



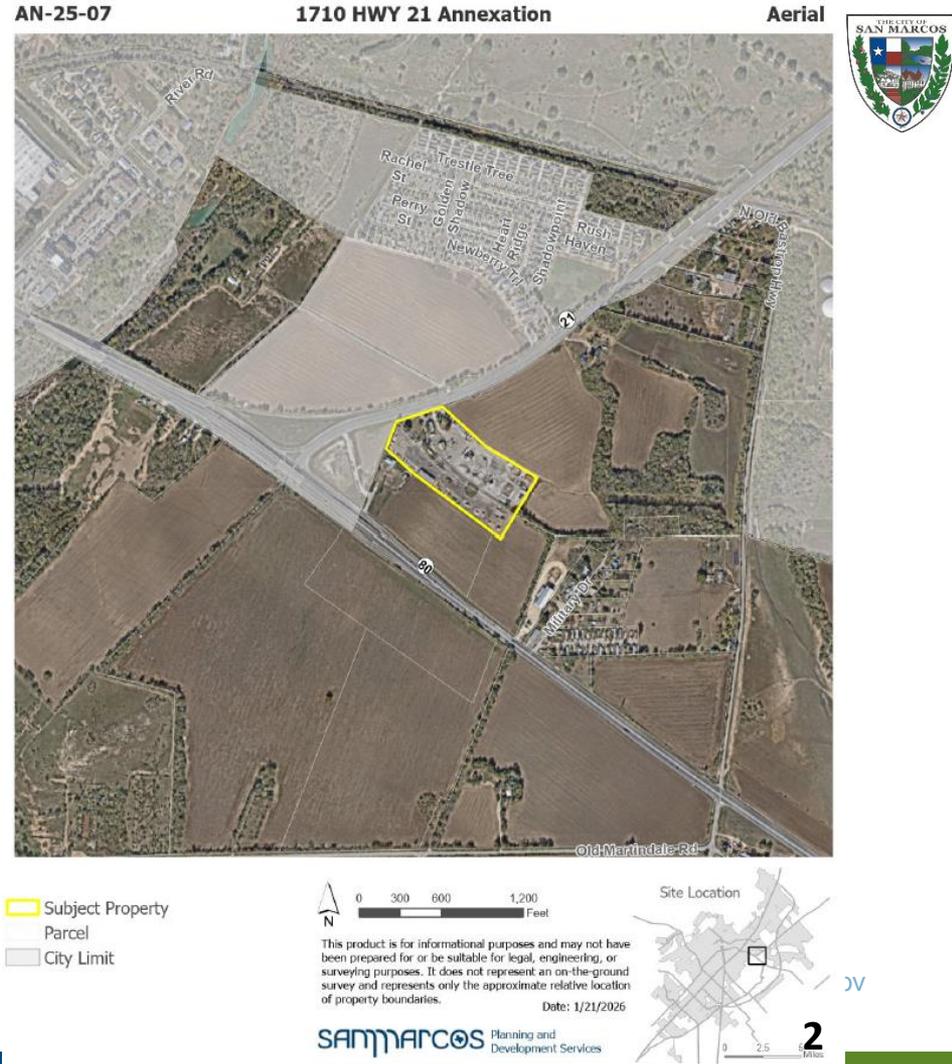
AN-25-07

1710 HWY 21 Annexation

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2026-XX, annexing into the City approximately 11.548 +/- acres of land out of the Thomas G. McGehee Survey, Abstract No. 11, in Hays County, Texas, generally located on the southside of Hwy 21 and 900 feet north of the Hwy 21 and Hwy 80 intersection and commonly known as 1710 Hwy 21, and approving an amended service agreement; including procedural provisions; and declaring an effective date; and consider approval of Ordinance 2026-XX on the first of two readings.

Context

- Applicant not requesting zoning. Land will default to Future Development (FD) zoning.
- TxDOT maintenance facility allowed by right within FD District
- Service Plan (attached)
 - Water: City of San Marcos
 - Wastewater: City of San Marcos
 - Electric: Bluebonnet



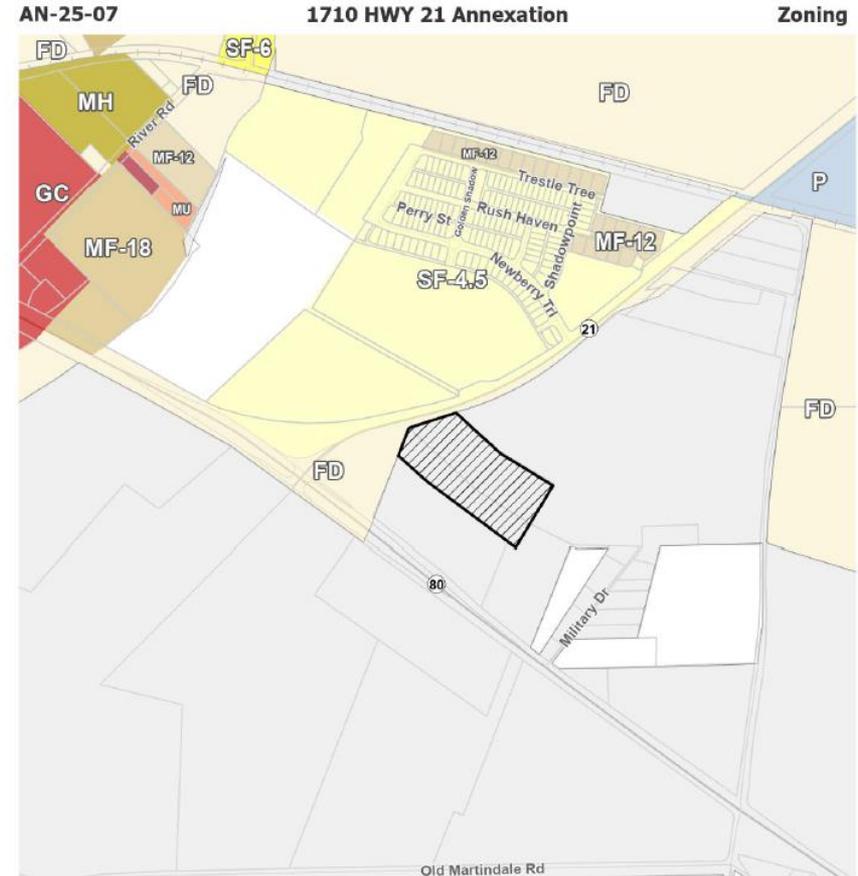
Context

Surrounding Zoning

- Single Family 4.5 (SF-4.5)
- Future Development (FD)
- Extraterritorial Jurisdiction (ETJ) (No Zoning)

Surrounding Uses

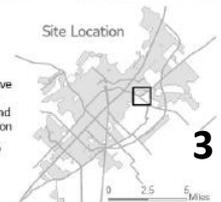
- Vacant/agricultural



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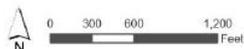
Date: 3/4/2026

SAN MARCOS Planning and Development Services

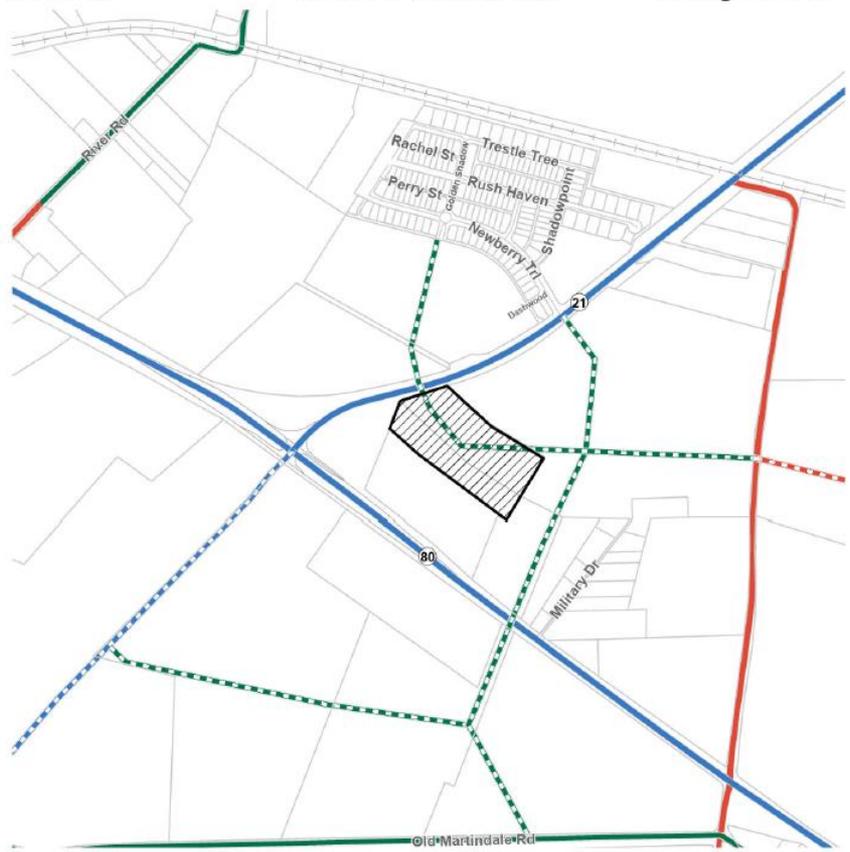




- Subject Property
- Parcel
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Potable Water Main Proposed



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Date: 3/4/2026



- Subject Property
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, St



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Date: 3/4/2026



V



Annexation Schedule

Annexation Schedule:

- **City Council Resolution (Approval of Service Agreement and set public hearing date):** February 17, 2026
- **City Council Ordinance 1st Reading (Public Hearing):**
March 31, 2026
- **City Council Ordinance 2nd Reading:** April 21, 2026

Recommendation



- Staff recommends approval of AN-25-07 as presented.