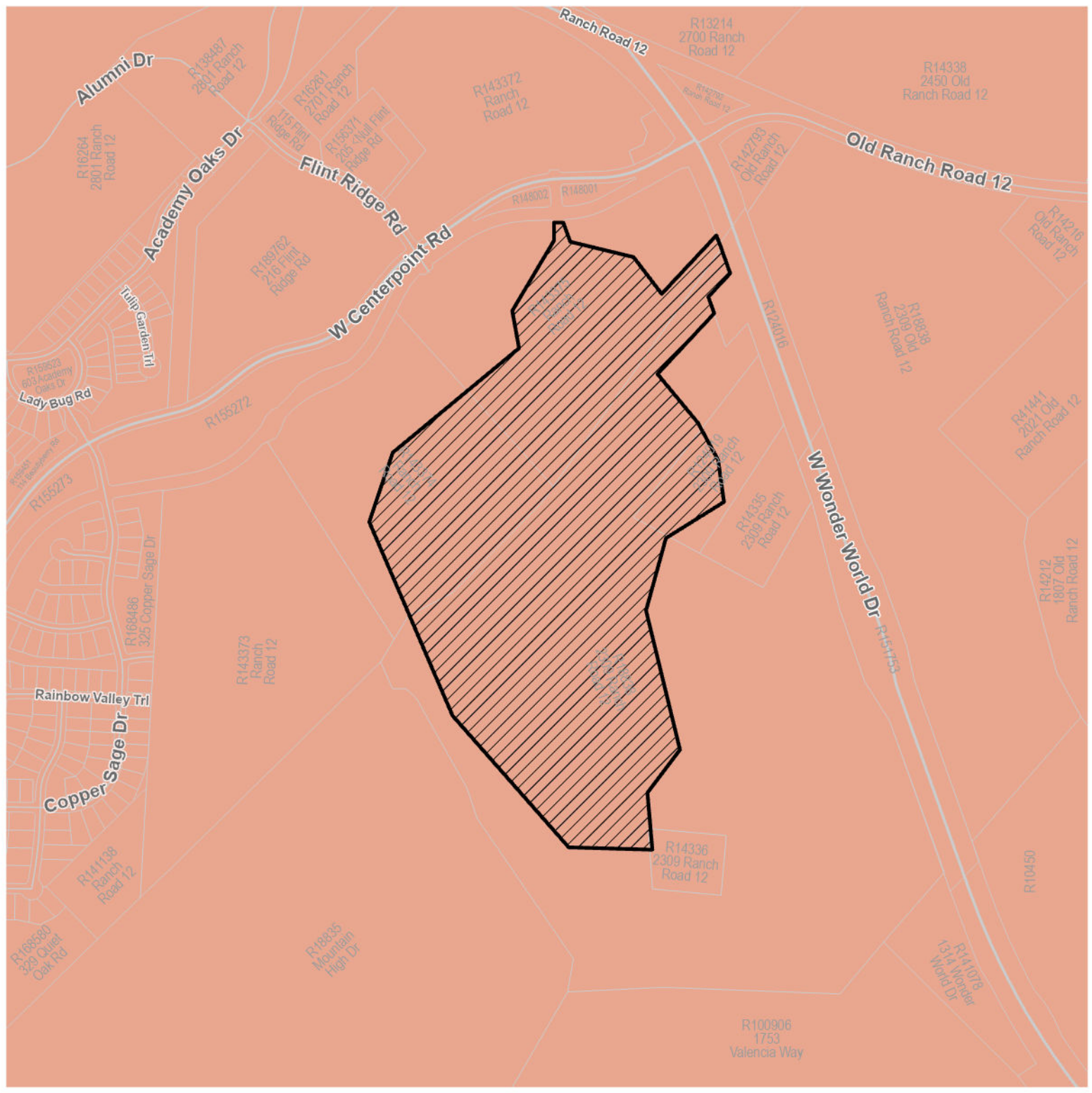
-  Subject Property
-  Parcel
-  Low Intensity
-  Open Space



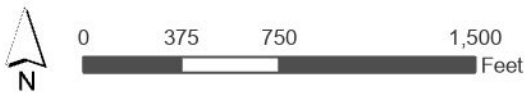
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/3/2023



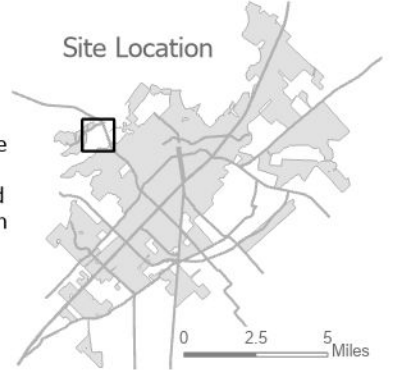


-  Subject Property
-  Parcel
-  Recharge Zone

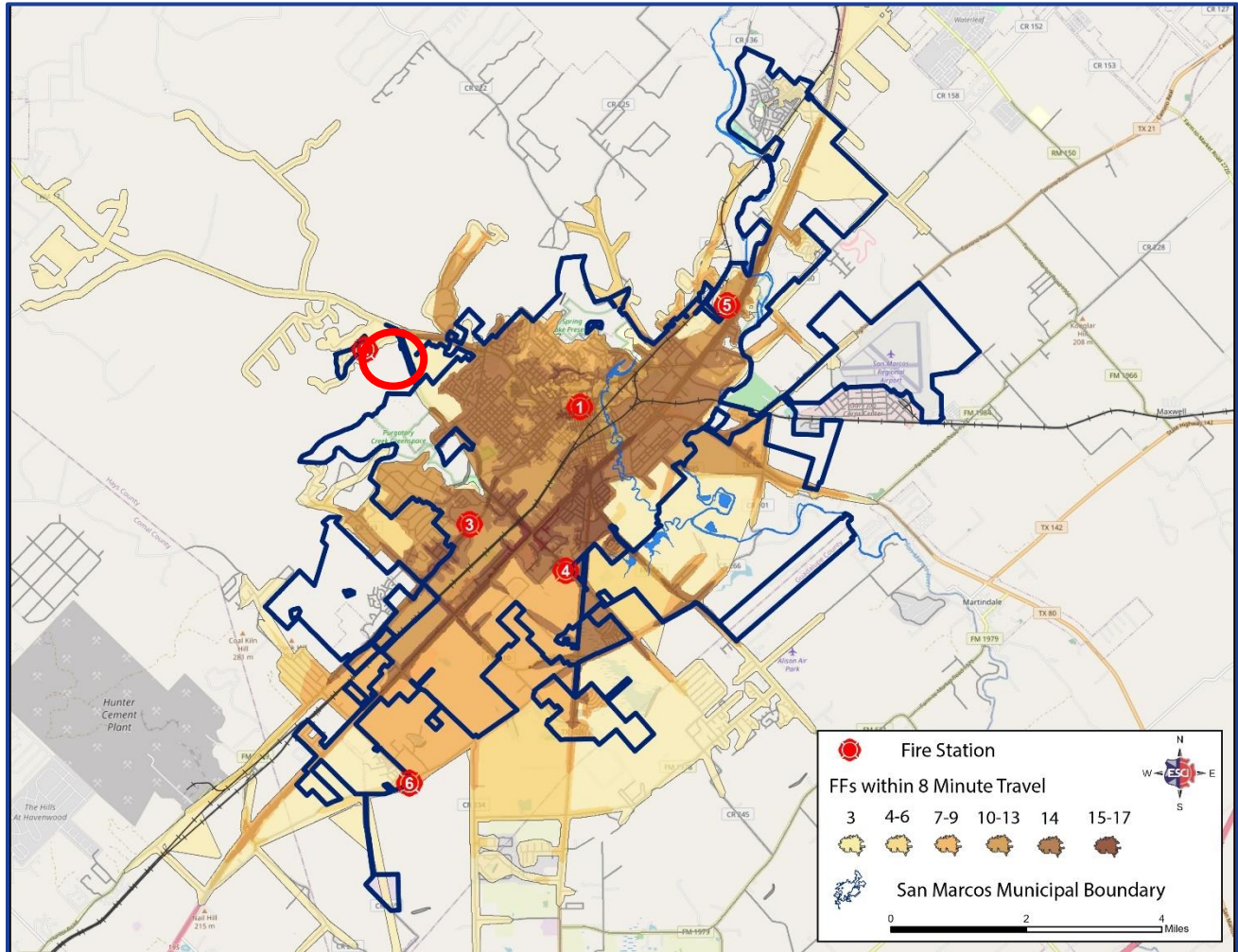


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/3/2023



**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-23-02 Approximate Location**



PLANNING AND DEVELOPMENT SERVICES



5/5/2023

ZC-23-02

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development to “CC” Community Commercial  
Hill Country Studios / W. Centerpoint Rd & Ranch Rd 12**

*ZC-23-02 (Hill Country Studios / FD to CC) Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate – San Marcos, LLC, for a zoning change from “FD” Future Development to “CC” Community Commercial or, subject to consent of the owner, another less intense zoning district classification, for approximately 90.00 acres of land out of the L. Glasgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No’s. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd. 12 intersection. (W. Rugeley)*

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, May 23, 2023**, 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](mailto: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 **Monday, July 3, 2023**, 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**  
[citizencomment@sanmarcostx.gov](mailto:citizencomment@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Will Rugeley**, at **512.805.2613** or [wrugeley@sanmarcostx.gov](mailto:wrugeley@sanmarcostx.gov). When calling, please refer to case number **ZC-23-02**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City’s website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

*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 Relav Service (TRS) by dialina 7-1-1. Requests can also be faxed to*

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843  
SANMARCOSTX.GOV**

## Notification List ZC-23-02

| Property ID | Property Address                      | Owner Name                                  | Owner Address            | Owner City, State, & Zip |
|-------------|---------------------------------------|---------------------------------------------|--------------------------|--------------------------|
| 141138      | RR 12, SAN MARCOS, TX 78666           | LAZY OAKS RANCH LP                          | 303 COLORADO ST STE 2300 | AUSTIN, TX 78701-0021    |
| 142793      | OLD RR 12, SAN MARCOS, TX 78666       | LCSM WW LLC                                 | 303 COLORADO ST STE 2300 | AUSTIN, TX 78701         |
| 124016      | WONDER WORLD DR, SAN MARCOS, TX 78666 | STATE OF TEXAS TEXAS DEPT OF TRANSPORTATION | 7901 N IH 35             | AUSTIN, TX 78753         |
|             |                                       | NEIGHBORHOOD COMMISSION REP William DeSoto  | 618 Larue                | SAN MARCOS, TX 78666     |
|             |                                       | NEIGHBORHOOD COMMISSION REP Roland Saucedo  | 211 Ebony                | SAN MARCOS, TX 78666     |