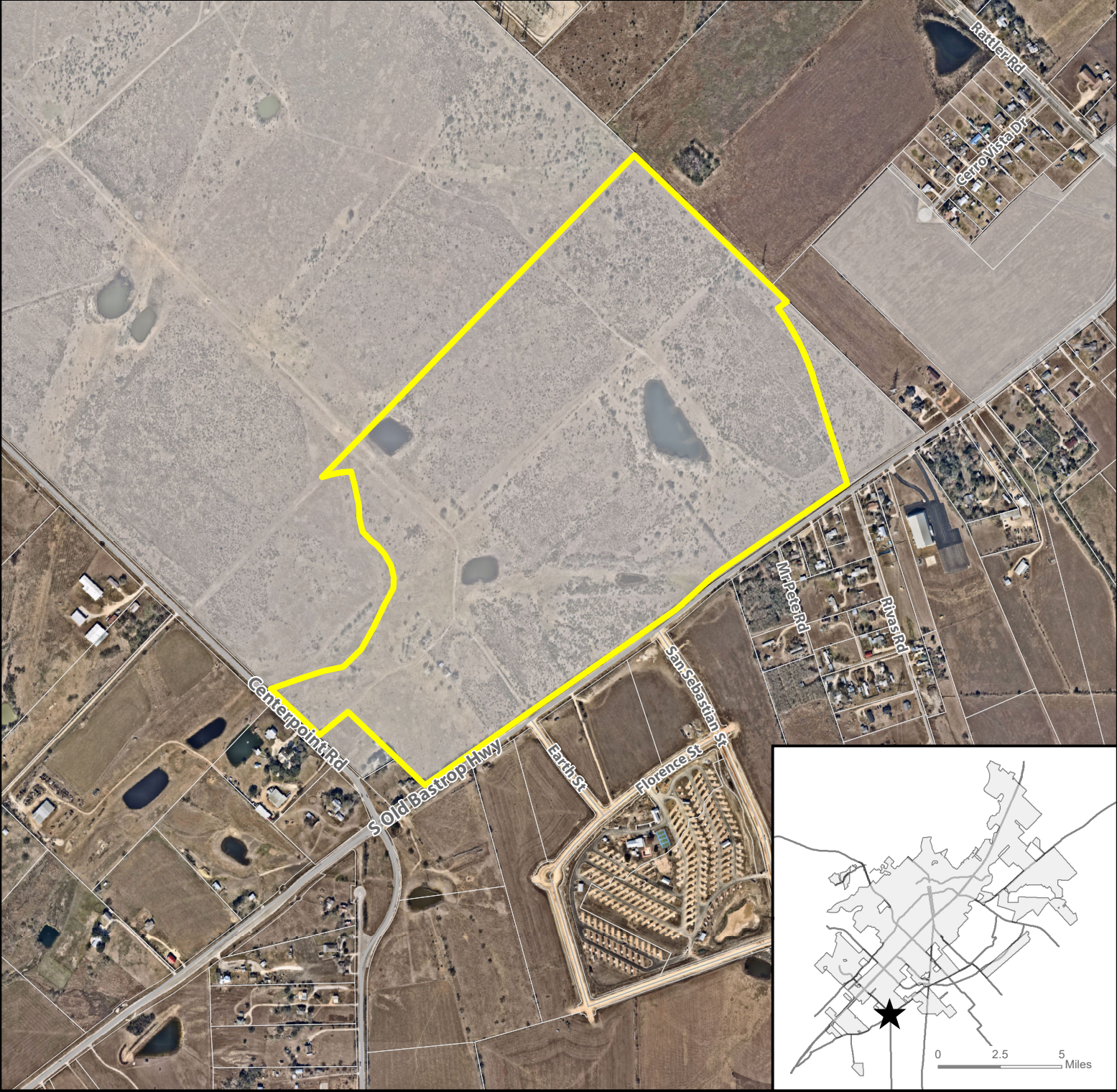


# ZC-22-12 Aerial View Gas Lamp — Centerpoint Rd/S Old Bastrop Hwy



**Site Location**



**Subject Property**



**Parcel**



**City Limit**



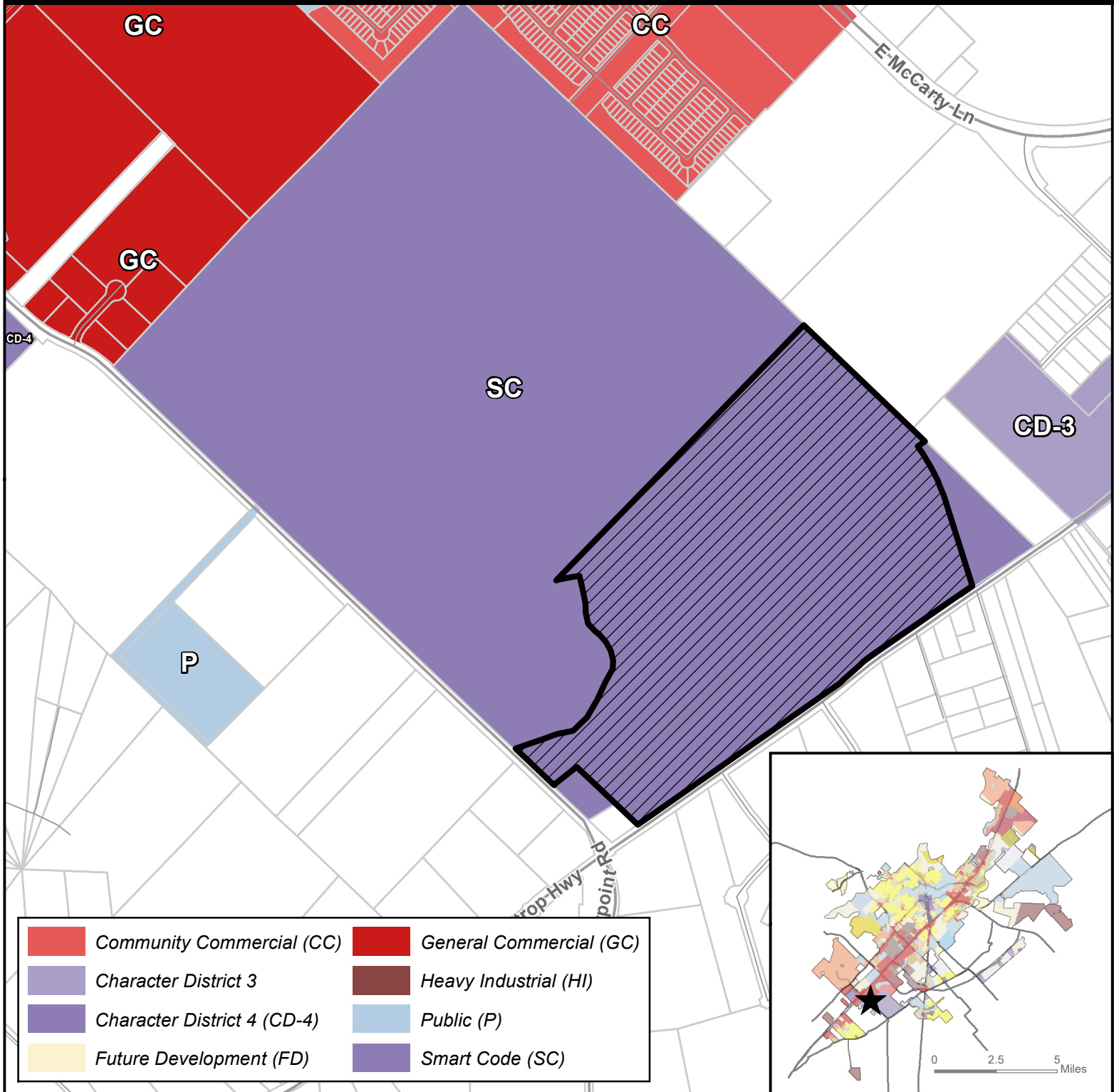
0 500 1,000 2,000 Feet

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.

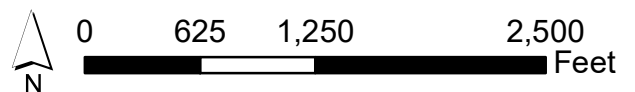
Map Date: 3/17/2022



# ZC-22-12 Existing Zoning SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



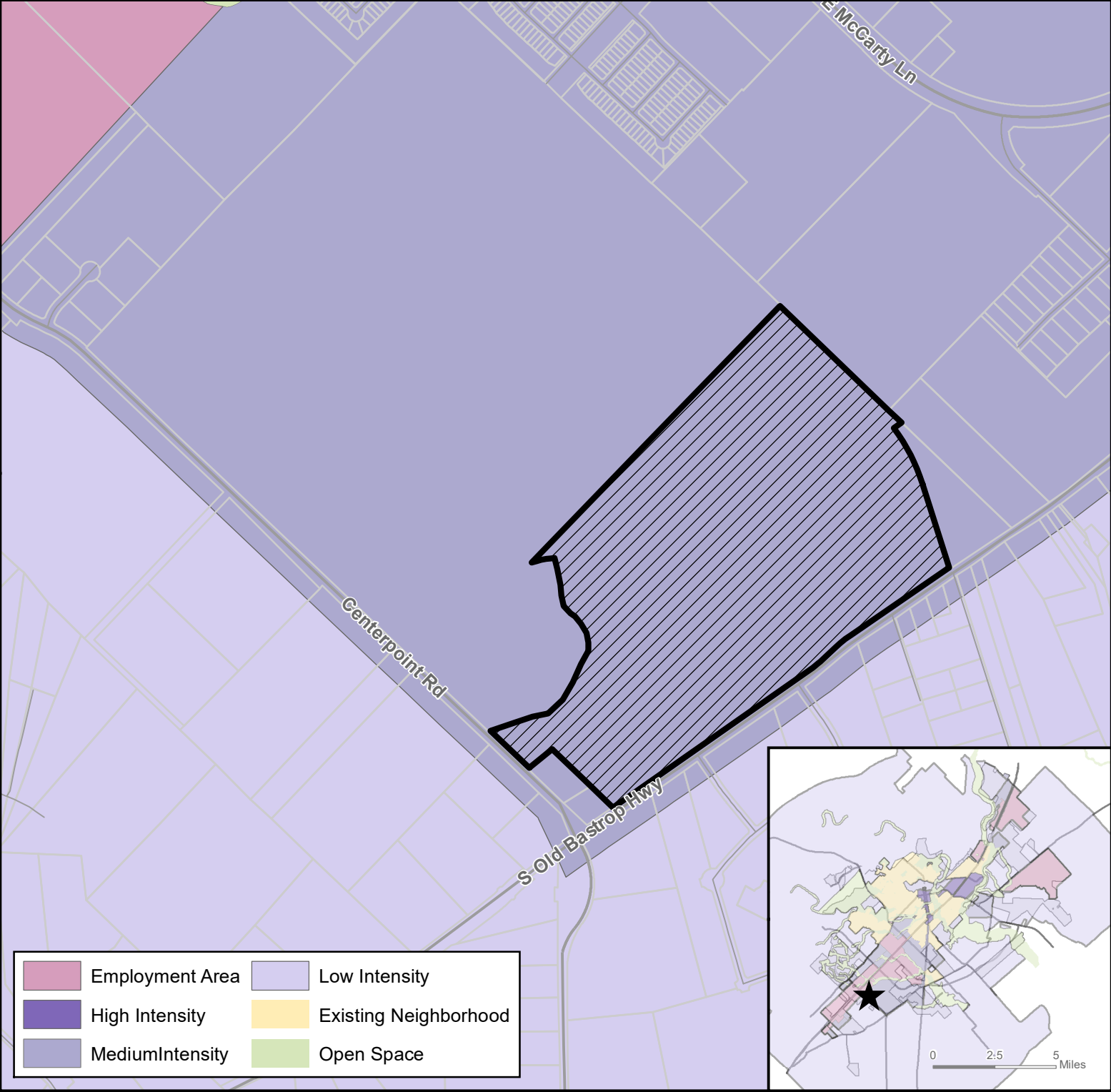
- ★ **Site Location**
- Subject Property**
- Parcels**
- City Limit**







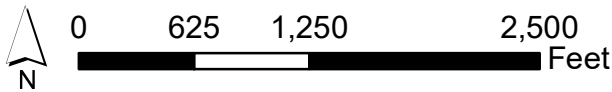
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/7/2022

# ZC-22-12 Preferred Scenario SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



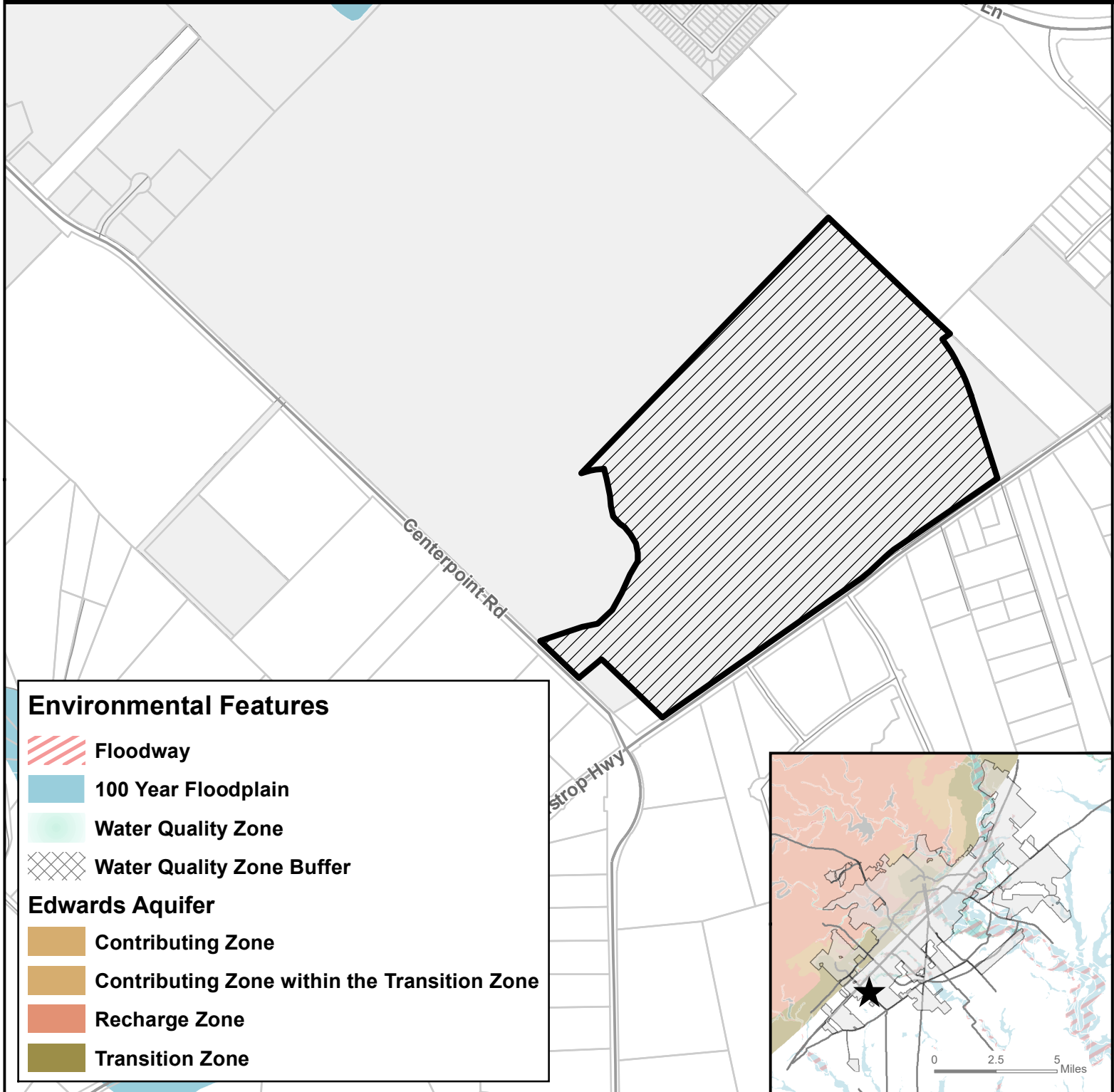
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



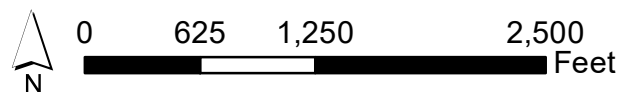
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/7/2022

# ZC-22-12 Environmental Features SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



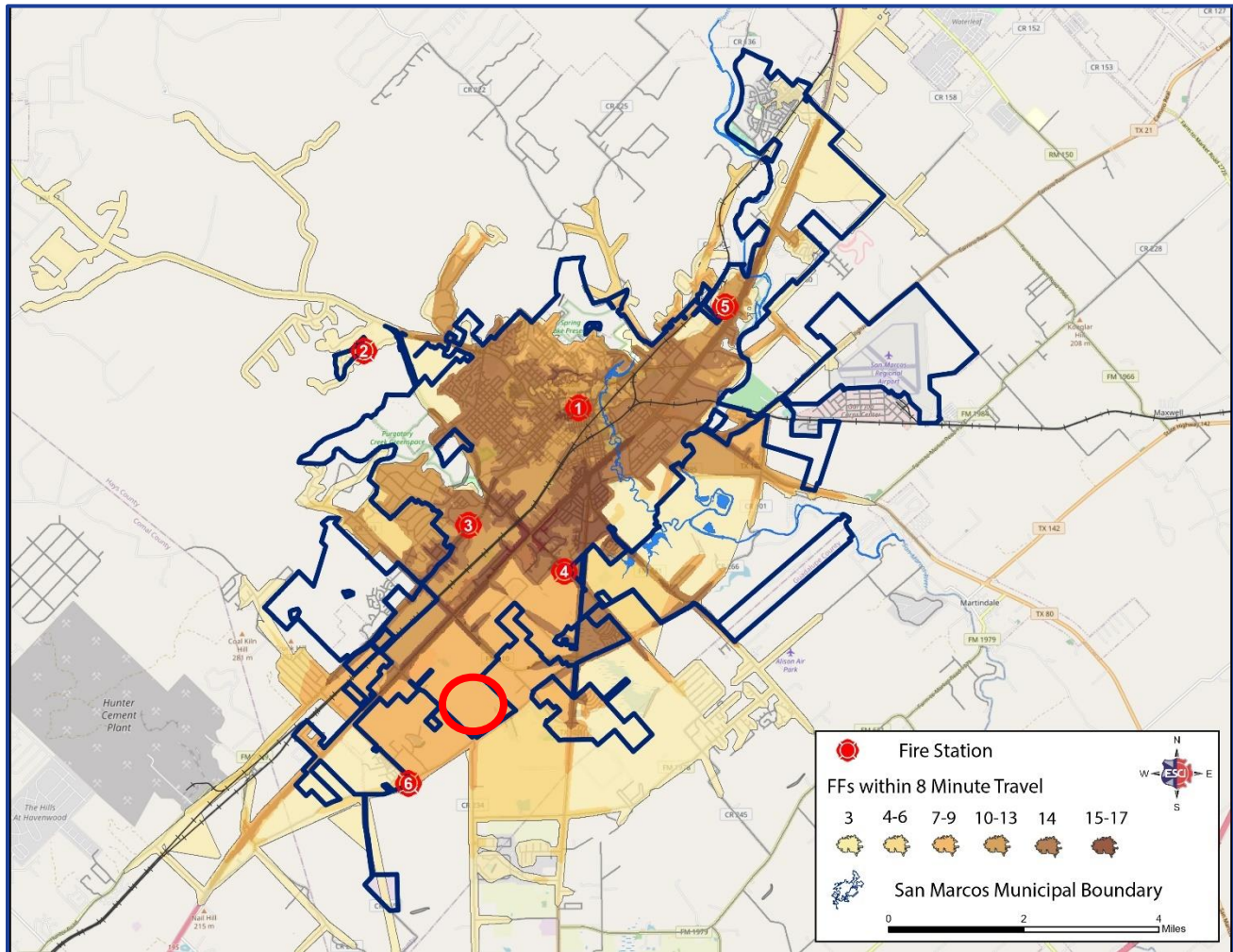
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 6/7/2022

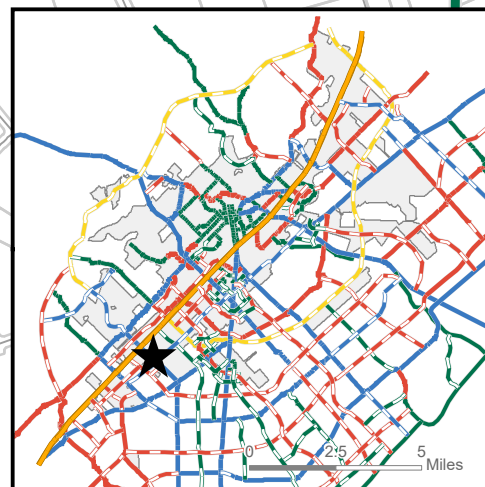
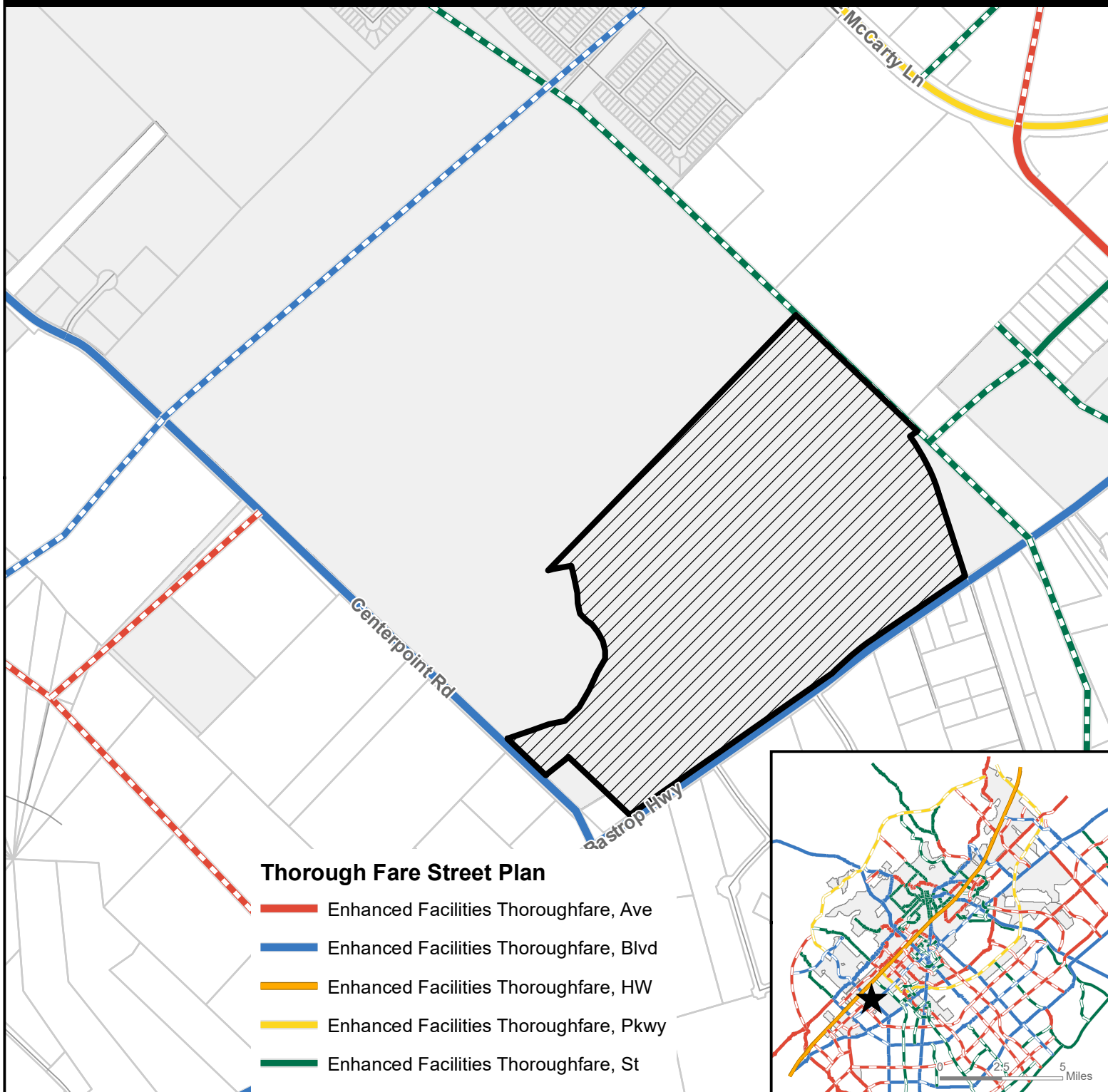
**Figure 112: SMFD 8-Minute Effective Response Force**  
*Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.*



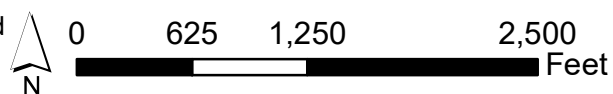
**ZC-22-12 Approximate Location**



# ZC-22-12 Transportation Master Plan SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



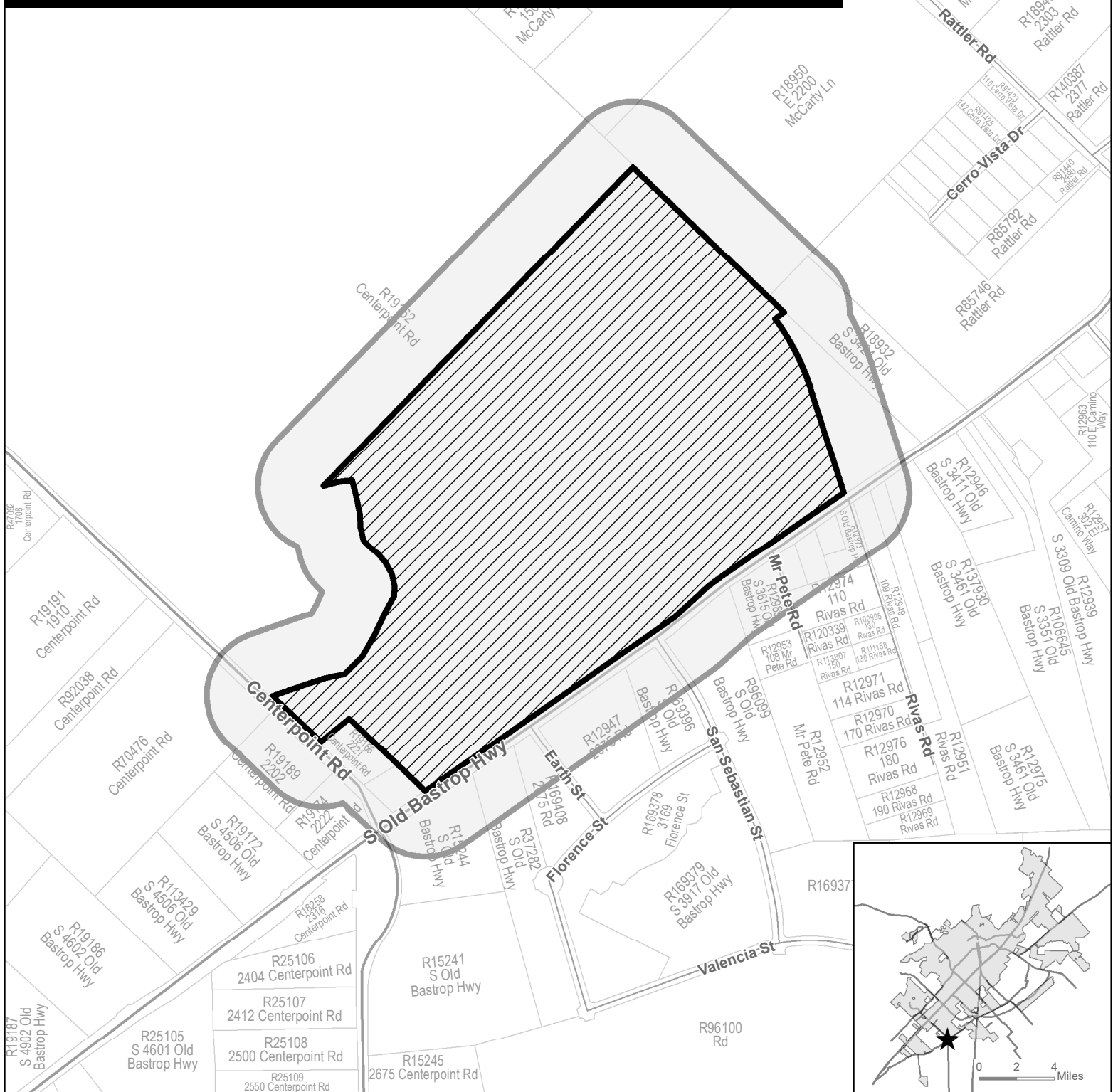
- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**
- ▬▬▬ Proposed Facilities Thoroughfare, Blvd
- ▬▬▬ Proposed Facilities Thoroughfare, St



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Map Date: 6/7/2022

**ZC-22-12**  
**400' Notification Buffer**  
**Gas Lamp — Centerpoint Rd/S Old Bastrop Hwy**



## Site Location



## Subject Property



## 400' Buffer

## Parcel



**City Limit**



A horizontal scale bar with tick marks at 0, 500, 1,000, and 2,000. The word "Feet" is written at the right end of the bar.

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Map Date: 3/17/2022

PLANNING AND DEVELOPMENT SERVICES



6/10/2022

ZC-22-12

**Notice of Public Hearing  
Zoning Change Request**

**“SC” Smart Code District to “CD-3” Character District 3**

**Northwest corner of the Centerpoint Rd. & S. Old Bastrop Hwy Intersection / Gas Lamp (SC to CD-3)**

*ZC-22-12 (Northwest corner of the Centerpoint Rd. & S. Old Bastrop Hwy Intersection / Gas Lamp, SC to CD-3) Hold a public hearing and consider a request by David Carroll, on behalf of Walton Texas, LP, for a Zoning Change from Smart Code (SC) to Character District 3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 150.14 acres generally located at the northwest corner of the Centerpoint Rd. & 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 28, 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, August 2, 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 or emailing, please refer to case number **ZC-22-12**.

*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

Enclosure: Map (See Reverse)

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



## Notification List ZC-22-12

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
R15244	CENTER POINT RD, SAN MARCOS, TX 78666	AURELIUS LTD	103 W LAUREL LN	SAN MARCOS, TX 78666-4706
R12947	3917 S OLD BASTROP HWY, SAN MARCOS, TX 78666	BECK FARM PROPERTIES INC	5508 W HIGHWAY 290 STE 240	AUSTIN, TX 78735
R12985	3601 S OLD BASTROP HWY, SAN MARCOS, TX 78666	CALDERON SANTOS & MARIA A	6181 CENTER POINT RD	SAN MARCOS, TX 78666
R70136	3607 S OLD BASTROP HWY, SAN MARCOS, TX 78666	CARLSON ALEXA LEIGH	145 EASTERN RD	WIMBERLEY, TX 78676-5054
R138267	CENTERPOINT RD, SAN MARCOS, TX 78666	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666
R85292	CR 266, SAN MARCOS, TX 78666	HAYS COUNTY OFAUDITORS OFFICE, (ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
R136631	E MCCARTY LN, SAN MARCOS, TX 78666	JASTER EDMUND HAYS COUNTY PARTNERSHIP GEORGE JASTER	P O BOX 481	MADISONVILLE, TX 77864-0481
R19165	4220 S BASTROP HWY, SAN MARCOS, TX 78666	JOHNSON, MARION	4220 S BASTROP HWY	SAN MARCOS, TX 78666
R18932	3424 S OLD BASTROP HWY, SAN MARCOS, TX 78666	MENDOZA ROY R & MARIA G	3424 S OLD BASTROP HWY STE A	SAN MARCOS, TX 78666-9005
R12989	3615 S OLD BASTROP RD, SAN MARCOS, TX 78666	NATAL ALONZO JOHN & BEATRICE	3615 S OLD BASTROP HWY	SAN MARCOS, TX 78666
R12949	3513A OLD BASTROP HWY, SAN MARCOS, TX 78666	ORTEGA CONCEPCION & JOSE LUIS SR	3513 A OLD BASTROP HWY	SAN MARCOS, TX 78666-8980
R18946	MCCARTY LN, SAN MARCOS, TX 78666	PEREZ JULIAN & MARTINA CURA LP	2200 E MCCARTY LN	SAN MARCOS, TX 78666
R96100	OLD BASTROP HWY, SAN MARCOS, TX 78666	RANCHO TEXAS 40 INVESTMENTS LP & RANCHO TEXAS 20 INVESTMENTS LP	5508 W HWY 290 STE 240	AUSTIN, TX 78735
R12974	110 RIVAS RD, SAN MARCOS, TX 78666	RIVAS FEDERICO G & GUADALUPE	110 RIVAS RD	SAN MARCOS, TX 78666
R12973	OLD BASTROP HWY, SAN MARCOS, TX 78666	RIVAS JOE & ISABEL G	3517 S OLD BASTROP RD	SAN MARCOS, TX 78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS, TX 78666
R137930	OLD BASTROP HWY, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY CHURCH	PO BOX 854	SAN MARCOS, TX 78667-0854
R12950	3501 S OLD BASTROP RD, SAN MARCOS, TX 78666	SOTO, ALBERT	3501 S OLD BASTROP HWY	SAN MARCOS, TX 78666
R19174	2222 CENTERPOINT RD, SAN MARCOS, TX 78666	SOYARS THOMAS ERWIN & MARTHA JANE	2202 CENTER POINT RD	SAN MARCOS, TX 78666-9448
		STELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS, TX 78666
R19162		WALTON TEXAS LP C/O WALTON INTERNATIONAL GROUP	14614 N KIERLAND BLVD STE 120	SCOTTSDALE, AZ 85254-2743
R19166	2221 CENTERPOINT RD, SAN MARCOS, TX 78666	ZAPATA, PABLO	2221 CENTERPOINT RD	SAN MARCOS, TX 78666