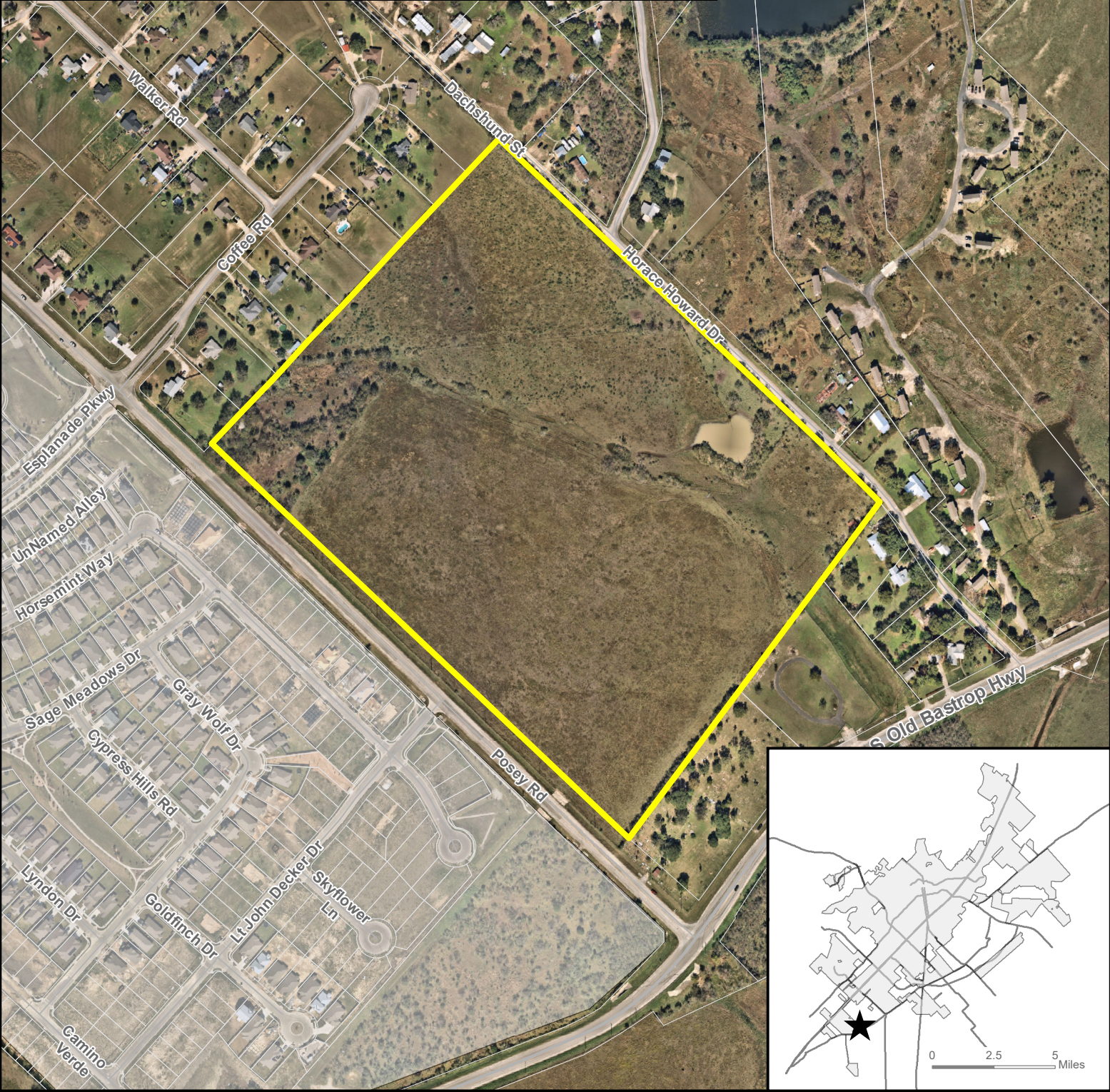
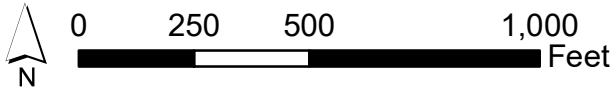


ZC-22-05 Aerial View FD to CD-3 — 1800BLK Posey Road



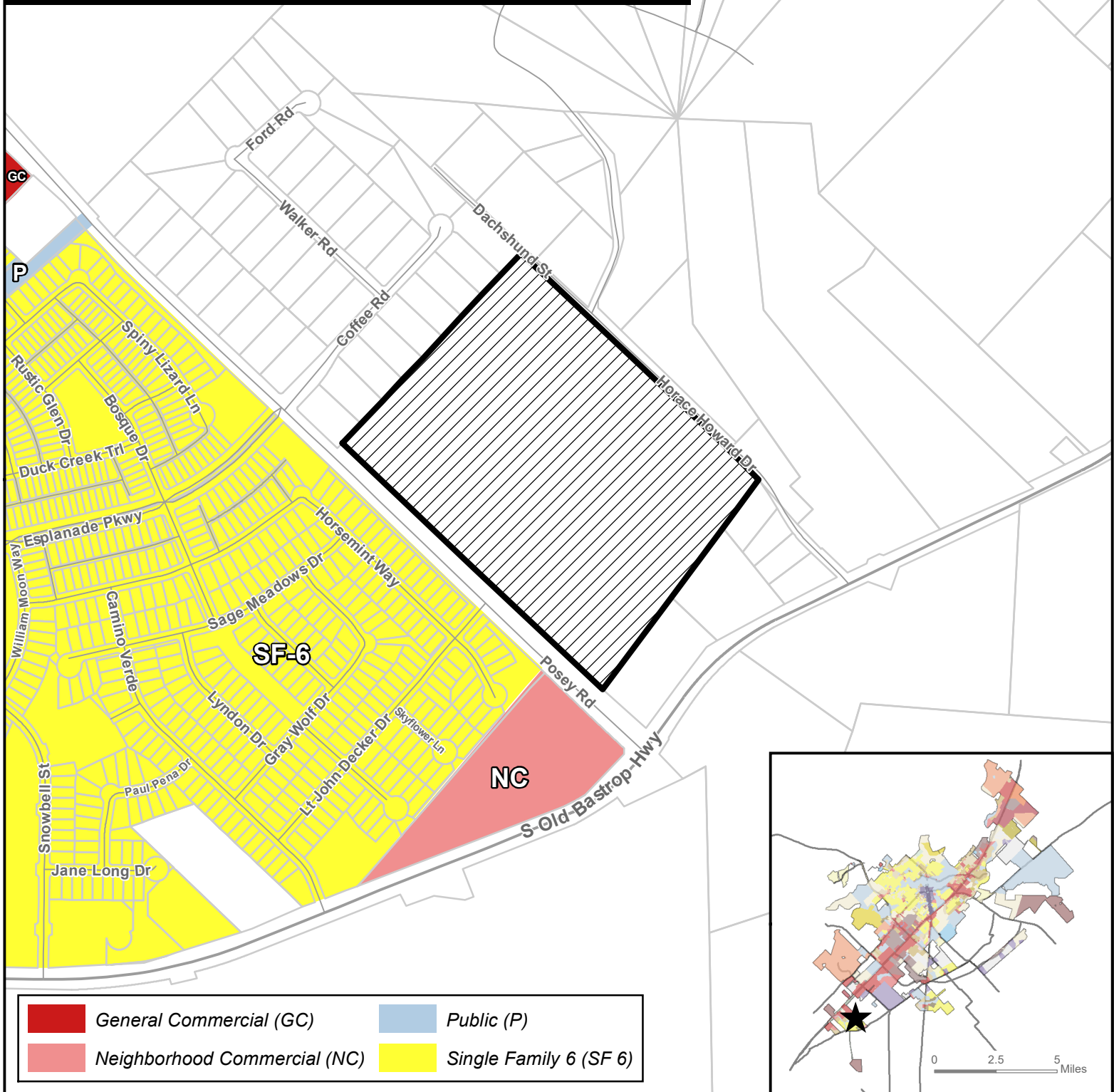
- ★ Site Location
- Subject Property
- Parcel
- City Limit



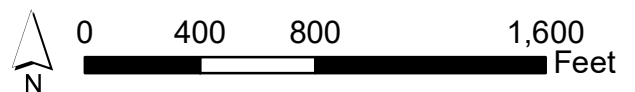
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/29/2021

ZC-22-05 Existing Zoning FD to CD-3 — 1800BLK Posey Road



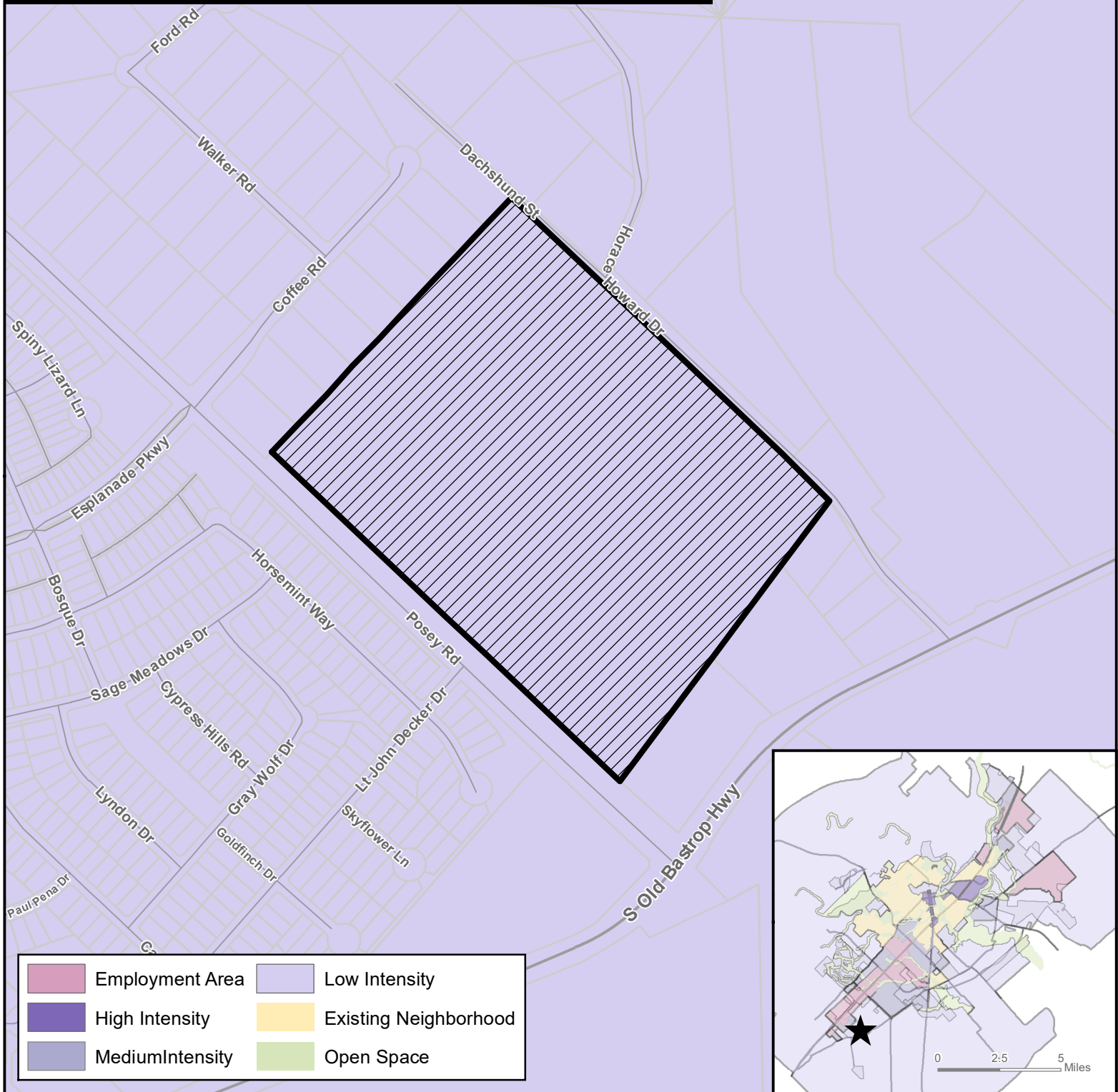
- ★ **Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 1/25/2022

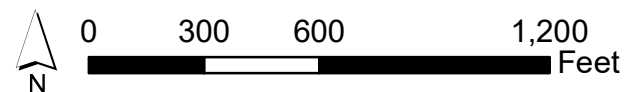
ZC-22-05 Preferred Scenario FD to CD-3 — 1800BLK Posey Road



	Employment Area		Low Intensity
	High Intensity		Existing Neighborhood
	Medium Intensity		Open Space



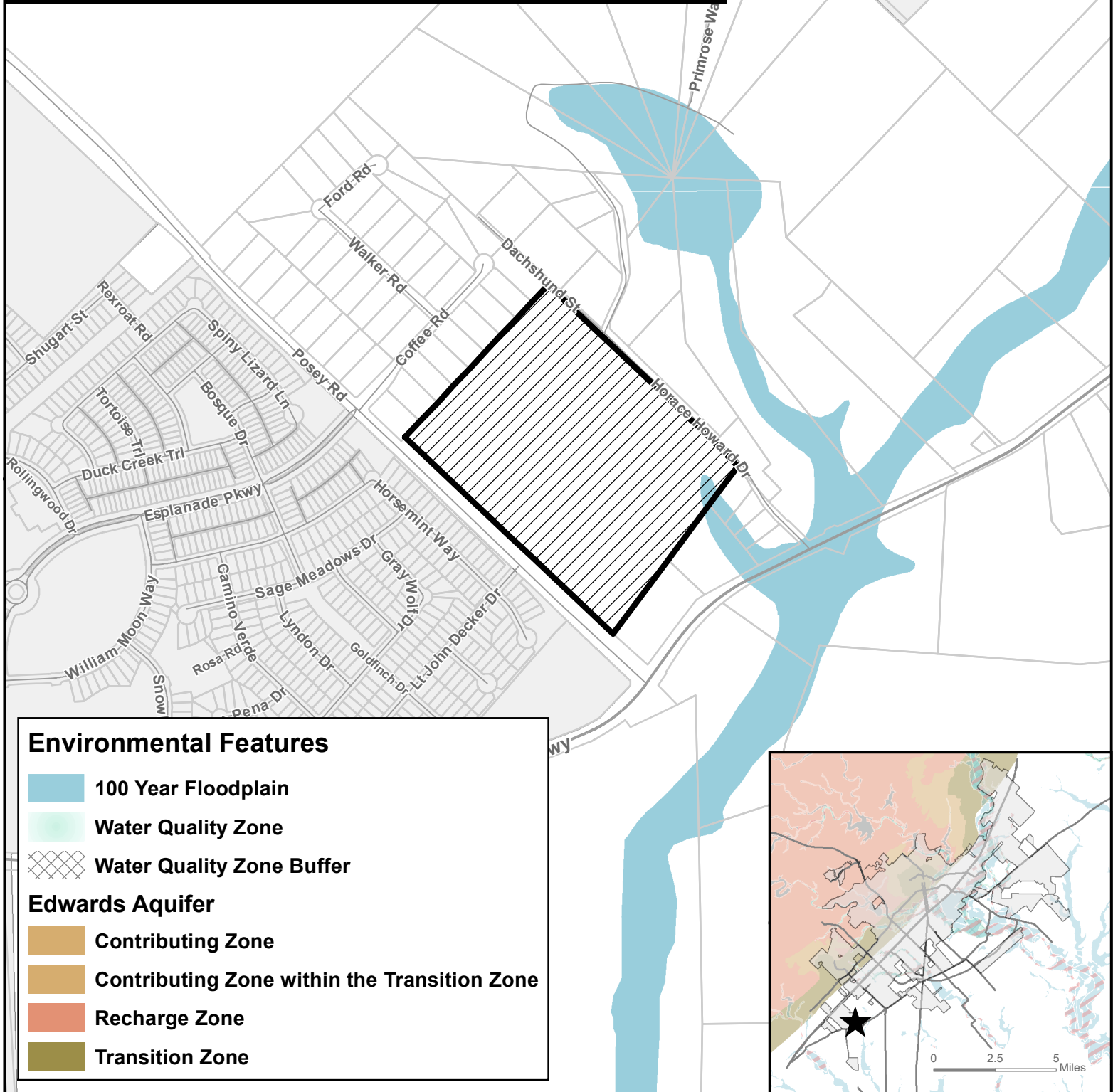
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 1/25/2022

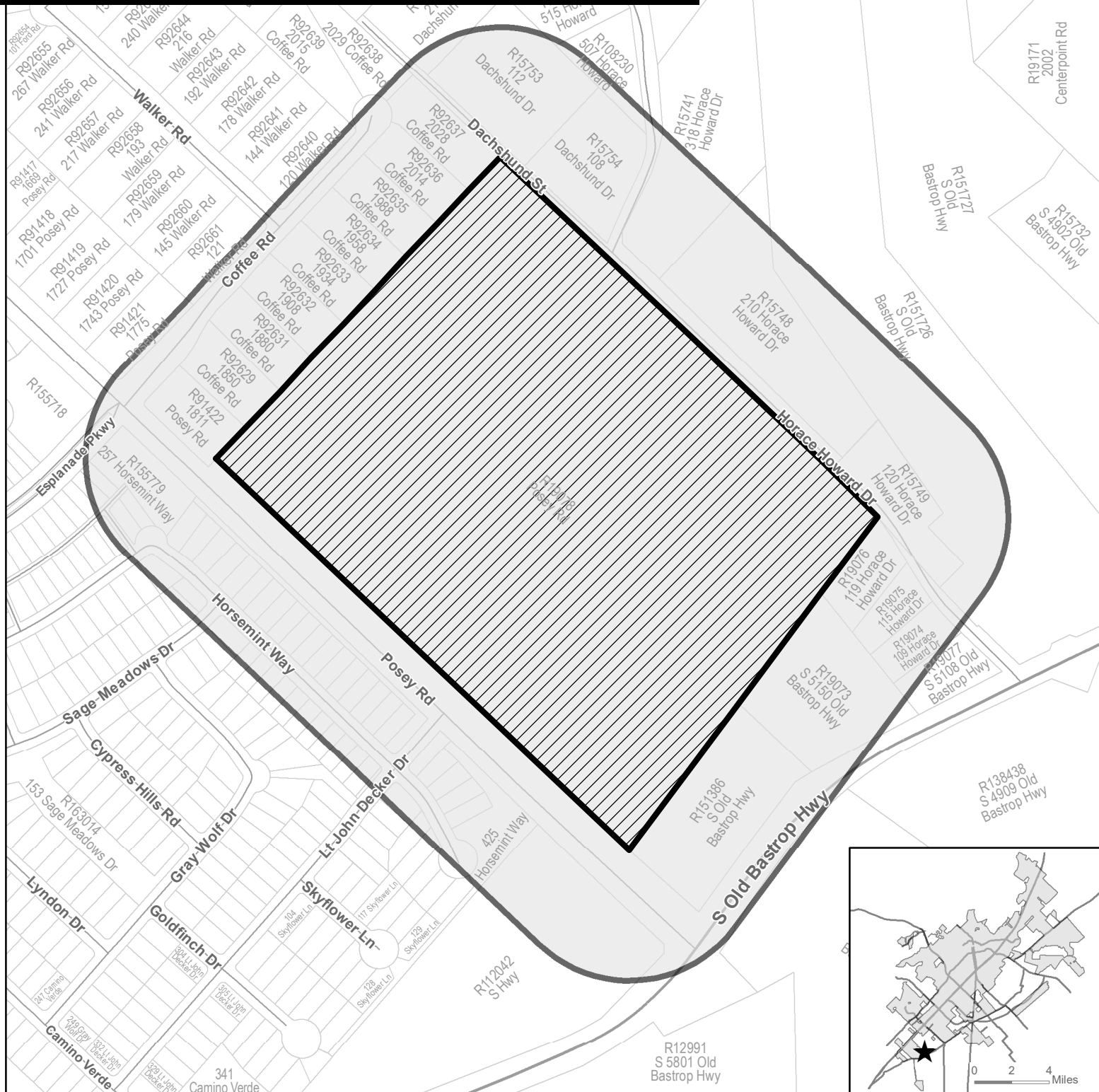
ZC-22-05 Environmental Features FD to CD-3 — 1800BLK Posey Road



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Map Date: 1/25/2022

ZC-22-05
400' Notification Buffer
FD to CD-3— 1800BLK Posey Road



Site Location



Subject Property



400' Buffer

Parcel



City Limit



A horizontal scale bar with tick marks at 0, 250, 500, and 1,000. The word "Feet" is written at the right end of the bar.

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: 12/29/2021

PLANNING AND DEVELOPMENT SERVICES



1/21/22

ZC-22-05

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CD-3” Character District 3
Posey Road Single Family Residential**

ZC-22-05 (Posey Road - FD to CD-3) Hold a public hearing and consider a request by Steven Buffum, on behalf of Costello, Inc., for a zoning change from “FD” Future Development to “CD-3”, Character District 3 for approximately 55.344 acres out of the Henry Warnell Survey No. 21, Abstract No. 492 in San Marcos, Hays County, Texas, generally located on Posey Road approximately 280’ northwest of the intersection of Posey Road and S Old Bastrop Hwy. (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, February 8, 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, March 1, 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 Spectrum channel 10 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-22-05**.

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 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 Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
R19077	5108 S OLD BASTROP RD	ALMENDAREZ, VALENTIN	5108 S OLD BASTROP HWY	SAN MARCOS	TX	78666
R19074	105 HORACE HOWARD DR	ARANDA, MICHELE	109 HORACE HOWARD LN	SAN MARCOS	TX	78666
R19073	S OLD BASTROP HWY	HAYS COUNTY OF	712 S STAGECOACH TRL STE 1063	SAN MARCOS	TX	78666
R115545	POSEY RD	HAYS COUNTY AUDITORS OFFICE	712 S STAGECOACH TRL	SAN MARCOS	TX	78666
R92629	1850 COFFEE RD	MCLEAN JAMES E & DIXIE L	1850 COFFEE RD	SAN MARCOS	TX	78666
R92631	1880 COFFEE RD	SABAN MICHAEL ANTHONY & DEBRA L	1880 COFFEE RD	SAN MARCOS	TX	78666
R92632	1908 COFFEE RD	MORENO JOSE & DIANA P	1908 COFFEE RD	SAN MARCOS	TX	78666
R92633	1934 COFFEE RD	RAMIREZ DOLORES & RAMIREZ GUMESINDO	1934 COFFEE RD	SAN MARCOS	TX	78666
R92634	1958 COFFEE RD	ACOSTA, ROBERT & JENNY	1958 COFFEE RD	SAN MARCOS	TX	78666
R19075	115 HORACE HOWARD	POOLE, RACHEL	115 HORACE HOWARD	SAN MARCOS	TX	78666
R19076	119 HORACE HOWARD LN	MATTHES, CHARLES E	119 HORACE HOWARD LN	SAN MARCOS	TX	78666
R92636	2014 COFFEE RD	RUIZ TONY & ANGIE	2014 COFFEE RD	SAN MARCOS	TX	78666
R92635	1988 COFFEE RD	SALGADO PEDRO ROMAN	1988 COFFEE RD	SAN MARCOS	TX	78666
R15754	108 DACHSHUND DR	RIES JACK C & SHERYL L	108 DACHSHUND DR	SAN MARCOS	TX	78666
R117501	POSEY RD	HAYS COUNTY AUDITORS OFFICE	712 S STAGECOACH TRL	SAN MARCOS	TX	78666
R151386	POSEY RD & OLD BASTROP SH 21	SAN PEDRO CEMETERY % DR ANA JUAREZ	342 NEWBERRY TRL	SAN MARCOS	TX	78666
R151726	5024 S OLD BASTROP RD	LODGES AT PARKER'S POND LLC	406 Harvey ST	SAN MARCOS	TX	78666
R92640	120 WALKER RD	ESPINOZA RUDOLFO C & REBECCA G	120 WALKER RD	SAN MARCOS	TX	78666
R92637	2028 COFFEE RD	LEWIS TRAVIS J & JENNIFER M	2028 COFFEE RD	SAN MARCOS	TX	78666
R92639	2015 COFFEE RD	TALAMANTES, JOSE A	2015 COFFEE RD	SAN MARCOS	TX	78666
R92661	121 WALKER RD	DURAN DAVID M & LINDA G	1391 MORNINGWOOD DR	SAN MARCOS	TX	78666
R91421	1775 E POSEY RD	LEDEZMA MARIA & TAYLOR DAWN	1775 POSEY RD	SAN MARCOS	TX	78666
R108230	507 HORACE HOWARD DR	BUNKER, JAMIE J	507 HORACE HOWARD DR	SAN MARCOS	TX	78666
R15753	112 DACHSHUND DR	LEDESMA PRUDENCIO	120 CYPRESS HILLS RD	SAN MARCOS	TX	78666
R148024	515 HORACE HOWARD DR	CALLIHAN MICHAEL L & LAURA J	PO BOX 46	SAN MARCOS	TX	78667
R15752	214 DACHSHUND DR	LEDESMA PRUDENCIO	214 DACHSHUND DR	SAN MARCOS	TX	78666
R19072	POSEY RD	SIMS, JAMES M, III	12506 ROCKY KNOLL	HOUSTON	TX	77077
R15741	318 HORACE HOWARD DR	LOPEZ CAITLIN BANNAHAN	318 HORACE HOWARD DR	SAN MARCOS	TX	78666
R15749	120 HORACE HOWARD DR	HOWARD DAVID RICHAIR & BEVERLY	PO BOX 508	SAN MARCOS	TX	78667
R19078	POSEY RD	SIMS, JAMES M, III	12506 ROCKY KNOLL	HOUSTON	TX	77077
R15742	HORACE HOWARD DR	LOPEZ CAITLIN BANNAHAN	318 HORACE HOWARD DR	SAN MARCOS	TX	78666
R108231	515 HORACE HOWARD DR	CALLIHAN MICHAEL L & LAURA J	PO BOX 46	SAN MARCOS	TX	78667
R155752	1025 ESPLANADE PKWY	SIMMONS JOSEPH	1025 ESPLANADE PKWY	SAN MARCOS	TX	78666

R167341	352 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167342	348 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167343	344 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167344	340 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167322	353 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167345	336 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167321	349 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167346	332 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167320	345 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167347	328 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167319	341 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167348	324 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167318	337 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167349	320 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167317	333 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167350	316 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167316	329 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167315	325 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167314	321 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167313	317 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167312	313 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167311	309 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167310	305 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167309	277 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167308	273 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167340	356 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R92638	2029 COFFEE RD	DE MENDEZ-GUERRA JOSE	2029 COFFEE RD	SAN MARCOS	TX	78666
R167353	119 LT. JOHN DECKER DR	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167352	403 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R91422	1830 COFFEE RD	CUMMINS TOM & SUSIE S	9 KIRKWOOD CV	NEW BRAUNFELS	TX	78130
R155750	108 SAGE MEADOWS DR	FELICIANO ORVILLE O VILLANUEVA	108 SAGE MEADOWS DR	SAN MARCOS	TX	78666
R155751	104 SAGE MEADOWS DR	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R155728	248 HORSEMINT WAY	VARGAS GILBERT J	248 HORSEMINT WAY	SAN MARCOS	TX	78666
R155776	245 HORSEMINT WAY	PACESETTER HOMES LLC	14400 THE LAKES BLVD BLDG C STE 200	PFLUGERVILLE	TX	78660

R155777	249 HORSEMINT WAY	PACESETTER HOMES LLC	14400 THE LAKES BLVD BLDG C STE 200	PFLUGERVILLE	TX	78660
R155778	253 HORSEMINT WAY	NORTON, LAURA LYNN	253 HORSEMINT WAY	SAN MARCOS	TX	78666
R155754	1033 ESPLANADE PKWY	OLIVE, WESLEY DAVID	27123 TRINITY WOODS	SAN ANTONIO	TX	78261
R155753	1029 ESPLANADE PKWY	MATSYUK, CYNTHIA LEE & LEONID G	1029 ESPLANADE PKWY	SAN MARCOS	TX	78666
R155779	257 HORSEMINT WAY	TRACE MASTER COMM INC % GOODWIN CO	11149 RESEARCH BLVD STE 100	AUSTIN	TX	78759
R18657	5818 S OLD BASTROP HWY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R120548	POSEY RD, SAN MARCOS	HAYS COUNTY AUDITORS OFFICE	712 S STAGECOACH TRL	SAN MARCOS	TX	78666
R162971	109 SAGE MEADOWS DR	BLACK, BRIGID	109 SAGE MEADOWS DR	SAN MARCOS	TX	78666
R162970	105 SAGE MEADOWS DR	BUFFINGTON TEXAS CLASSIC HOMES LLC	8601 RANCH ROAD 2222 STE 1-150	AUSTIN	TX	78730
R167351	360 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167307	269 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167306	265 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167305	261 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R167323	357 HORSEMINT WAY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R120543	POSEY RD	HAYS COUNTY AUDITORS OFFICE	712 S STAGECOACH TRL	SAN MARCOS	TX	78666
R156552		HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R16856	OLD BASTROP HWY	CASSIDY, WILLIAM E	3290 FM 1978	SAN MARCOS	TX	78666
R16857	OLD BASTROP HWY	CASSIDY, WILLIAM E	3290 FM 1978	SAN MARCOS	TX	78666
R16855	CENTERPOINT RD	CARSON FAMILY PROPERTIES LTD	407 S STAGECOACH TRL STE 203	SAN MARCOS	TX	78666
R137297	S OLD BASTROP HWY	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS	TX	78666
R18614	POSEY RD	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R18657	5818 S OLD BASTROP HWY	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR STE 100	IRVINE	CA	92618
R137036	OLD BASTROP RD	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS	TX	78666
R15748	210 HORACE HOWARD DR	AVERY, JAMES R	210 HORACE HOWARD DR	SAN MARCOS	TX	78666