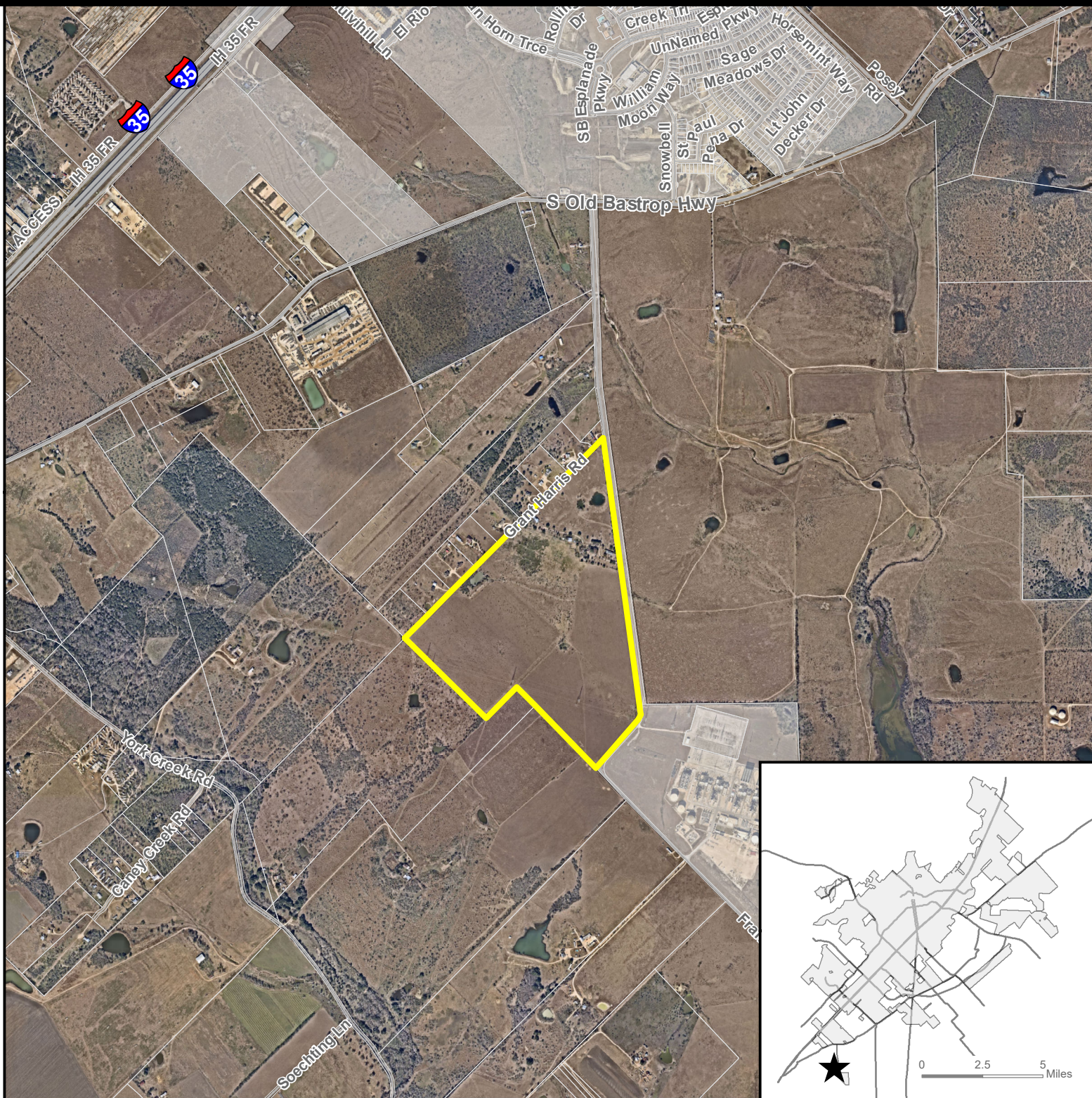


# ZC-22-24 Aerial View FD to CD-2.5 - 900 Francis Harris Ln.



**Site Location**



**Subject Property**



**Parcel**



**City Limit**



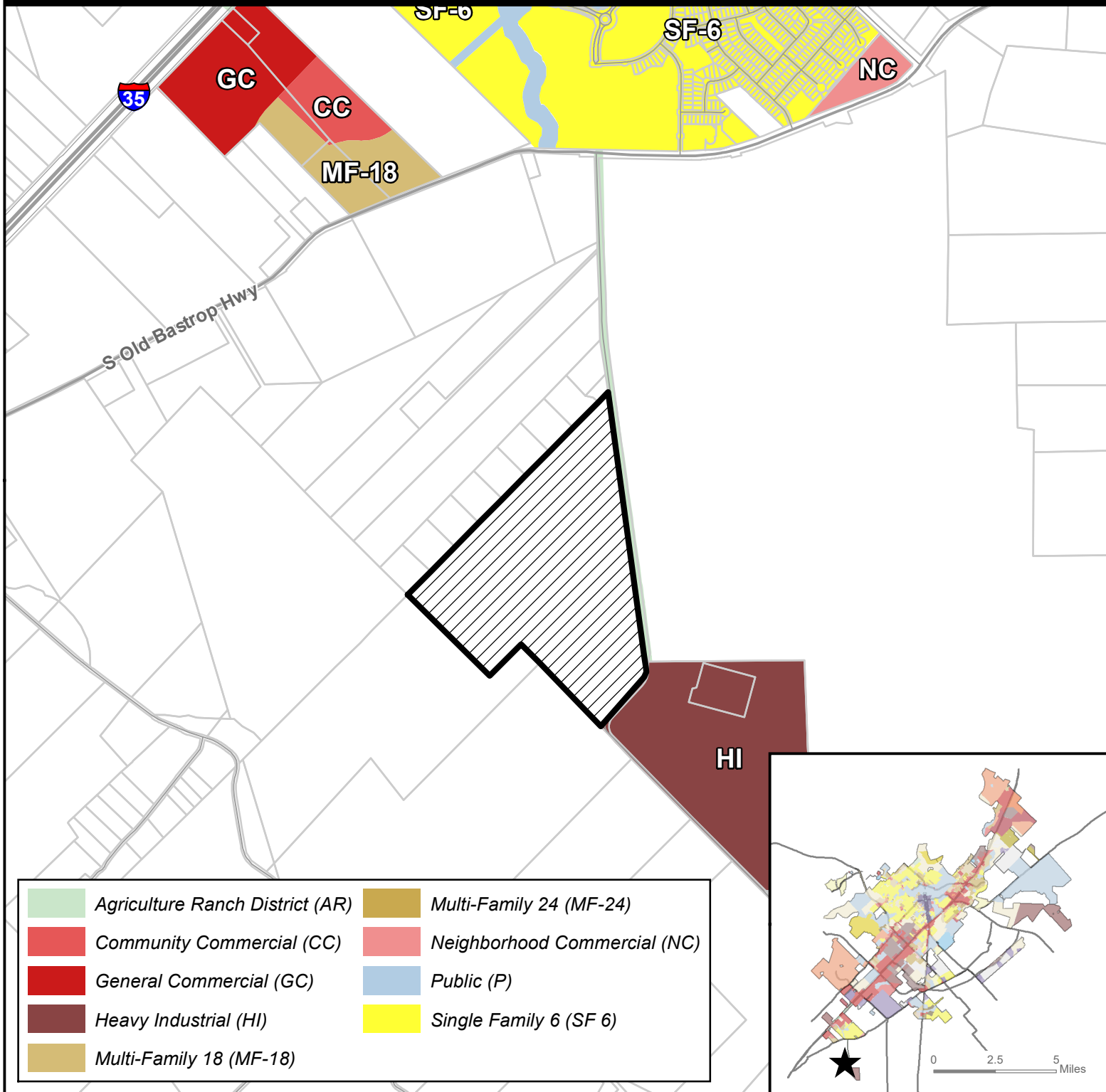
0 1,000 2,000 4,000 Feet

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: 5/24/2022**



# ZC-22-24 Existing Zoning FD to CD-2.5 - 900 Francis Harris Ln.



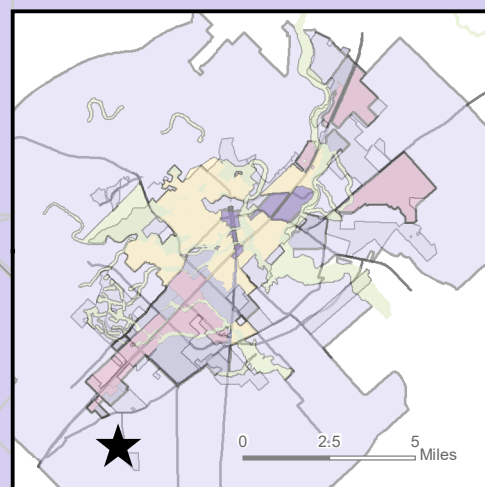
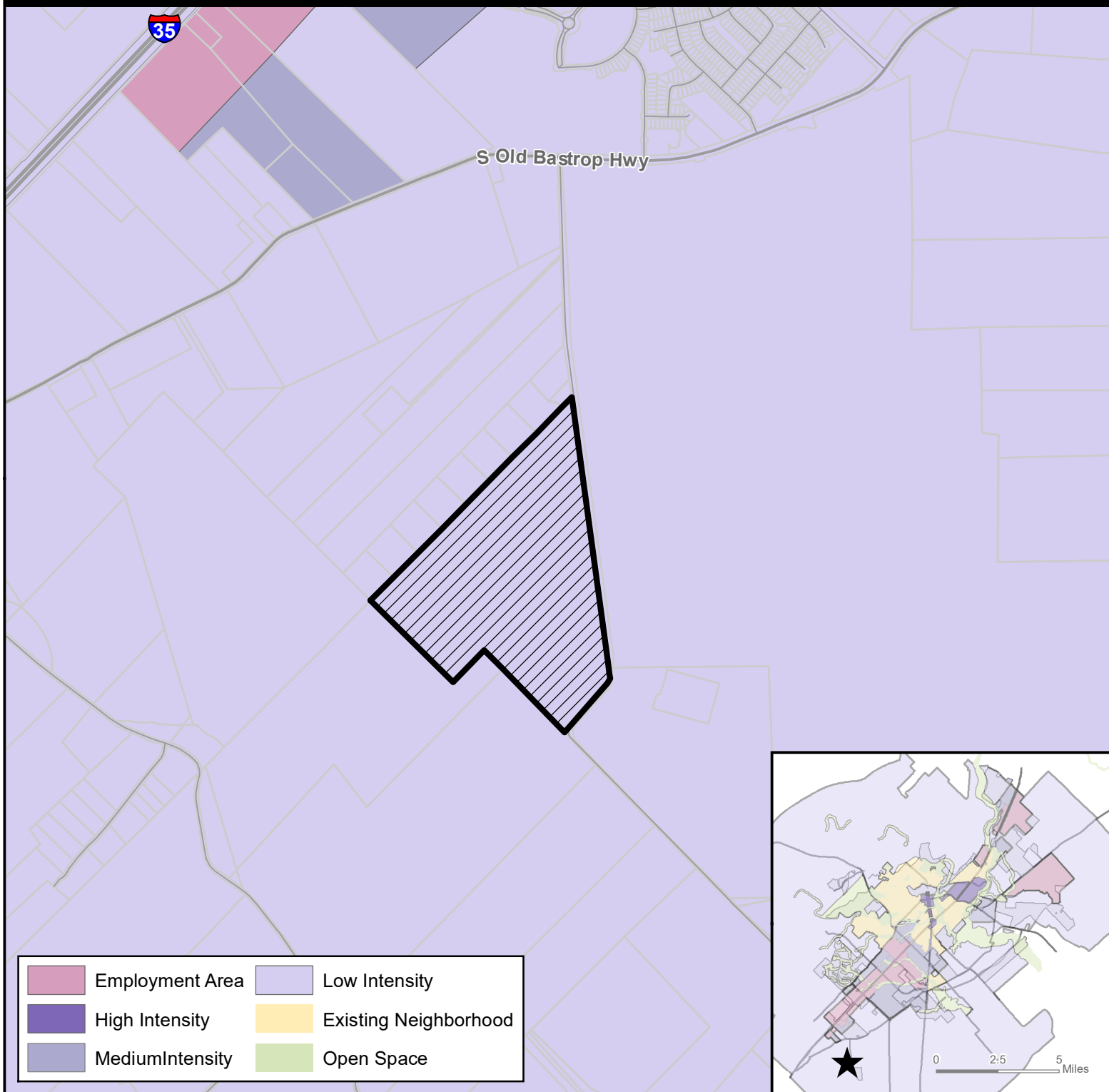
- Site Location**
- Subject Property**
- Parcels**
- City Limit**







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: 5/24/2022

# ZC-22-24 Preferred Scenario FD to CD-2.5 - 900 Francis Harris Ln.



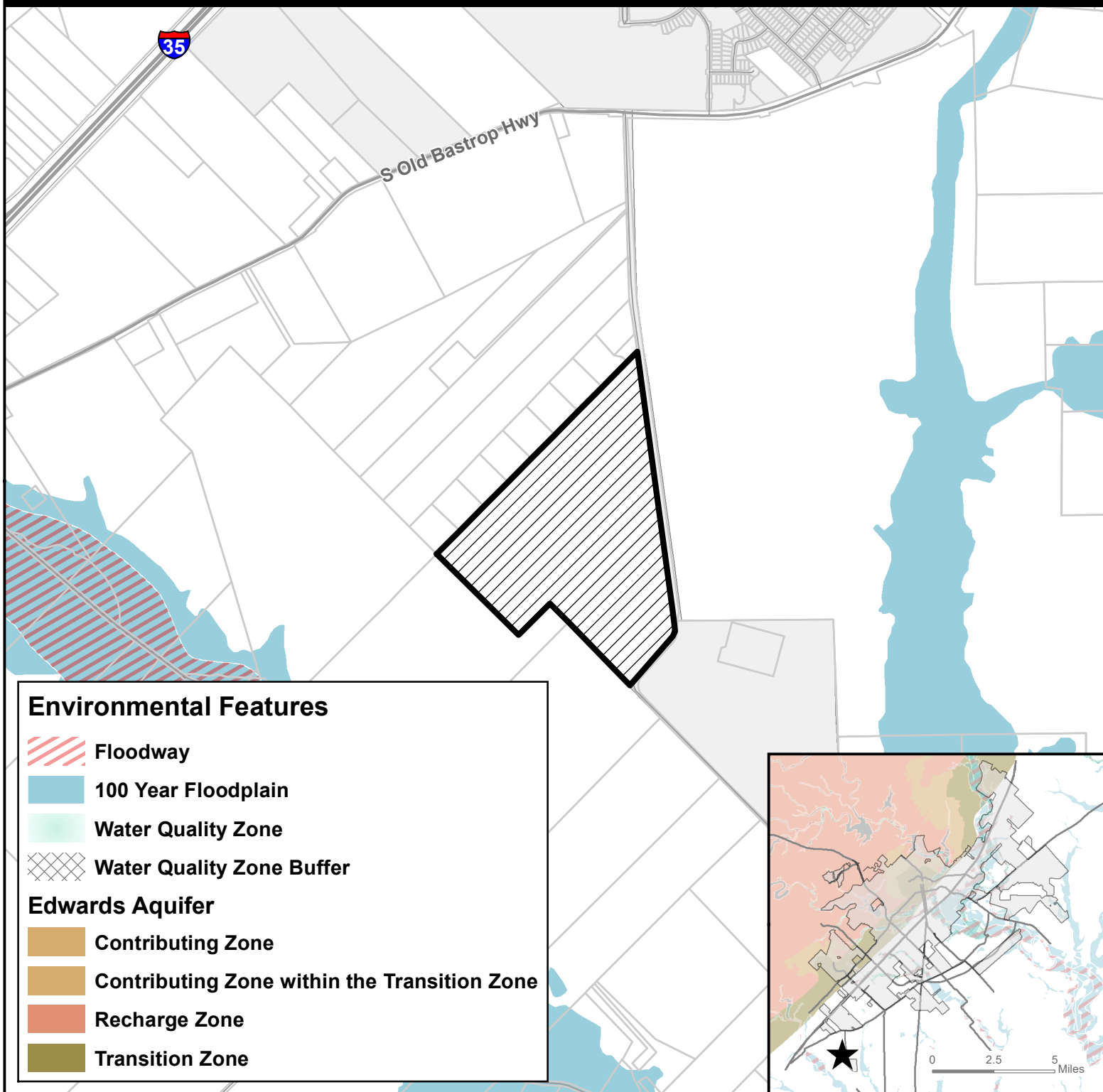
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



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Map Date: 5/24/2022

# ZC-22-24 Environmental Features FD to CD-2.5 - 900 Francis Harris Ln.



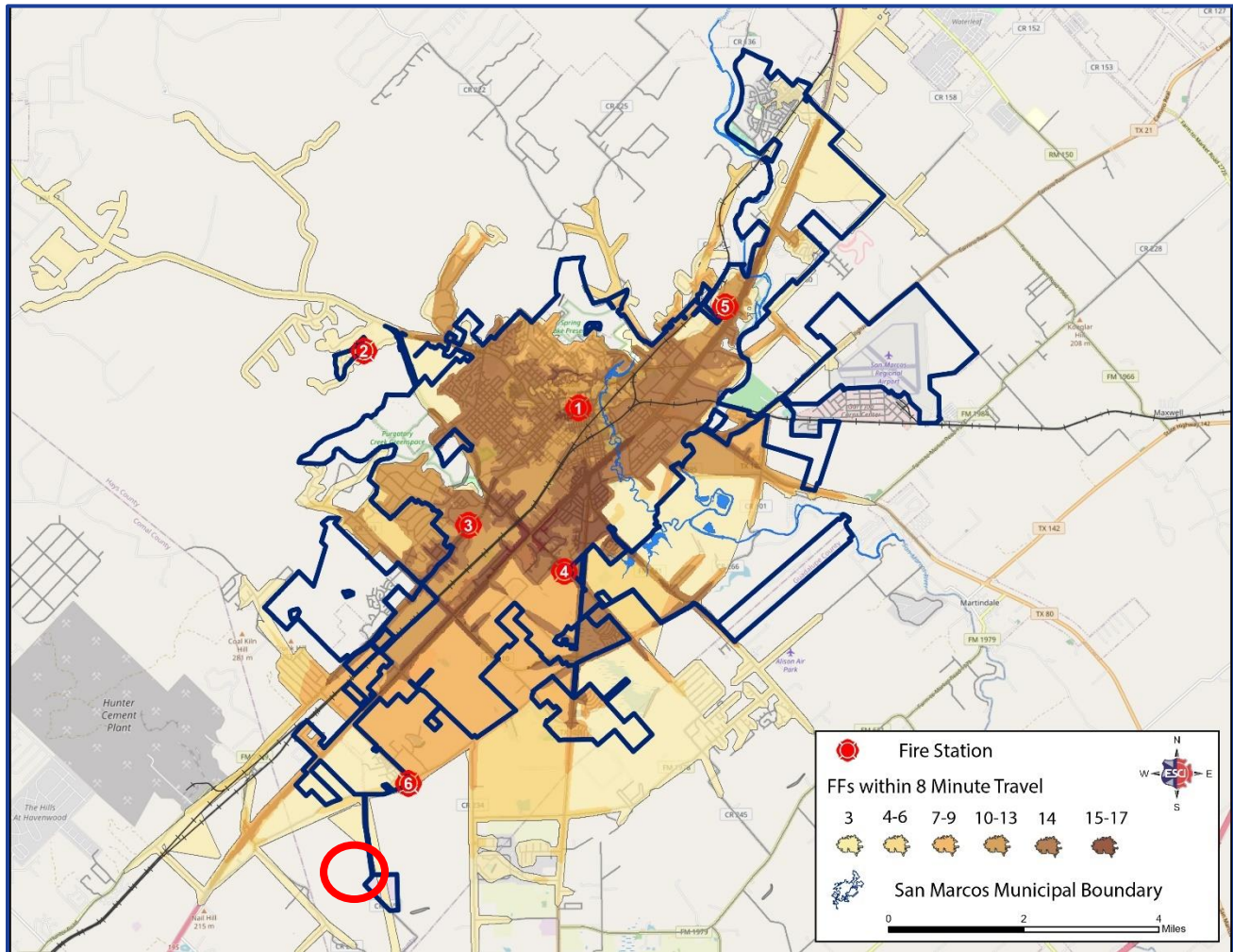
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 5/24/2022

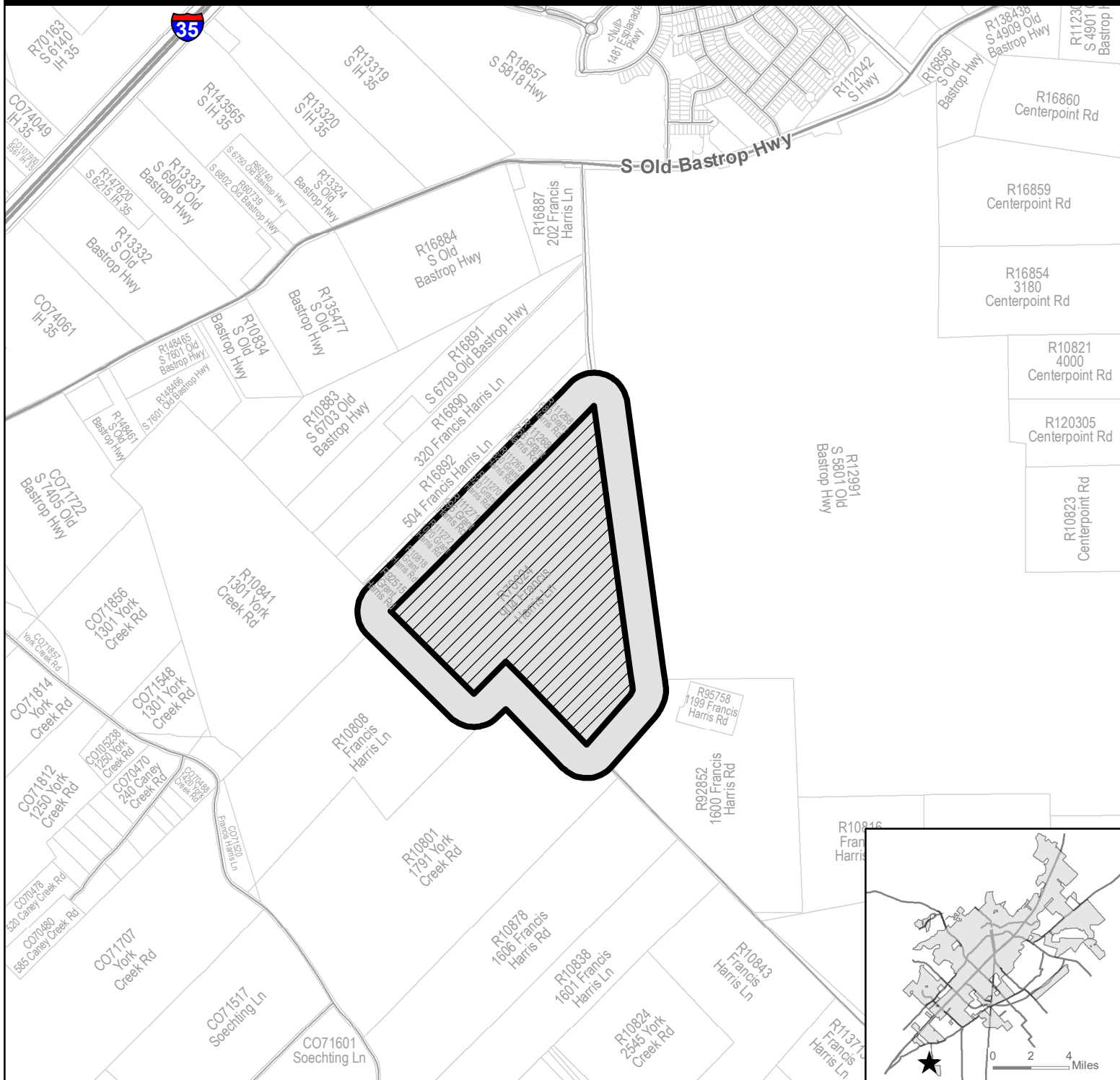
**Figure 112: SMFD 8-Minute Effective Response Force**  
***Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.***



 **ZC-22-24 Approximate Location**



**ZC-22-24**  
**400' Notification Buffer**  
**FD to CD-2.5 - 900 Francis Harris Ln.**



## Site Location



## Subject Property



## 400' Buffer

## Parcel



**City Limit**



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Map Date: 5/24/2022

PLANNING AND DEVELOPMENT SERVICES

5/27/2022



ZC-22-24

**Notice of Public Hearing  
Zoning Change Request**

**“FD” Future Development to “CD-2.5” Character District 2.5**

**900 Francis Harris Ln / 1-mile south of the Francis Harris Ln and S Old Bastrop Hwy intersection**

*ZC-22-24 (900 Francis Harris Ln, FD to CD-2.5) Hold a public hearing and consider a request by Amanda Brown, on behalf of Highlander Real Estate Partners, for a zoning change from “FD” Future Development to “CD-2.5” Character District – 2.5, or, subject to consent of the owner, another less intense zoning district classification, for approximately 136.912 acres of land, located at 900 Francis Harris Ln., generally located one mile south of the Francis Harris Ln and S Old Bastrop Hwy 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, 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 Spectrum channel 10 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, 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 Spectrum channel 10 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**. When calling, please refer to case number **ZC-22-24**.

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

## Notification List ZC-22-24

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
R111271	996 GRANT HARRIS RD, SAN MARCOS, TX 78666	ALVARADO, REFUGIO	996 GRANT HARRIS RD	SAN MARCOS, TX 78666-8983
R10818	GRANT HARRIS RD, SAN MARCOS, TX 78666	ALVARADO-VASQUEZ DAVID & CLAUDIA V	110 TEAL CV	SAN MARCOS, TX 78666
R135215	616 GRANT HARRIS RD, SAN MARCOS, TX 78666	ALVEAR JOSE M & TUERINA MARIA L	616 GRANT HARRIS RD	SAN MARCOS, TX 78666-8976
R10832		CARSON SELECT INVESTMENTS LP	C/O CARSON SELECT INVESTMENTS GP LLC GENERAL PARTNER 407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063
R10802	1791 YORK CREEK RD, NEW BRAUNFELS, TX 78130	DOSTER JOHN D & EVA J	1791 YORK CREEK RD	NEW BRAUNFELS, TX 78130
R111269	820 GRANT HARRIS RD, SAN MARCOS, TX 78666	GUYTON, LORENE	820 GRANT HARRIS RD	SAN MARCOS, TX 78666-8965
R92515	FRANCIS HARRIS LN, SAN MARCOS, TX 78666	HAYS ENERGY LP ATTN: STATE & LOCAL TAX DEPT	P O BOX 219071	DALLAS, TX 75221-9071
R111272	1070 GRANT HARRIS RD, SAN MARCOS, TX 78666	HERNANDEZ ANGEL L & CANCHOLA GEORGINA DAVILA	1240 CONWAY DR	SAN MARCOS, TX 78666
R111267	FRANCIS HARRIS LN, SAN MARCOS, TX 78666	KELLEY CHARLES RONALD	680 GRANT HARRIS RD	SAN MARCOS, TX 78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS, TX 78666
		STELLA ENRIQUEZ	514 CANDLELIGHT LN	SAN MARCOS, TX 78666
R10887	YORK CREEK RD, SAN MARCOS, TX 78666	TUFF DONALD W & GERMAINE	1789 YORK CREEK RD	NEW BRAUNFELS, TX 78130-7156
R111270	920 GRANT HARRIS RD, SAN MARCOS, TX 78666	YOUNT JAMES H & SHARON L	920 GRANT HARRIS RD	SAN MARCOS, TX 78666