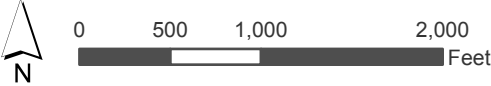


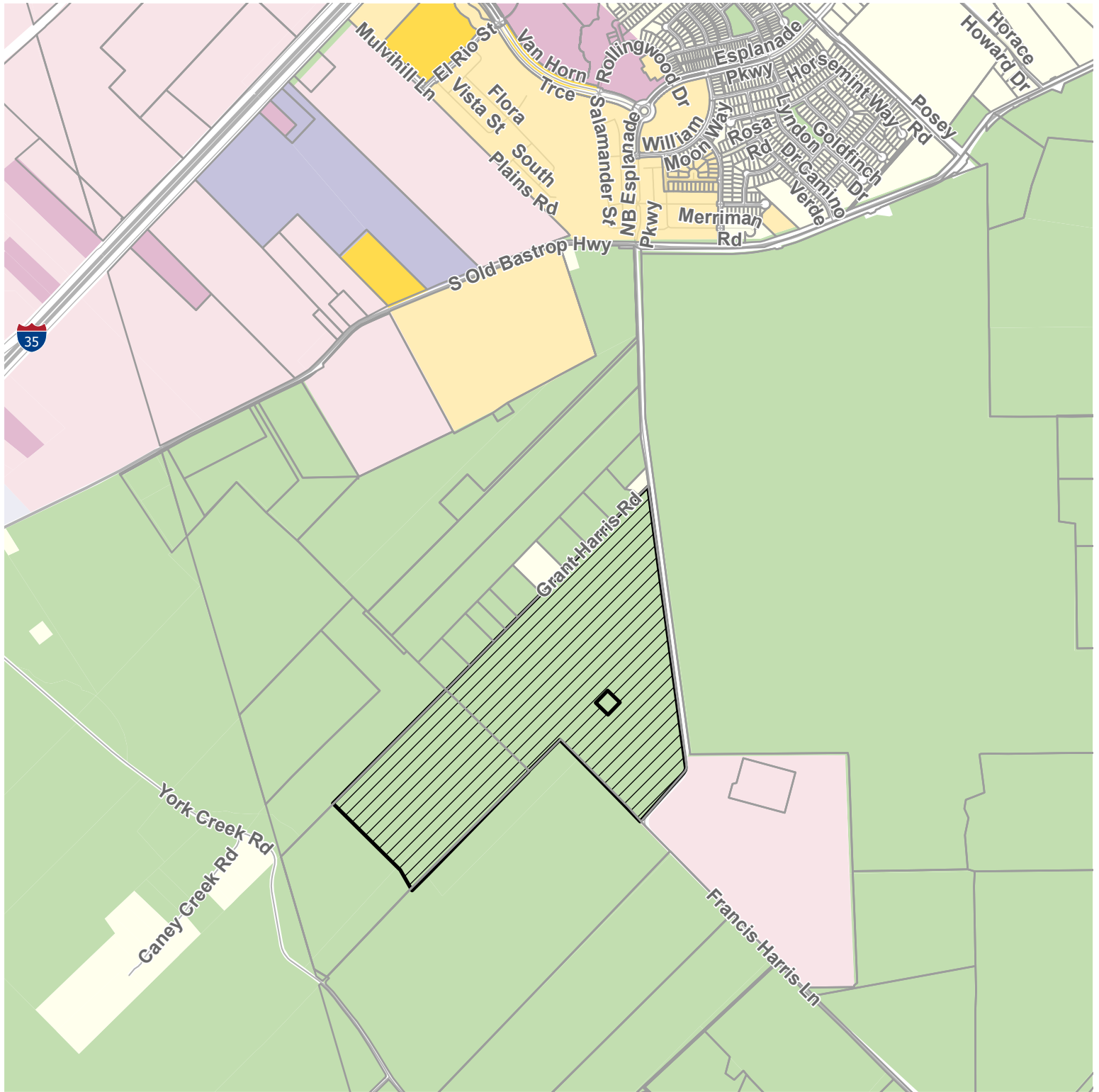
- Parcels
- Subject Property
- ETJ



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: 12/27/2024





- Parcels
- Subject Property
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Low and Areas of Stability/Conservation/Cluster



0 500 1,000 2,000
Feet

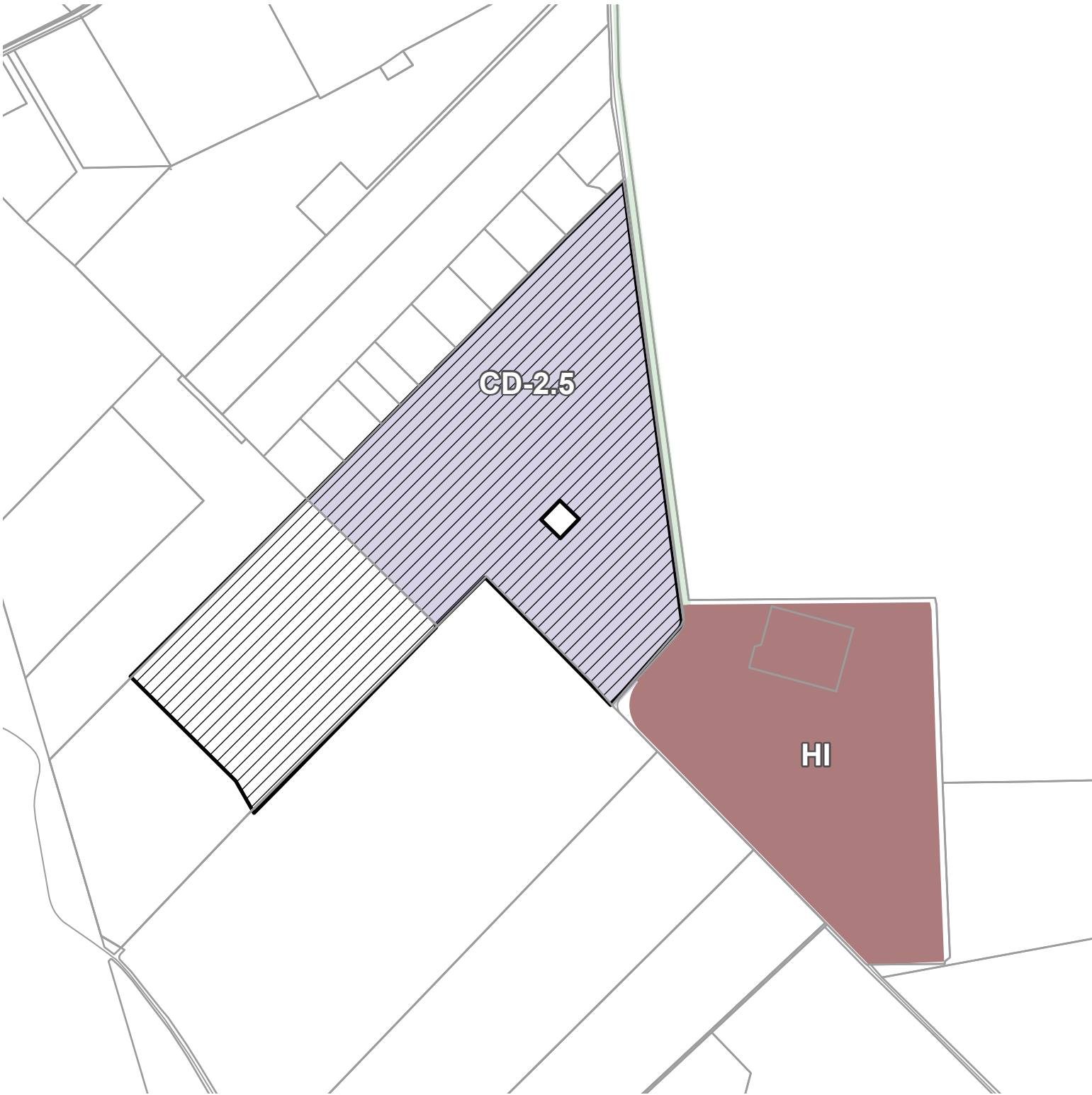
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.






Date: 1/2/2025

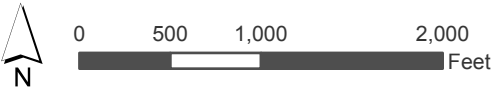
SAN MARCOS Planning and
Development Services

Site Location





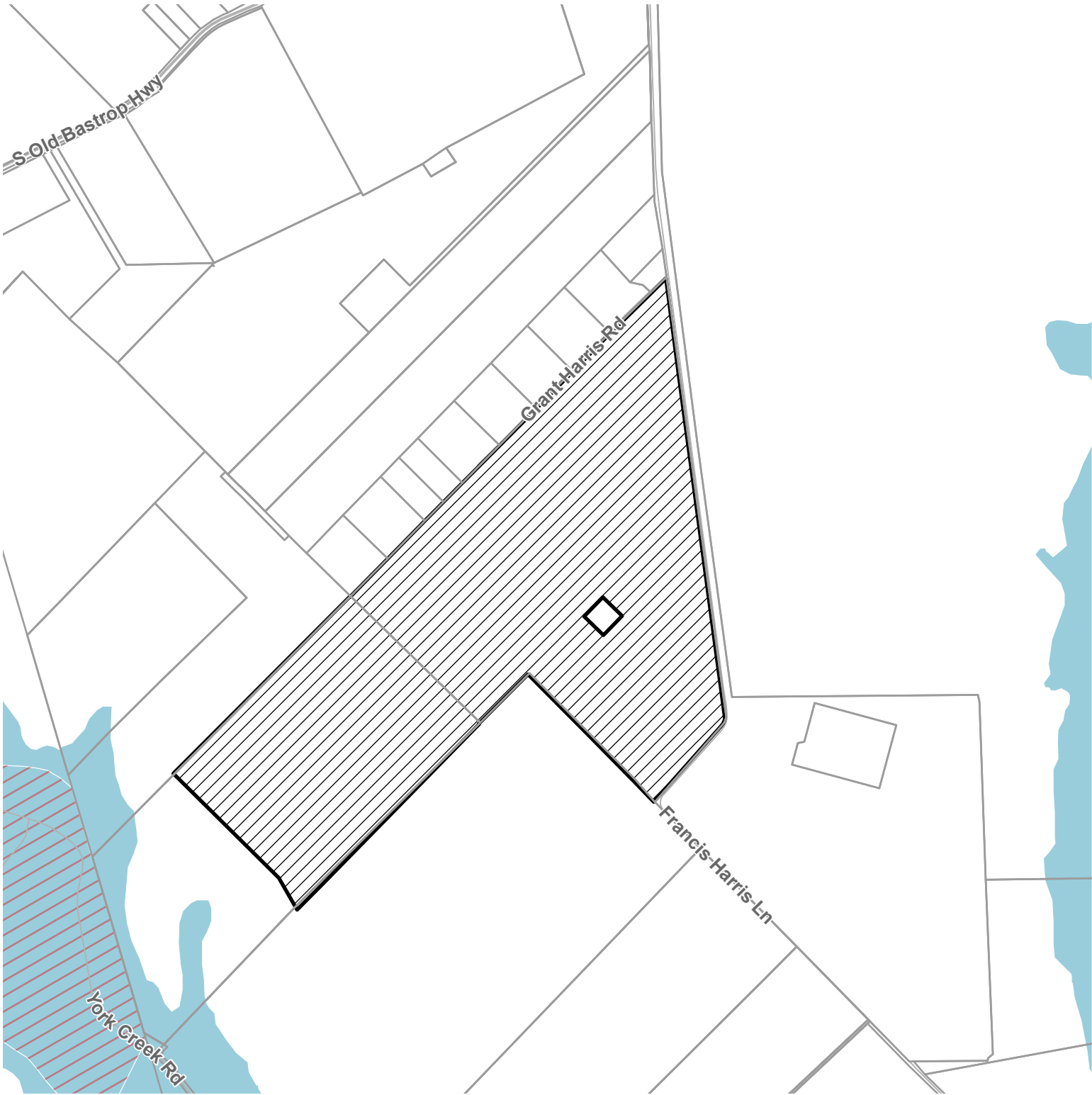
-  Parcels
-  Subject Property
-  AR
-  CD-2.5
-  HI



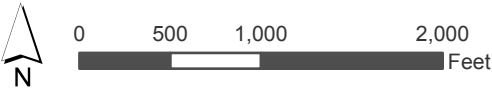
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 12/27/2024





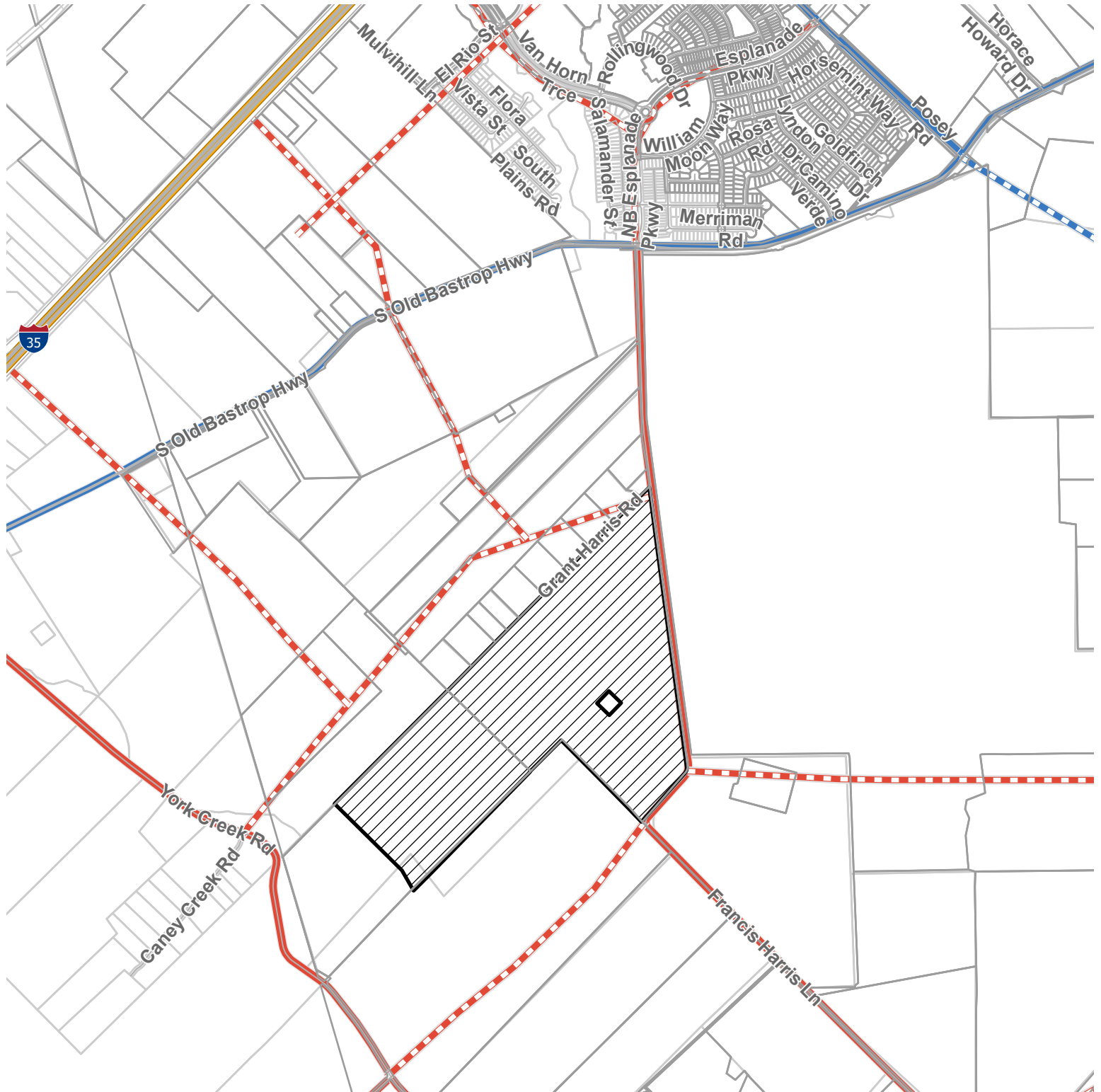
- Parcels
- Subject Property
- Floodway
- 100 Year Floodplain



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: 1/2/2025





- Parcels
- Subject Property
- Enhanced, St
- Proposed, Ave
- Enhanced, Ave
- Proposed, Blvd
- Enhanced, Blvd
- Proposed, Pkwy
- Enhanced, HW
- Proposed, St
- Enhanced, Pkwy



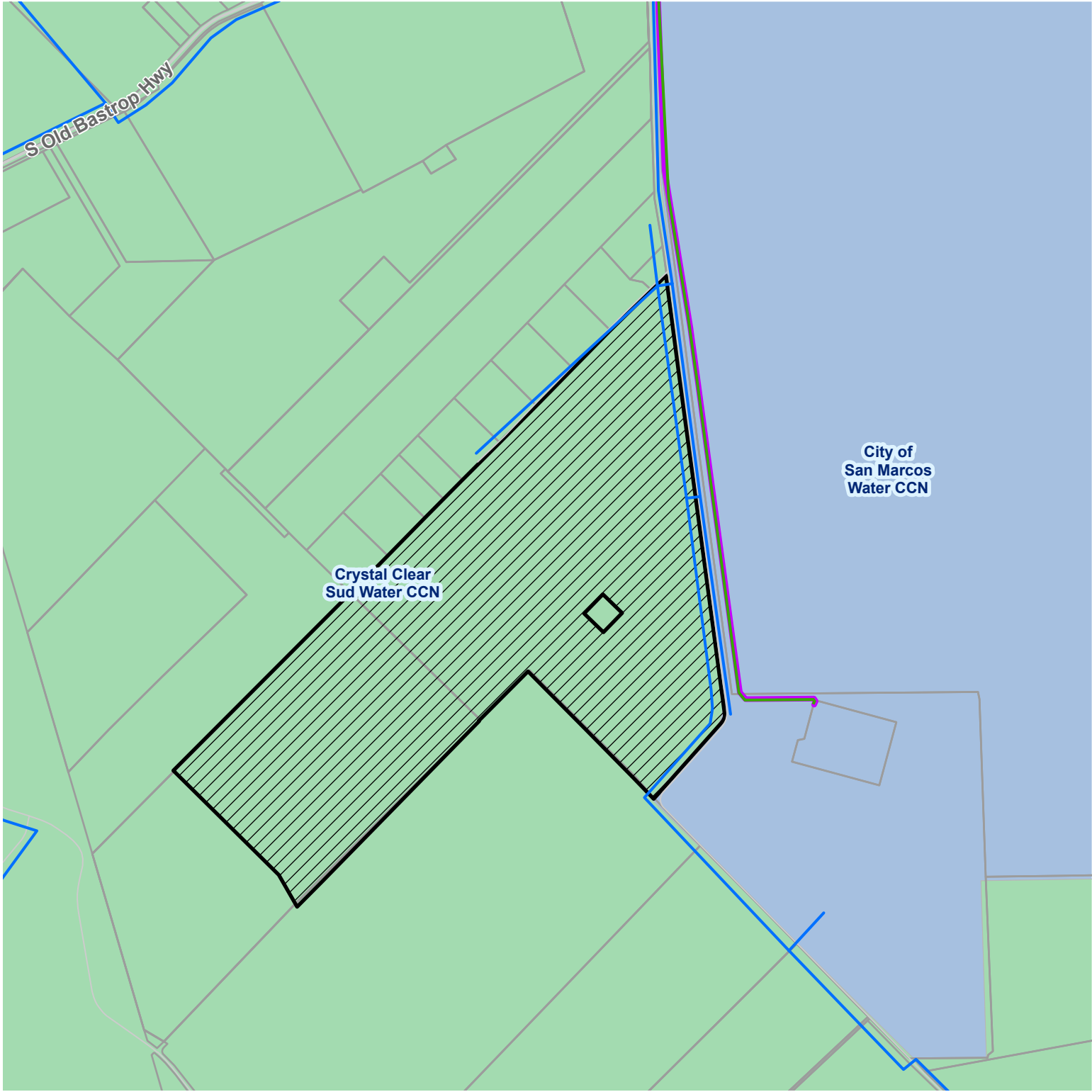
0 500 1,000 2,000
Feet

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.

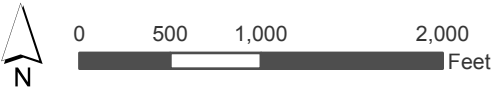
Date: 1/2/2025

Site Location





- Sanitary Main Active
- Potable Water Main Active
- Reclaimed Water Main
- Subject Property
- Parcels
- City of San Marcos Water CCN
- Crystal Clear SUD Water CCN

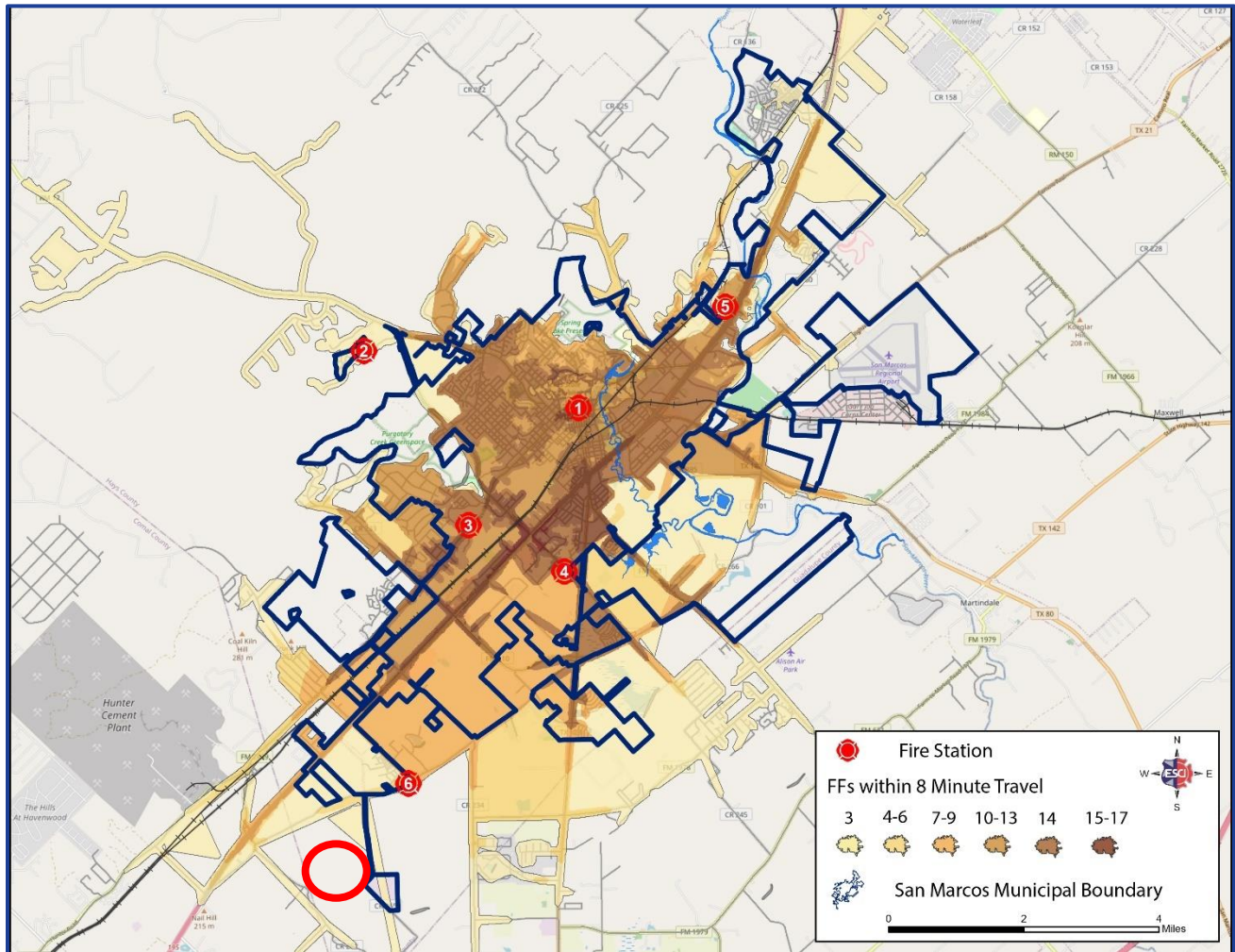


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

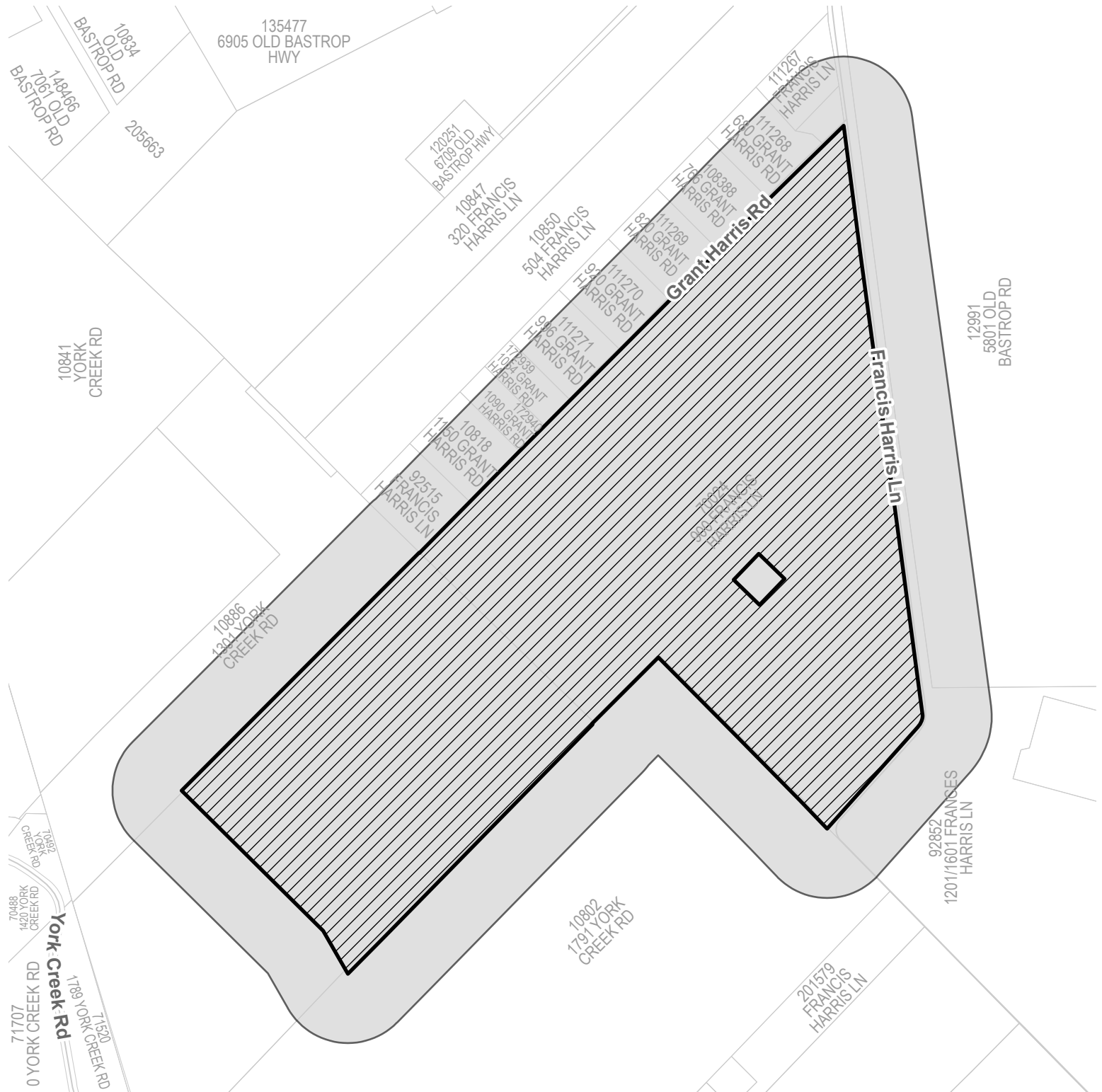
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




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.



PSA-25-01/AN-25-02/ ZC-25-02 APPROXIMATE LOCATION



 Subject Property
 400ft Buffer
 Parcel



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: 7/30/2025



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES



07/30/2025

PSA-25-01

Notice of Public Hearing
UPDATED COUNCIL HEARING DATES
Preferred Scenario Amendment
Conservation/Cluster to Commercial/Employment Low
900BLK Francis Harris Lane / 904 Francis Harris Ln Preferred Scenario Amendment

PSA-25-01 (900BLK Francis Harris Ln / 904 Francis Harris Ln Preferred Scenario Amendment) Hold a public hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC and Donald and Germaine Tuff, for a Preferred Scenario Amendment from "Conservation/ Cluster" to "Commercial/ Employment - Low", for approximately 199.49 +/- acres of land, more or less, out of the A.M Esnaurizar Survey, Abstract No. 6, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas. (J.Cleary)

The San Marcos Planning and Zoning Commission considered the above request at a public hearing to obtain citizen comments and recommended denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold two public hearings 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 was held by the Planning and Zoning Commission Meeting on **Tuesday, March 25, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. A subsequent public hearing was held by the City Council on **Tuesday, June 3, 2025**. One may watch a recording of the public hearings by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives> for the Planning and Zoning Commission and <https://sanmarcostx.gov/Videos> for City Council.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, August 19, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <https://sanmarcostx.gov/Videos>. Or sign up at: www.sanmarcostx.gov/citizencommentssignup 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:
www.sanmarcostx.gov/citizencommentssignup

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805.2658** or jcleary@sanmarcostx.gov. When calling, please refer to case number **PSA-25-01**.

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

Enclosure: Map (See Reverse)

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

| Property ID | Site Address | Owner | Owner Address | Owner City /Zip/State |
|-------------|---|--|---|------------------------------|
| 111271 | 996 GRANT HARRIS RD, SAN MARCOS, TX 78666 | ALVARADO, REFUGIO | 996 GRANT HARRIS RD | SAN MARCOS, TX 78666-8983 |
| 10818 | GRANT HARRIS RD, SAN MARCOS, TX 78666 | ALVARDO-VASQUEZ DAVID & SAMANIEGO MARTINEZ AURORA | 1150 GRANT HARRIS RD | SAN MARCOS, TX 78666 |
| 135215 | 616 GRANT HARRIS RD, SAN MARCOS, TX 78666 | ALVEAR JOSE M & TIJERINA MARIA L | 616 GRANT HARRIS RD | SAN MARCOS, TX 78666-8976 |
| 111268 | 680 GRANT HARRIS RD, SAN MARCOS, TX 78666 | SERIES 680 | 4843 COLLEYVILLE BLVD, STE 251-333 | COLLEYVILLE, TX 76034 |
| 12991 | 5801 S OLD BASTROP RD, SAN MARCOS, TX 78666 | CARSON SELECT INVESTMENTS LP | C/O CARSON SELECT INVESTMENTS GP LLC GENERAL PARTNER, 407 S STAGECOACH TRL, STE 203 | SAN MARCOS, TX 78666-5063 |
| 10802 | 1791 YORK CREEK RD, NEW BRAUNFELS, TX 78130 | DOSTER JOHN D & EVA J | 1791 YORK CREEK RD | NEW BRAUNFELS, TX 78130 |
| 172940 | 1090 GRANT HARRIS RD, SAN MARCOS, TX 78666 | GARCIA JULIO CESAR & CANCHOLA ANGELICA DAVILA | 1090 GRANT HARRIS RD | SAN MARCOS, TX 78666-8978 |
| 111269 | 820 GRANT HARRIS RD, SAN MARCOS, TX 78666 | GUYTON, LORENE | 820 GRANT HARRIS RD | SAN MARCOS, TX 78666-8965 |
| 92515 | FRANCIS HARRIS LN, SAN MARCOS, TX 78666 | HAYS ENERGY LP | ATTN: STATE & LOCAL TAX DEPT, PO BOX 219071 | DALLAS, TX 75221-9071 |
| 172939 | 1054 GRANT HARRIS RD, SAN MARCOS, TX 78666 | HERNANDEZ ANGEL L & CANCHOLA GEORGINA DAVILA | 1054 GRANT HARRIS RD | SAN MARCOS, TX 78666-8978 |
| 70024 | 900 FRANCIS HARRIS LN, SAN MARCOS, TX 78666 | HIGHLANDER SM ONE LLC | 2505 ALLSTON LN | AUSTIN, TX 78746-1918 |
| 10886 | 1301 YORK CREEK RD, NEW BRAUNFELS, TX 78130 | MARTIN CONNIE D | 14053 HUBER RD | SEGUIN, TX 78155-1767 |
| 108388 | 766 GRANT HARRIS RD, SAN MARCOS, TX 78666 | RODRIGUEZ ROBERTO & RACHEL | P O BOX 903 | KYLE, TX 78640 |
| 10877 | 1789 YORK CREEK RD, NEW BRAUNFELS, TX 78130 | TUFF, DONALD W | 1789 YORK CREEK RD | NEW BRAUNFELS, TX 78130 |
| 111270 | 920 GRANT HARRIS RD, SAN MARCOS, TX 78666 | YOUNT JAMES H & SHARON L | 2009 DOVE CROSSING DR | NEW BRAUNFELS, TX 78130-3360 |
| | | Neighborhood President Michael Adams | 106 Losoya Dr | San Marcos TX 78666 |
| | | CONA President Amy Thomaides | 1131 W. MLK St | San Marcos TX 78666 |