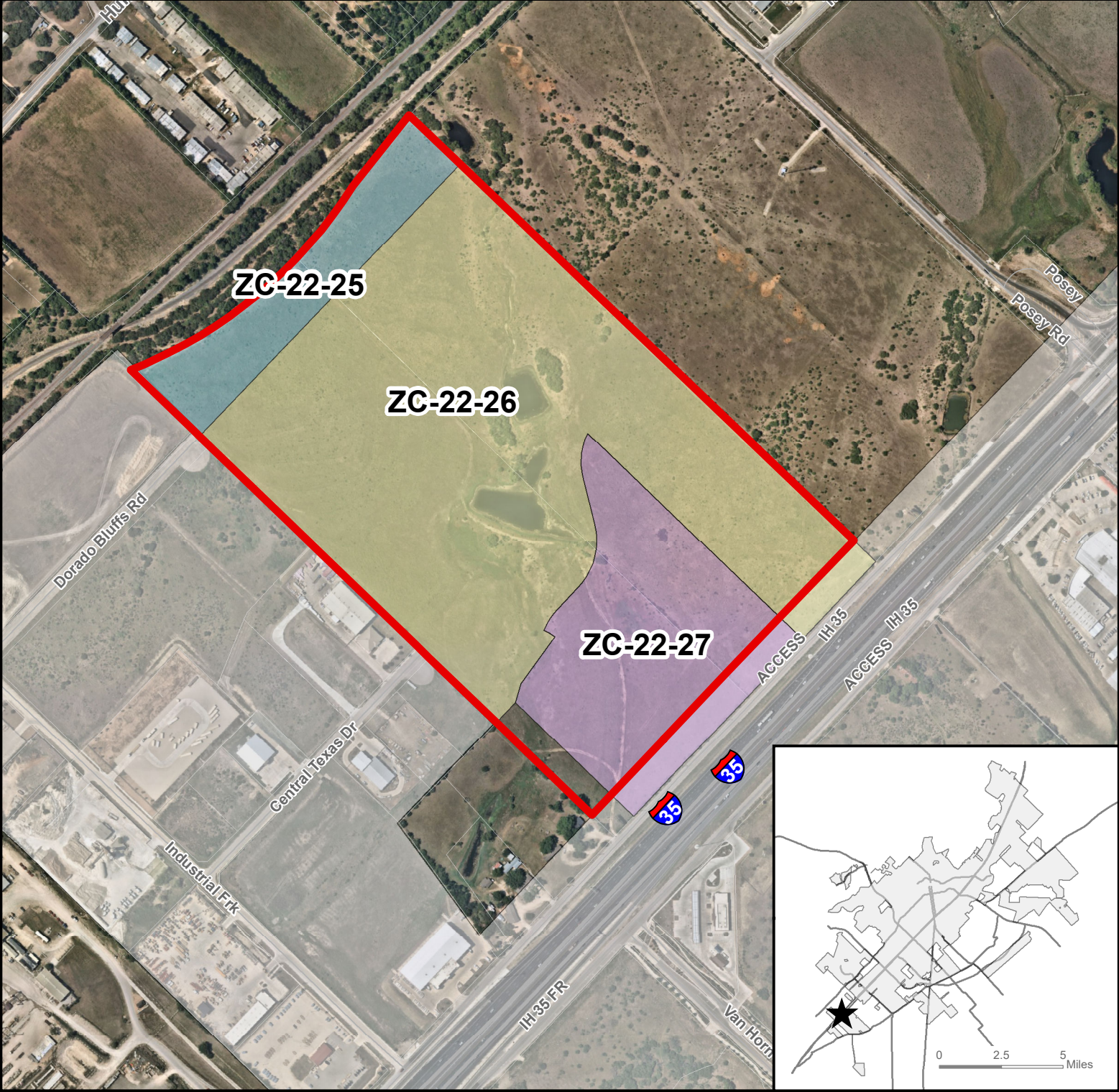


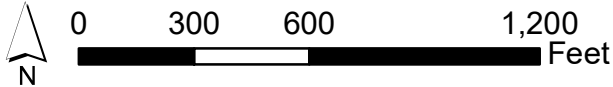
# ZC-22-25/26/27

## Aerial View

### Hampton Business Park — 5300BLK S IH 35



- ★ Site Location
- 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: 6/23/2022



# ZC-22-27 Aerial View Hampton Business Park HC — 5300BLK S IH 35



**Site Location**



**Subject Property**



**Parcel**



**City Limit**



0 200 400 800 Feet

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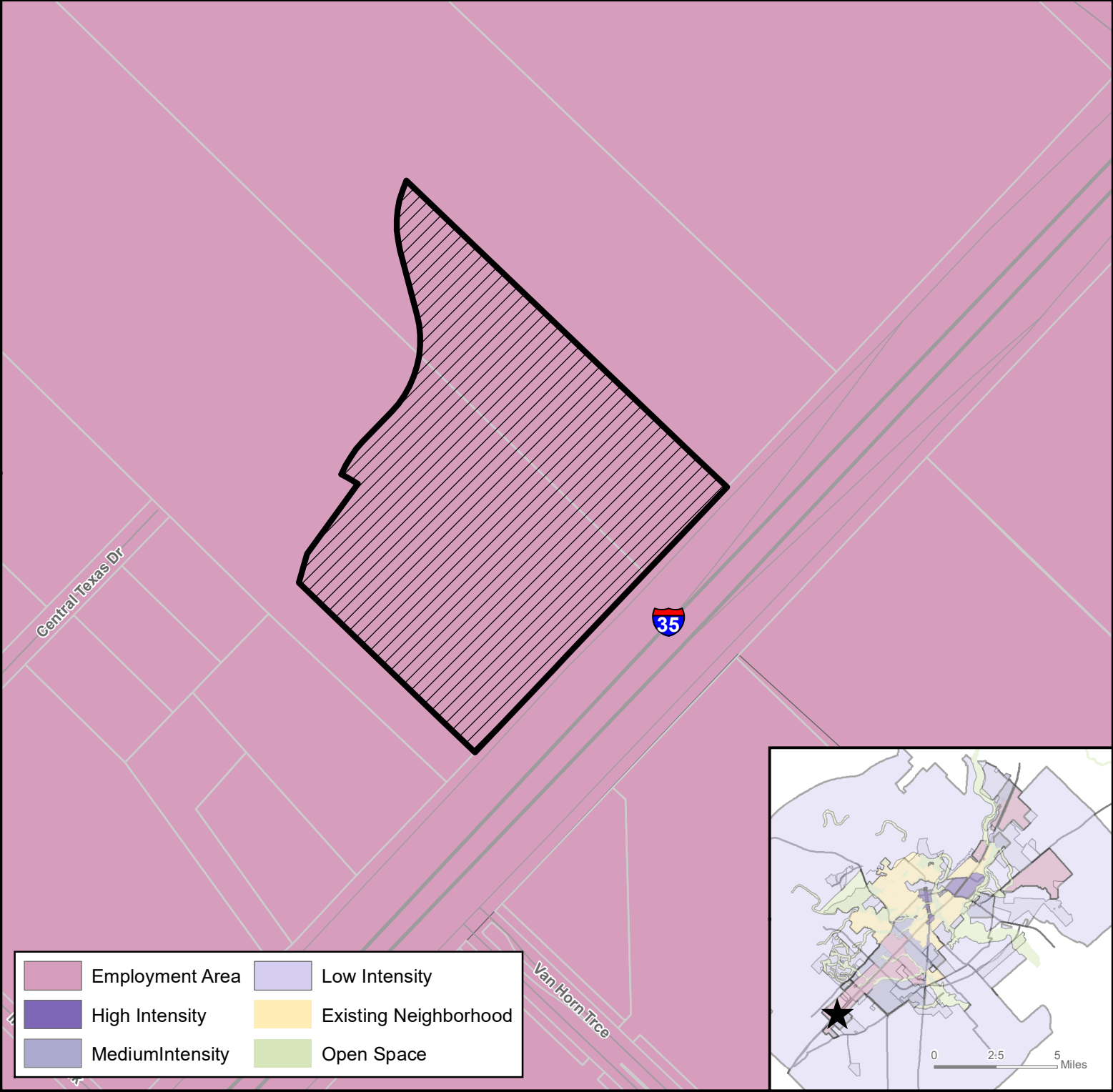
**Map Date: 6/6/2022**



# ZC-22-27 Existing Zoning Hampton Business Park HC — 5300BLK S IH 35



ZC-22-27  
Preferred Scenario  
Hampton Business Park HC —5300BLK S IH 35



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



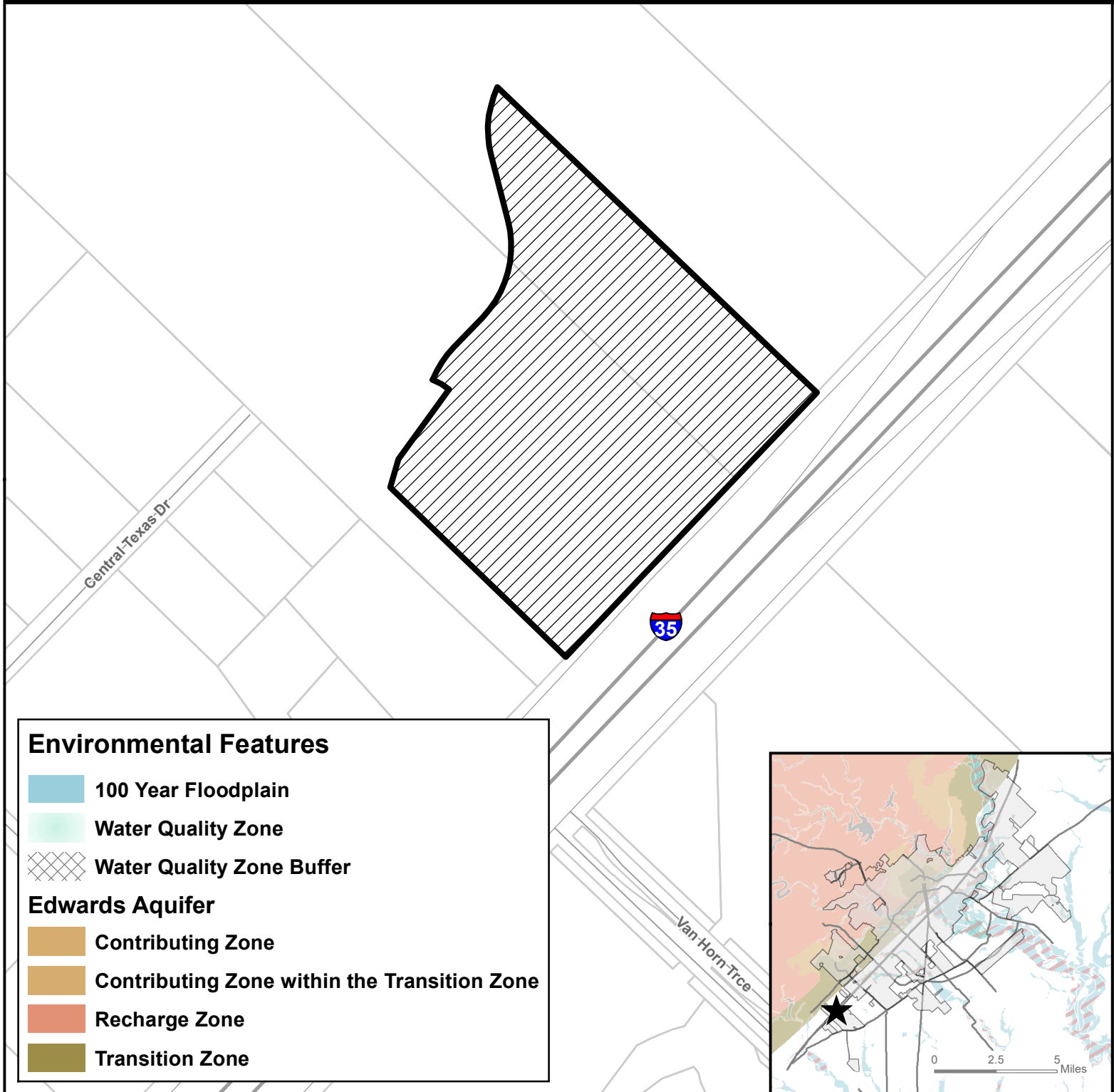
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Map Date: 6/6/2022

# ZC-22-27

## Environmental Features

### Hampton Business Park HC —5300BLK S IH 35



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



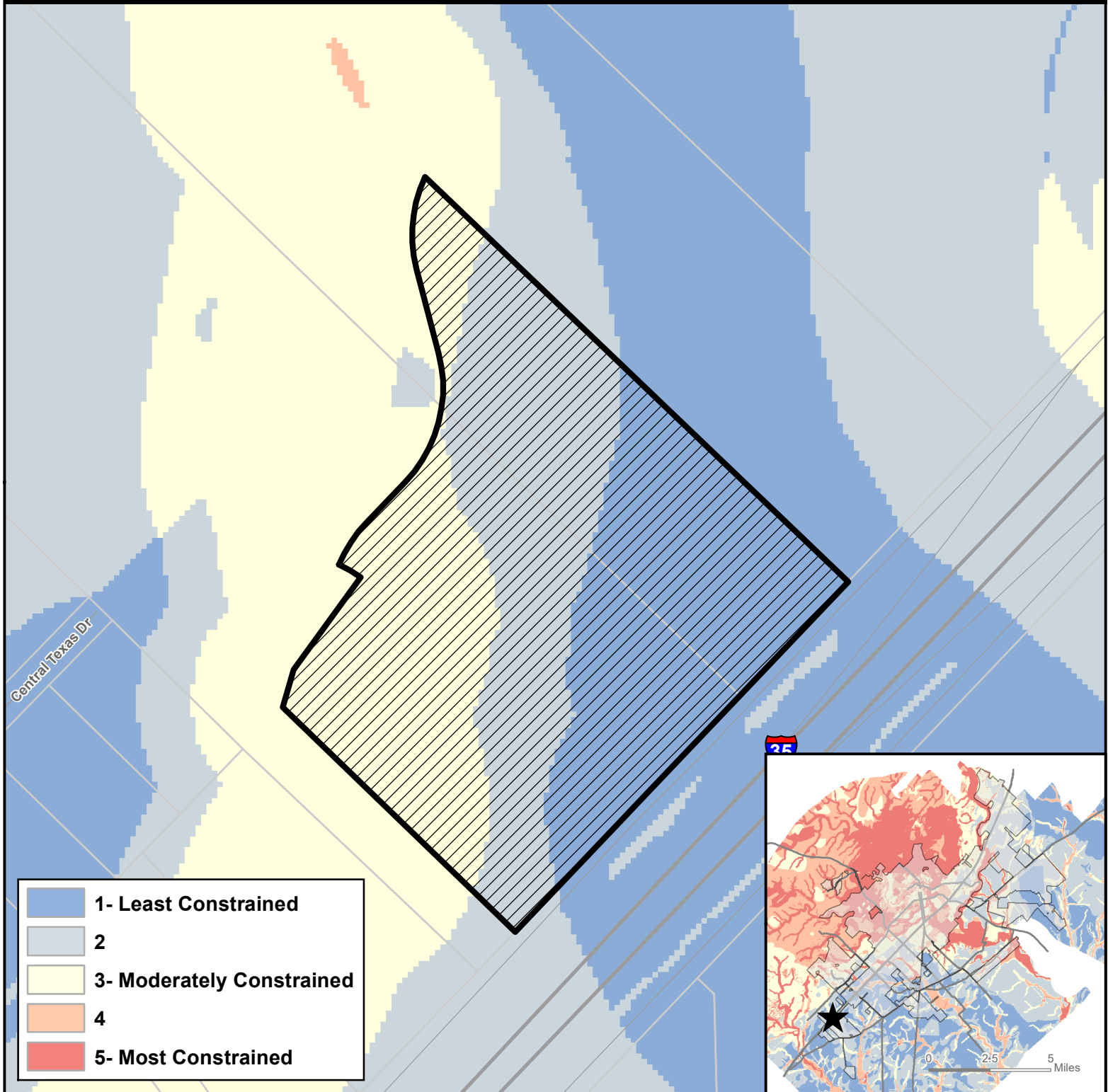
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Map Date: 6/6/2022

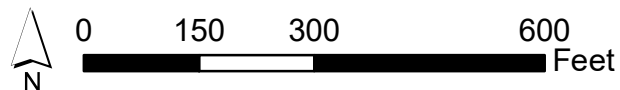
# ZC-22-27

## Land Use Suitability

### Hampton Business Park HC —5300BLK S IH 35



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



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Map Date: 6/6/2022

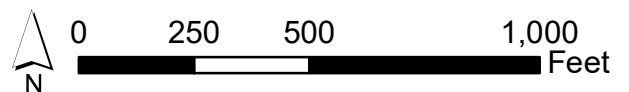
# ZC-22-27

## Transportation Master Plan

### Hampton Business Park —5300BLK S IH 35



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



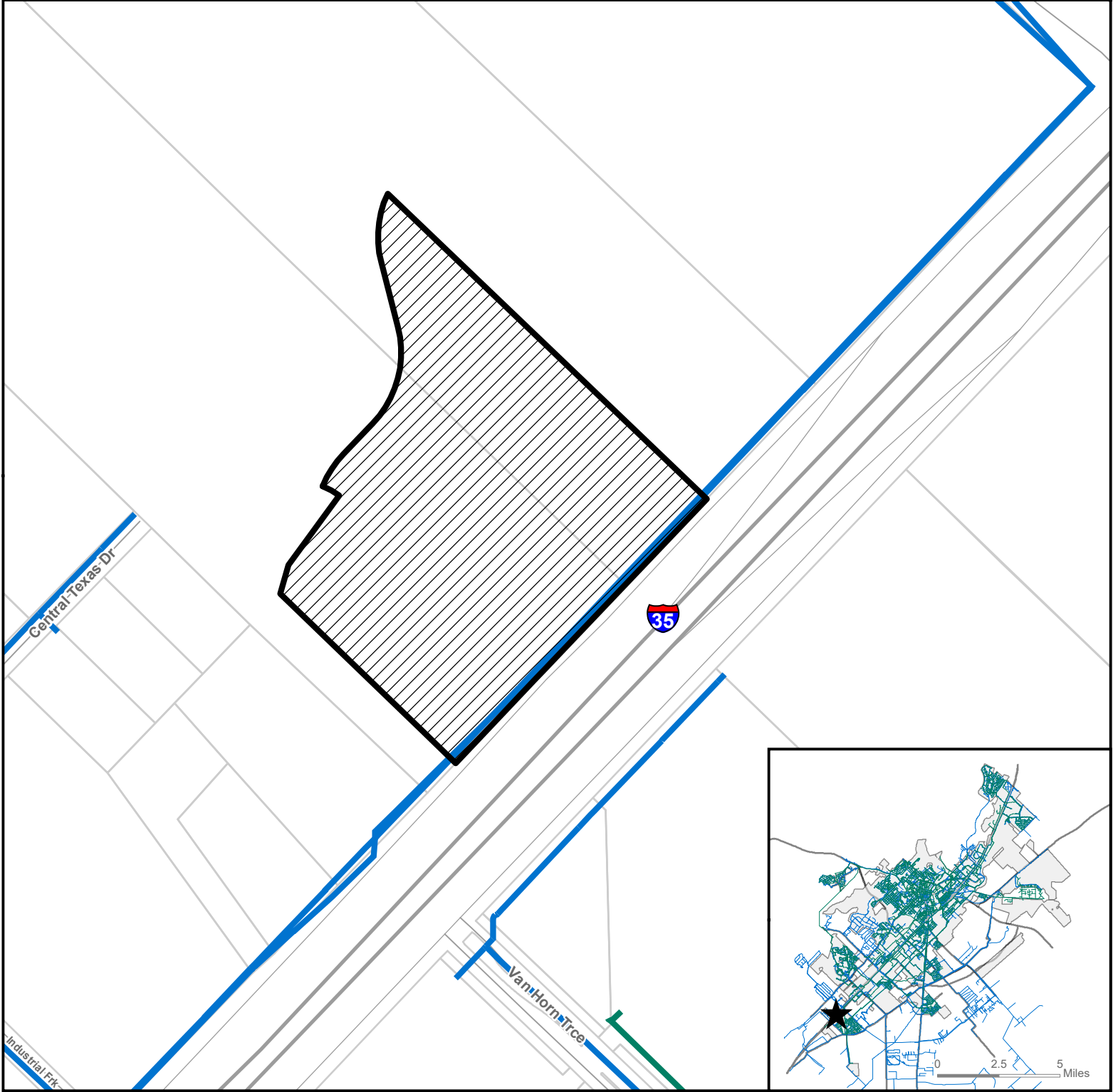
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/6/2022

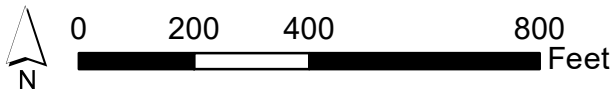
# ZC-22-27

## Water/Wastewater Lines

### Hampoton Business Park HC — 5300BLK S IH 35



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

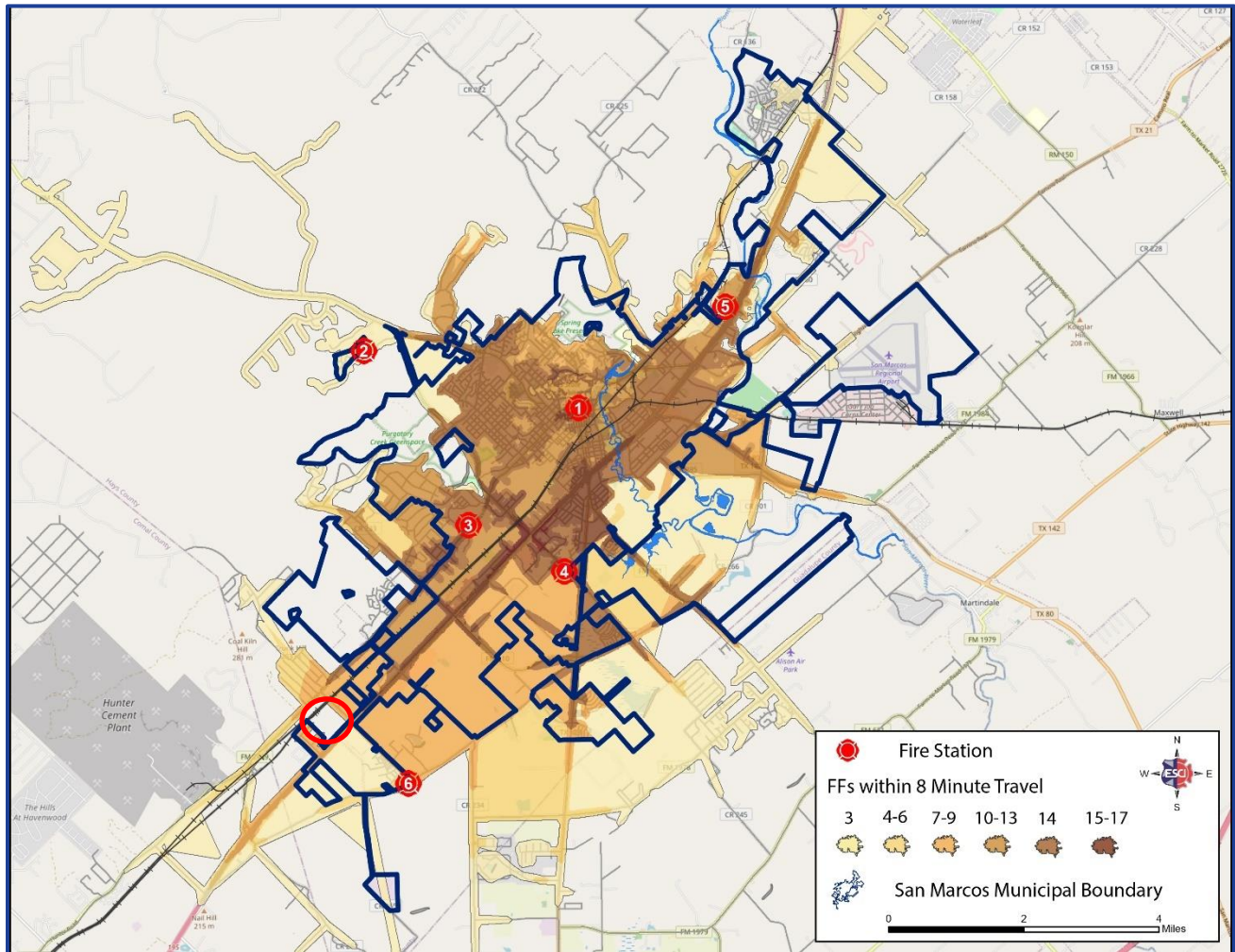


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Map Date: 6/6/2022



**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.*

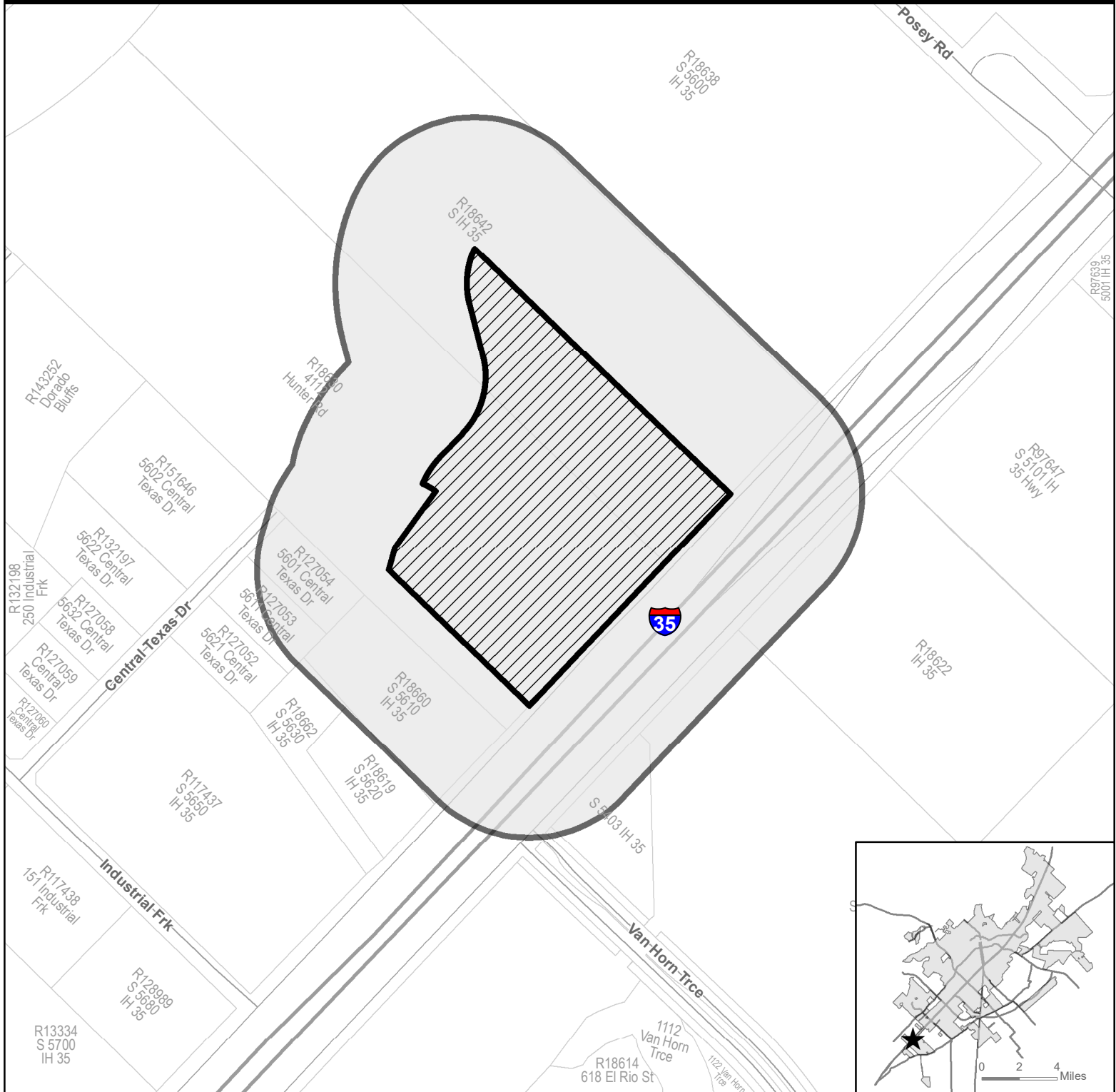


**AN-22-02/ ZC-22-25/ZC-22-26/ZC-22-27 Approximate Location**

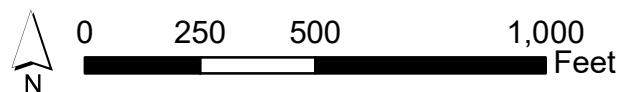
# ZC-22-27

## 400' Notification Buffer

### Hampton Business Park HC — 5300BLK S IH 35



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



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Map Date: 6/16/2022



PLANNING AND DEVELOPMENT SERVICES



06/14/2022

ZC-22-27

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development and “AR” Agricultural Ranch to “HC” Heavy Commercial  
5300BLK S IH 35 / Hampton Business Park HC**

*ZC-22-27 (5300BLK S IH 35 / Hampton Business Park HC) Hold a public hearing and consider a request by Jackson Walker, LLP on behalf of San Marcos Hampton LLC & CCM San Marcos LLC, for a Zoning Change from Future Development (FD) and Agricultural Ranch (AR) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 15.6 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located on the I-35 South Frontage Road, approximately 1,400 ft south of the intersection of I-35 and Posey Road. (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, July 12, 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](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 **Tuesday, August 16, 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](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, **Julia Cleary** at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov). When calling, please refer to case number **ZC-22-27**.

*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](mailto: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
R18660	5600 S IH 35, SAN MARCOS, TX 78666	BOYD SHERRYL L	P O BOX 1408	SAN MARCOS	TX	78667-1408
R127054	CENTRAL TEXAS DR, SAN MARCOS, TX 78666	CENTEX COMMERCIAL HOLDINGS LLC	4101 GATEWAY DR	COLLEYVILLE	TX	76034
R18638	202 POSEY RD, SAN MARCOS, TX 78666	GILBERT, BOBBIE POLLARD	15 TIMBERCREST	SAN MARCOS	TX	78666
R18622	5111 N IH 35 & POSEY RD, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS	TX	78667-0746
R164622	1001 VAN HORN TRCE, SAN MARCOS, TX 78666	HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR	IRVINE	CA	92618-1350
R151646	5602 CENTRAL TEXAS DR, SAN MARCOS, TX 78666	IRONSIGHT PSMT LLC	14414 BLANCO RD	SAN ANTONIO	TX	78216-8093
R18628	HUNTER RD, SAN MARCOS, TX 78666	JOHNSTON BENJAMIN H (BLUE)	4106 HUNTER RD	SAN MARCOS	TX	78666
R18642	S IH 35, SAN MARCOS, TX 78666	POSPISIL LANCE EVAN & WHITLOCK KATHLEEN POSPISIL	11908 A WHITEWING AVE	AUSTIN	TX	78753
R127053	CENTRAL TEXAS DR, SAN MARCOS, TX 78666	WEAL LLC	17723 WILD BASIN	SAN ANTONIO	TX	78258-1613
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS	TX	78666
		STELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS	TX	78666
		BOBBIE GARZA-HERNANDEZ	122 RIVIERA	SAN MARCOS	TX	78666