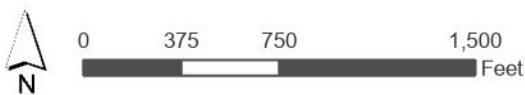


ZC-23-02 Hill Country Studios - W. Centerpoint Rd & Ranch Rd 12 Aerial Map

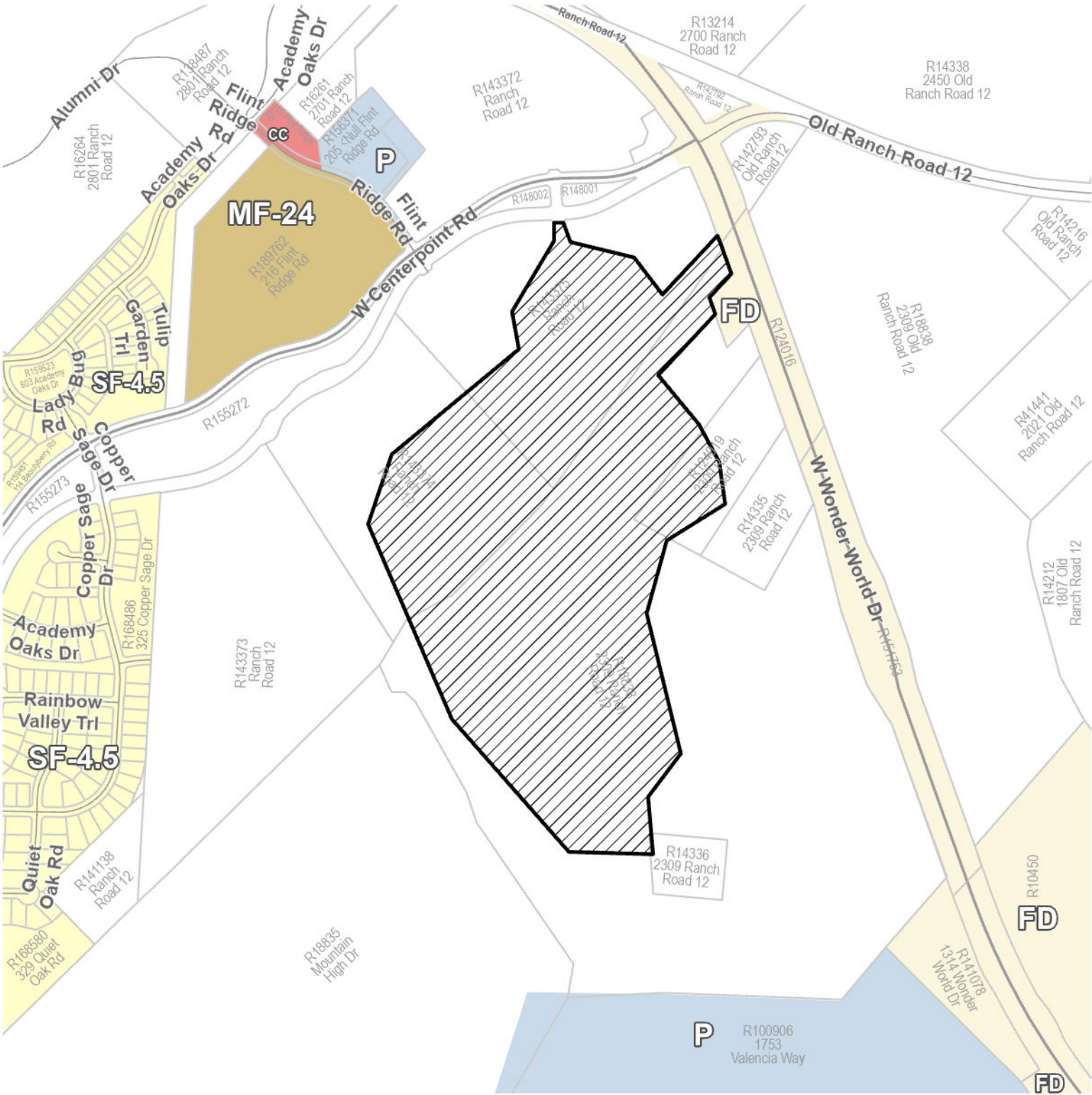


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

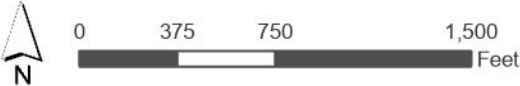
Date: 5/3/2023



ZC-23-02 Hill Country Studios - W. Centerpoint Rd & Ranch Rd 12 Zoning Map

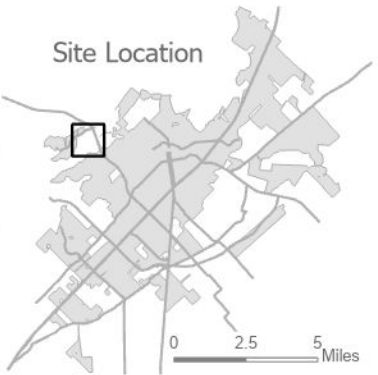


- Subject Property
- Parcel
- CC
- FD
- MF-24
- P
- SF-4.5



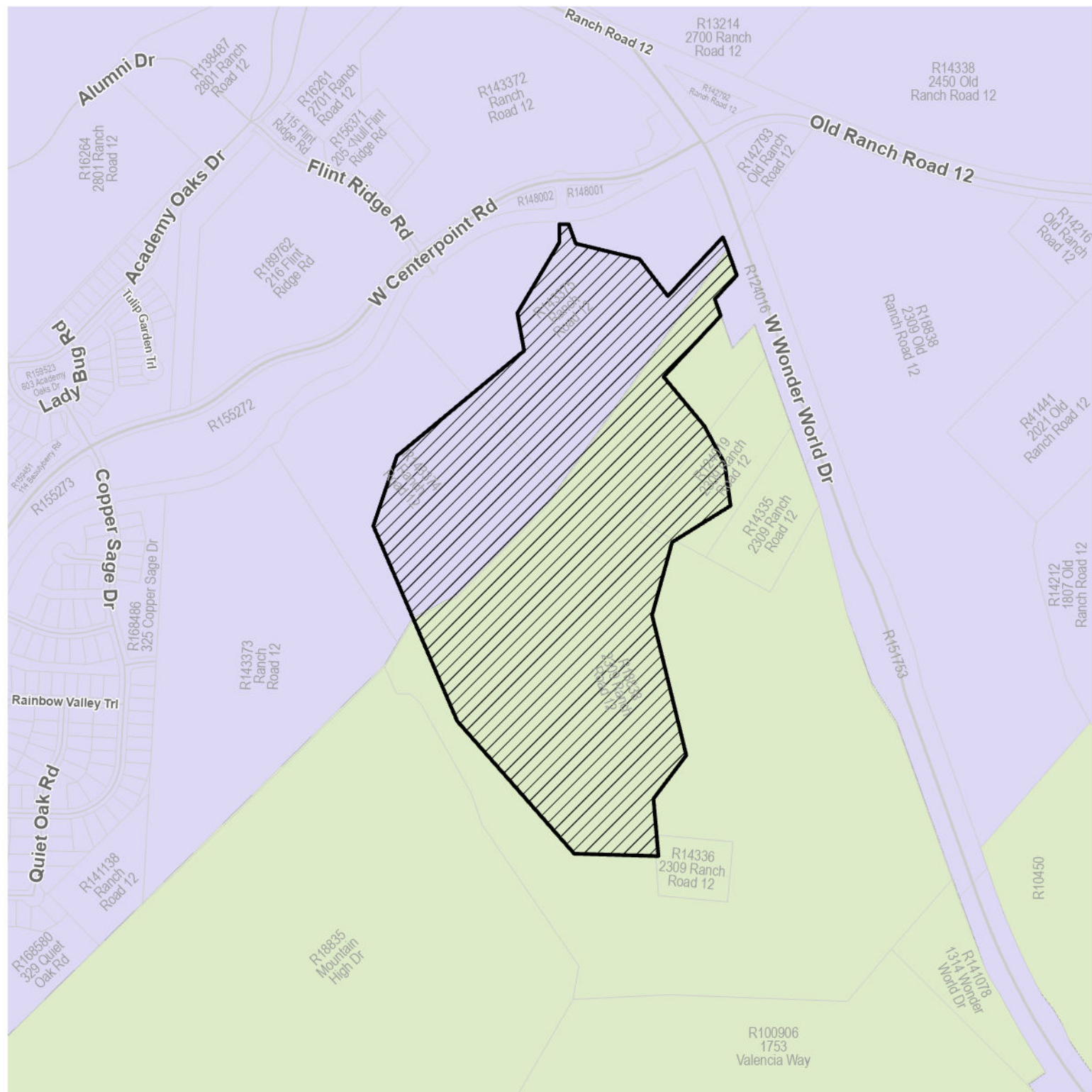
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/3/2023

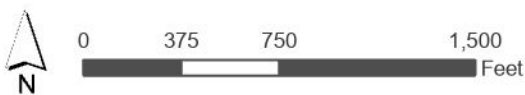


Hill Country Studios - W. Centerpoint Rd & Ranch Rd 12

Preferred Scenario Map



-  Subject Property
 Parcel
 Low Intensity
 Open Space

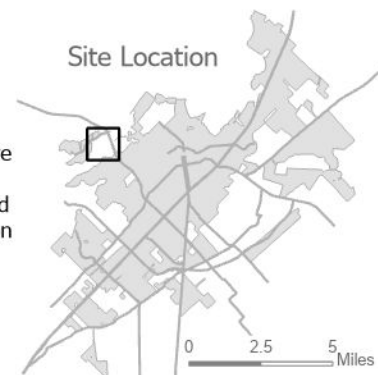


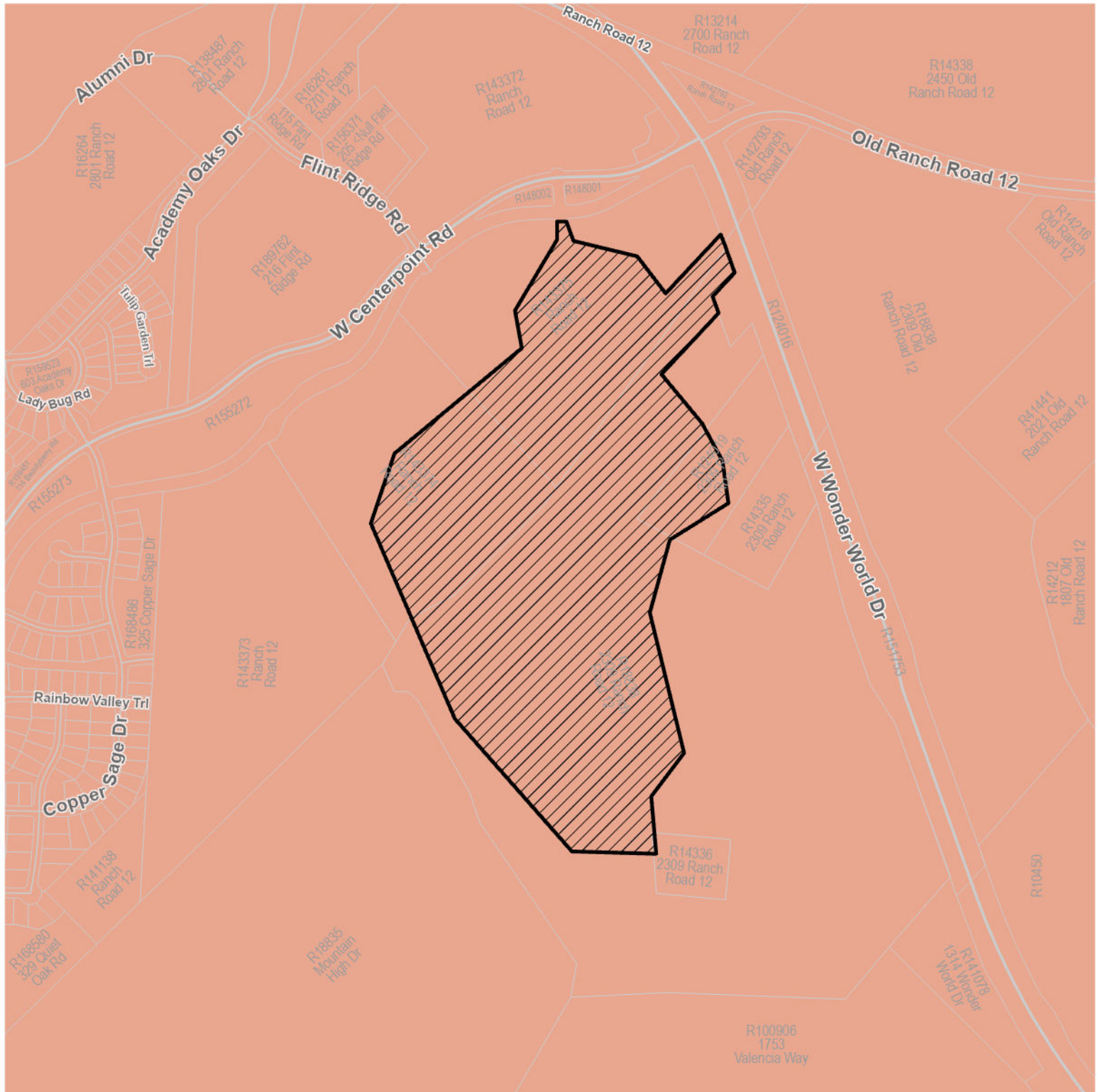
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/3/2023

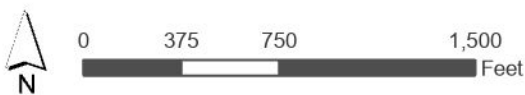


SAN MARCOS Planning and
Development Services





-  Subject Property
-  Parcel
-  Recharge Zone

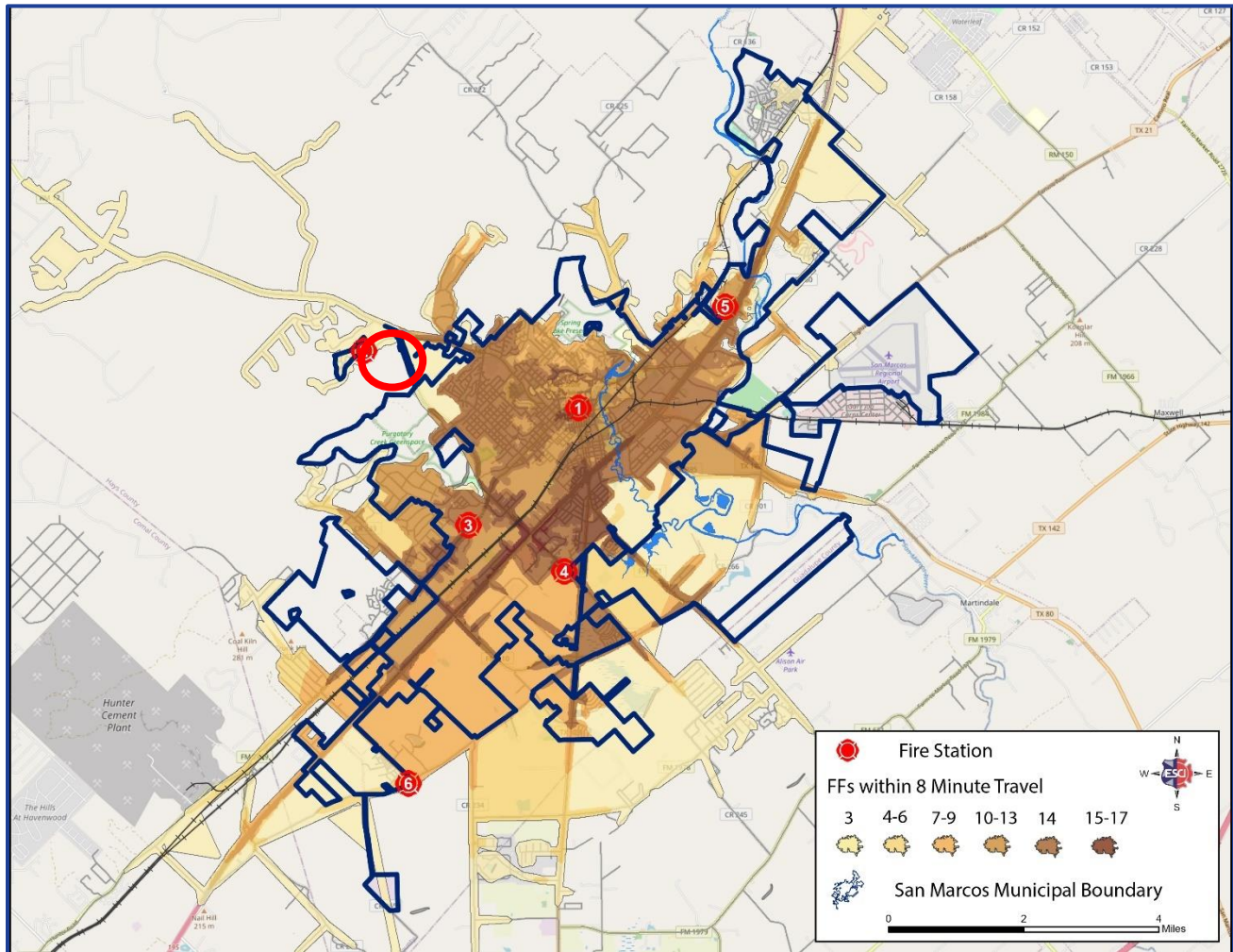


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/3/2023

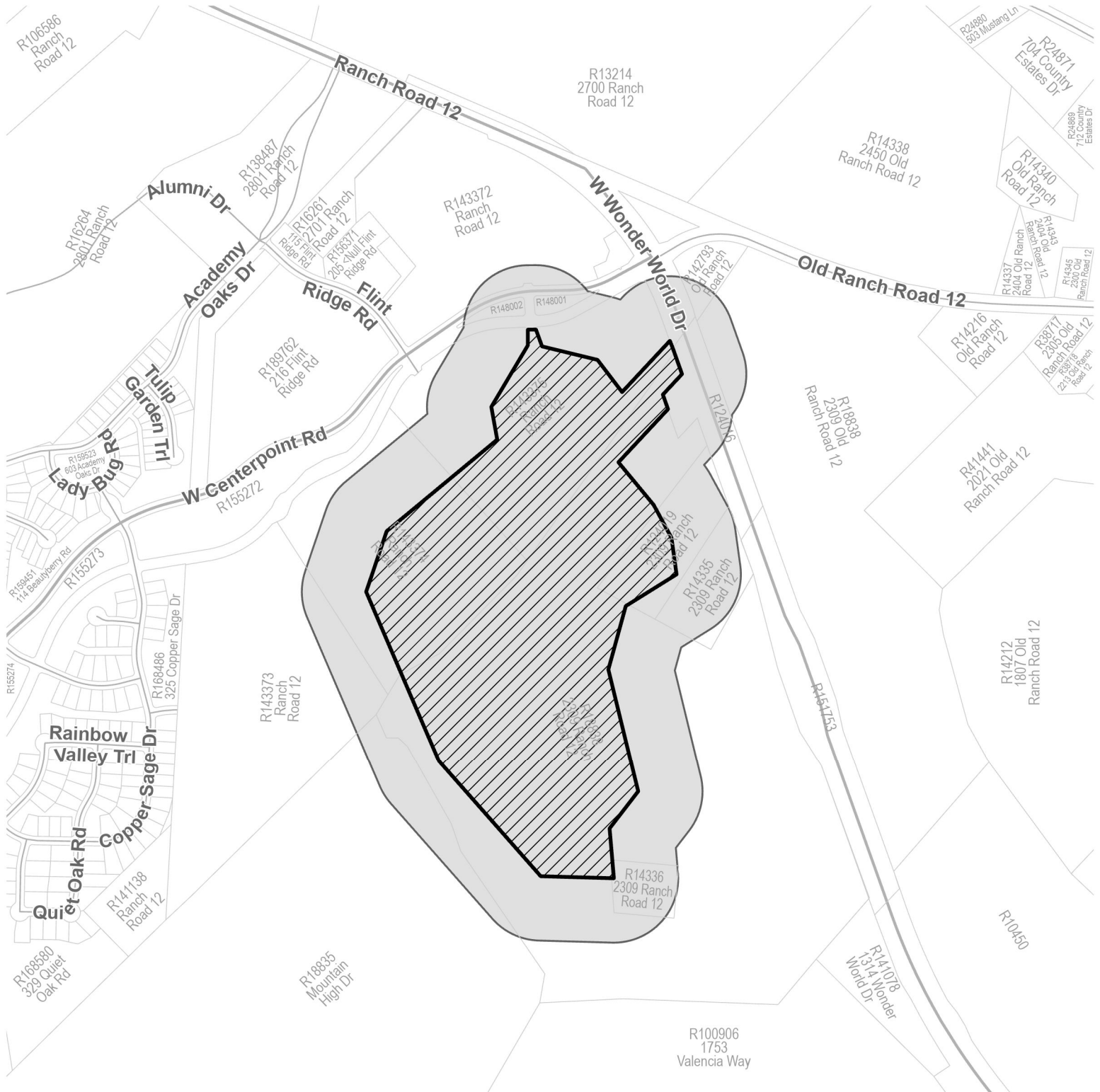


Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-23-02 Approximate Location

400ft Buffer



-  Subject Property
 Parcel
 400ft Buffer



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.

Date: 5/4/2023



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES



5/5/2023

ZC-23-02

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CC” Community Commercial
Hill Country Studios / W. Centerpoint Rd & Ranch Rd 12**

ZC-23-02 (Hill Country Studios / FD to CC) Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate – San Marcos, LLC, for a zoning change from “FD” Future Development to “CC” Community Commercial or, subject to consent of the owner, another less intense zoning district classification, for approximately 90.00 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No’s. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd. 12 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, May 23, 2023**, 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 **Monday, July 3, 2023**, 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 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, **Will Rugeley**, at **512.805.2613** or wrugeley@sanmarcostx.gov. When calling, please refer to case number **ZC-23-02**.

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

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843
SANMARCOSTX.GOV**

Notification List ZC-23-02

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
141138	RR 12, SAN MARCOS, TX 78666	LAZY OAKS RANCH LP	303 COLORADO ST STE 2300	AUSTIN, TX 78701-0021
142793	OLD RR 12, SAN MARCOS, TX 78666	LCSM WW LLC	303 COLORADO ST STE 2300	AUSTIN, TX 78701
124016	WONDER WORLD DR, SAN MARCOS, TX 78666	STATE OF TEXAS TEXAS DEPT OF TRANSPORTATION	7901 N IH 35	AUSTIN, TX 78753
		NEIGHBORHOOD COMMISSION REP William DeSoto	618 Larue	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666