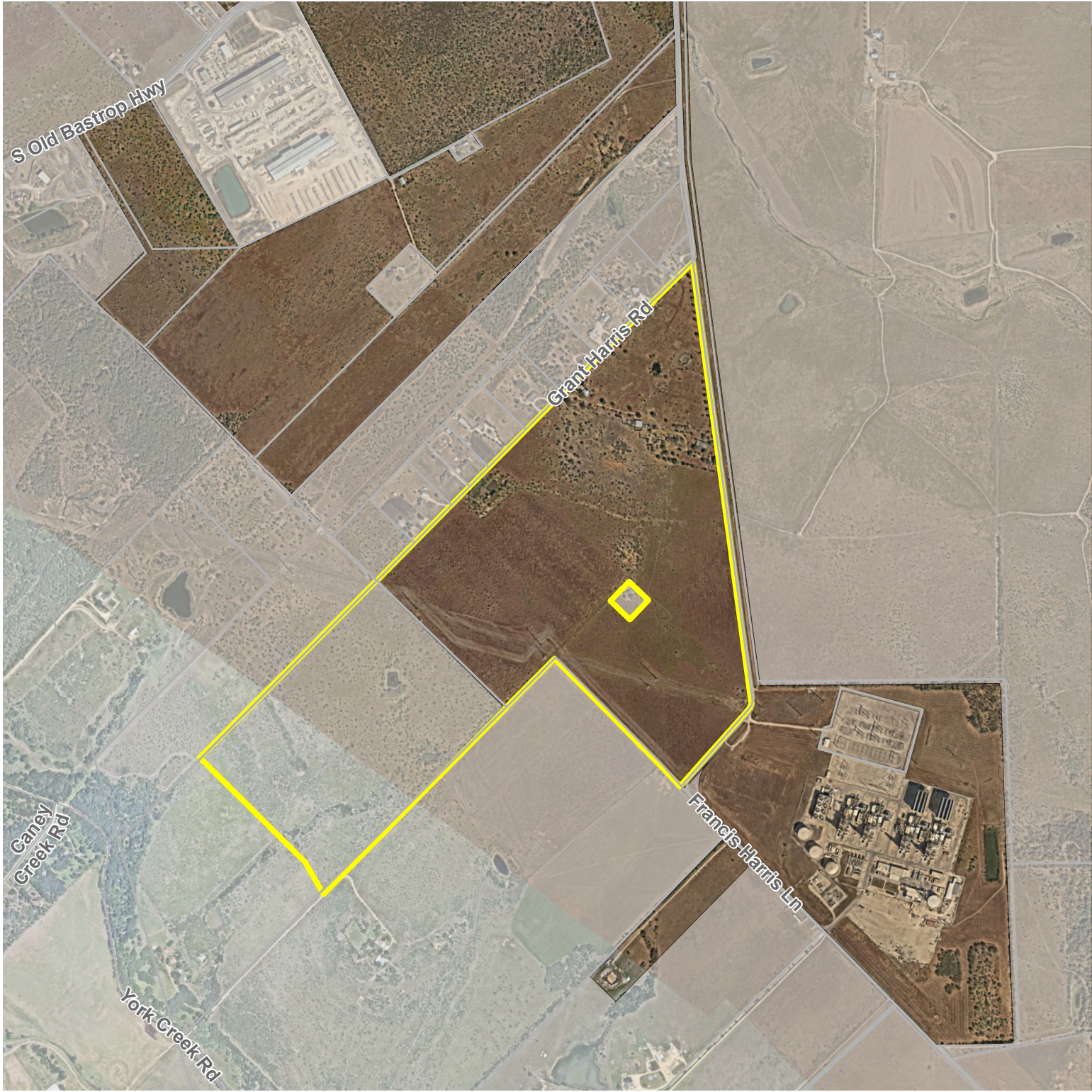


904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

ZC-25-02

Aerial



- 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.

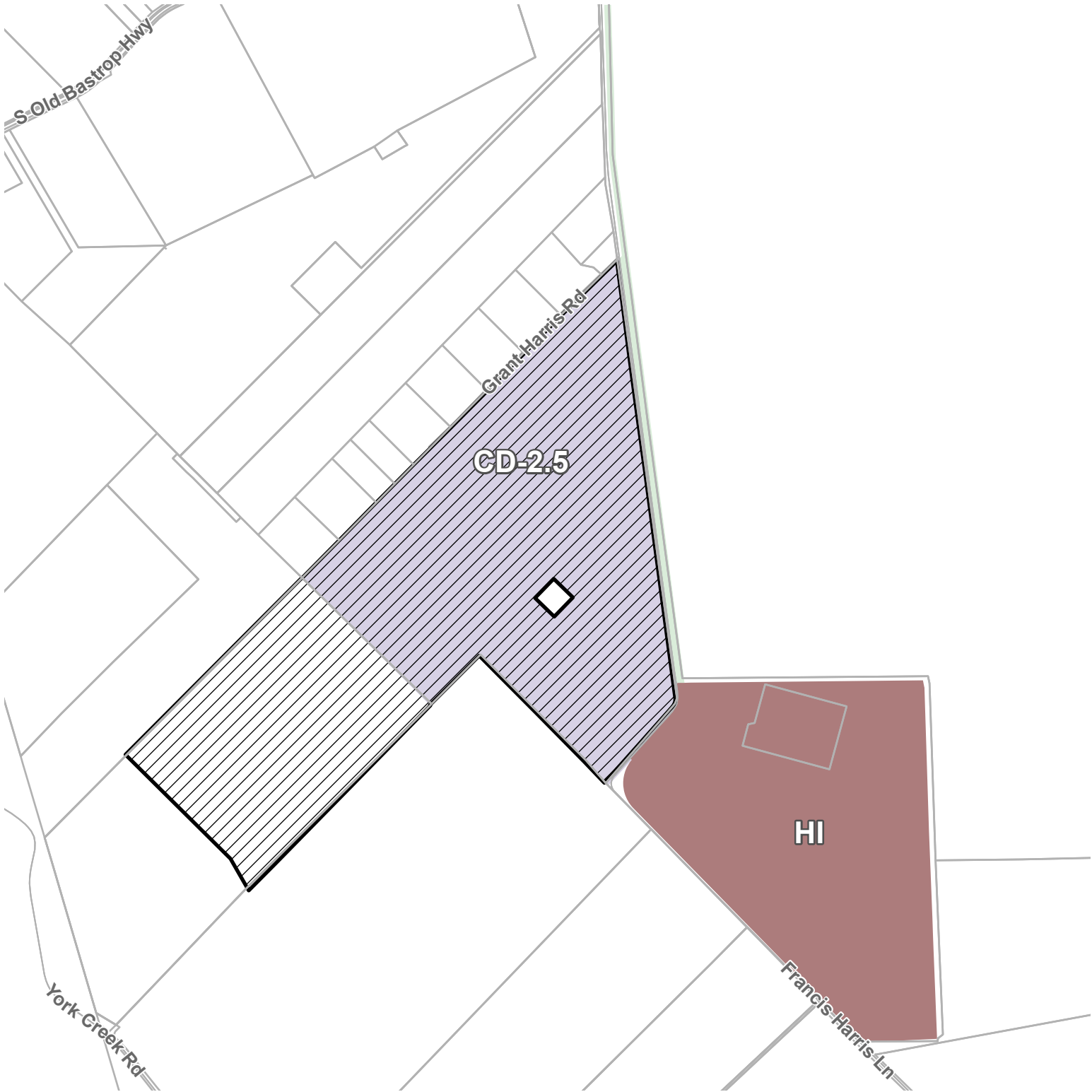
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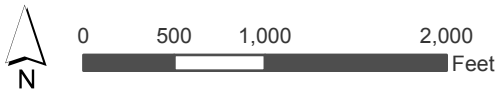
904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

ZC-25-02

Zoning



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



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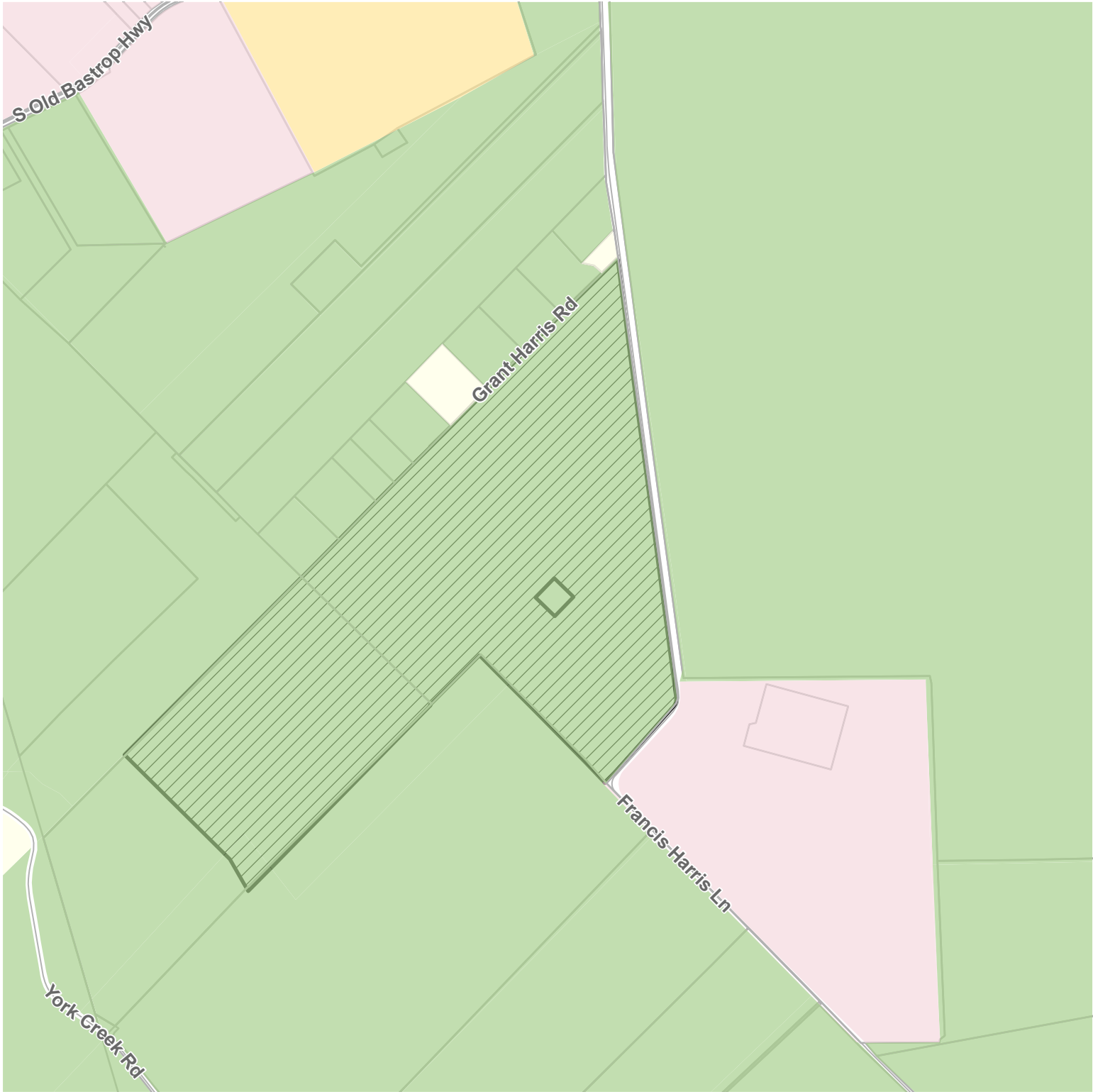
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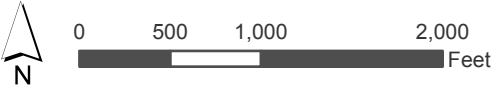
904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

Preferred
Scenario

ZC-25-02



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



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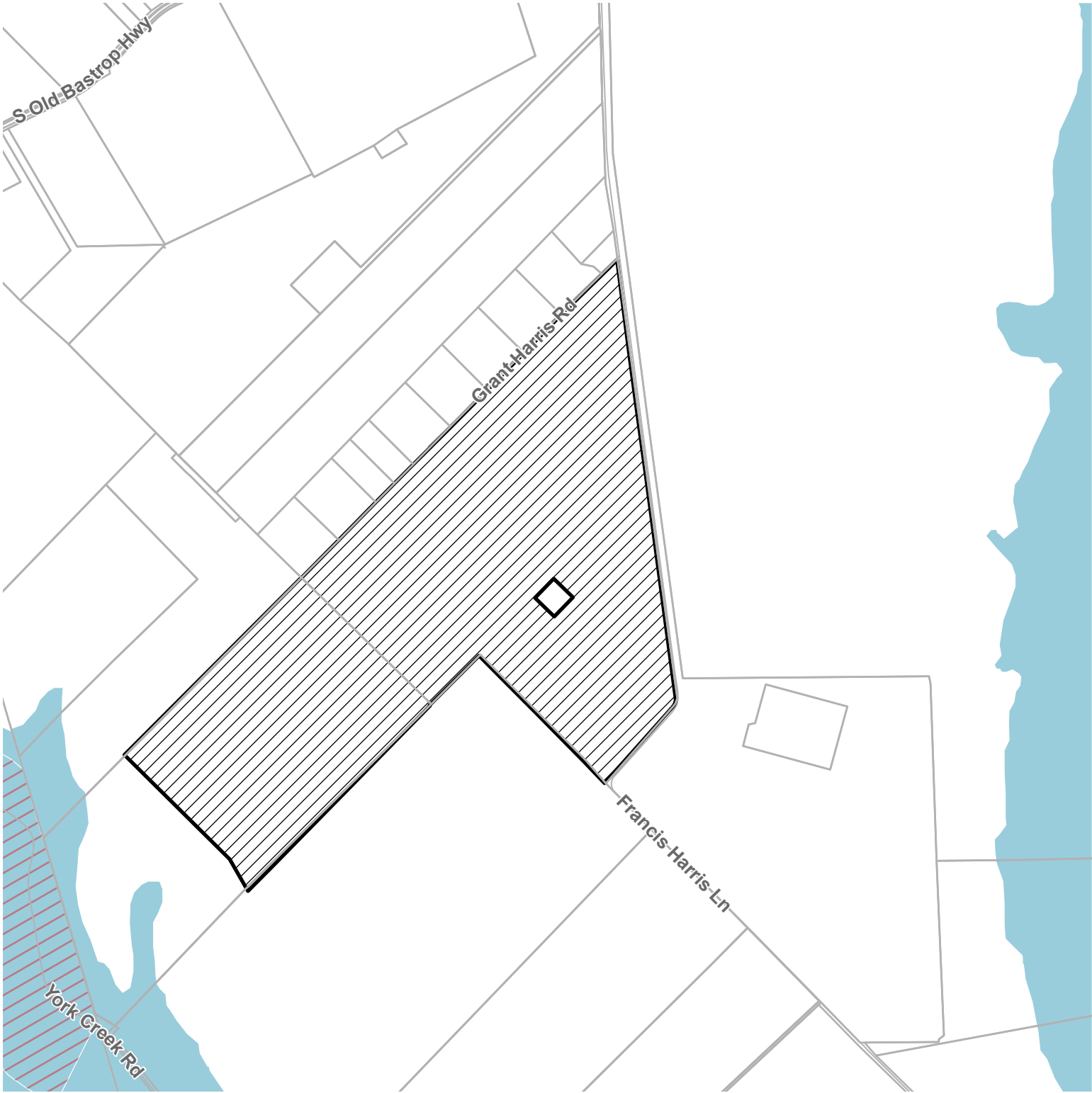
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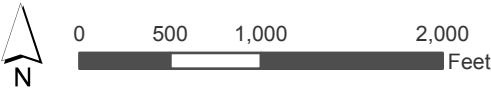
904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

Environmental
Features

ZC-25-02



- Parcels
- Subject Property
- Floodway
- 100 Year Floodplain



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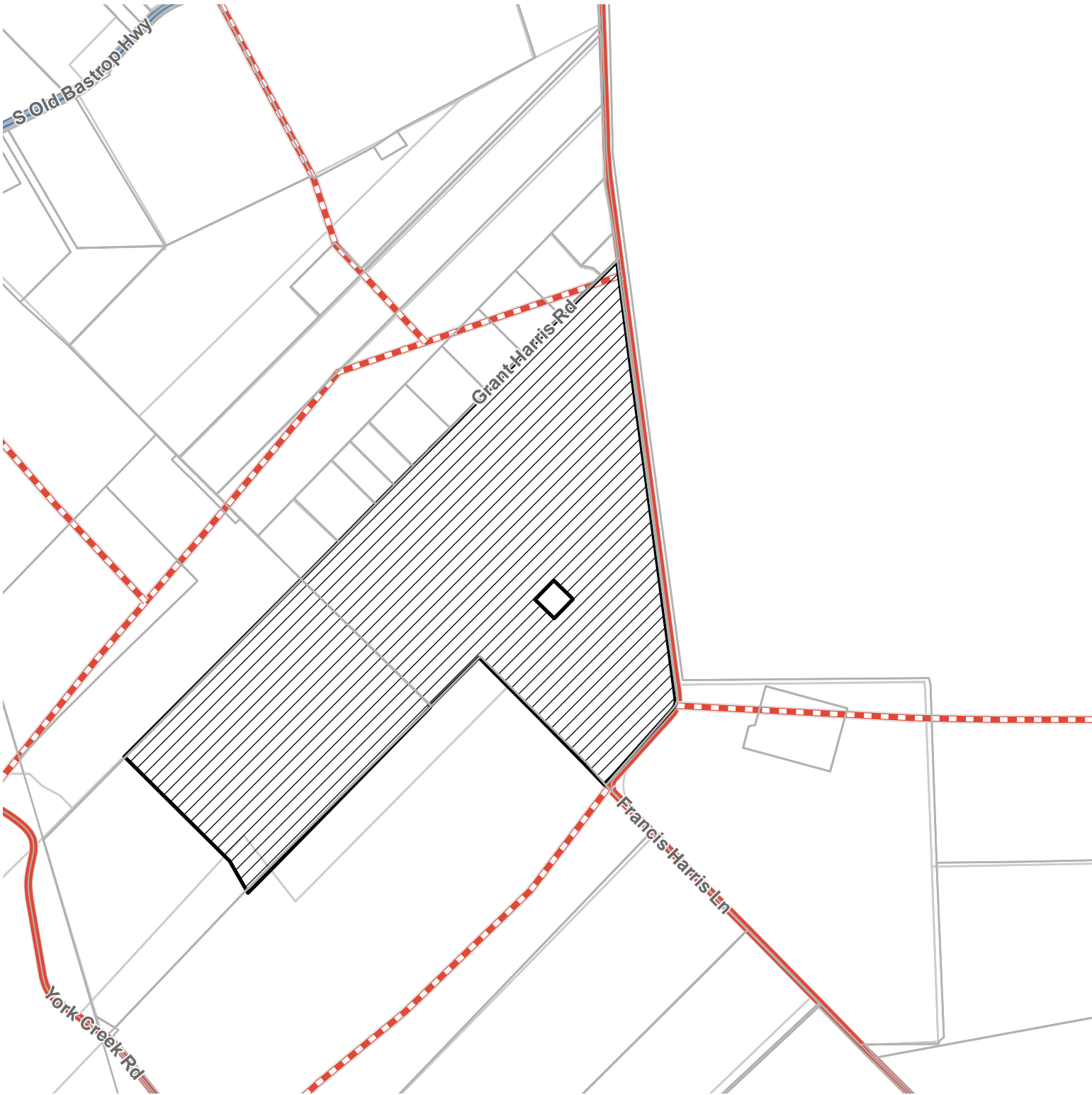
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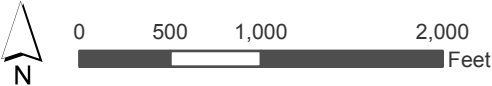
904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

Thoroughfare
Plan

ZC-25-02



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



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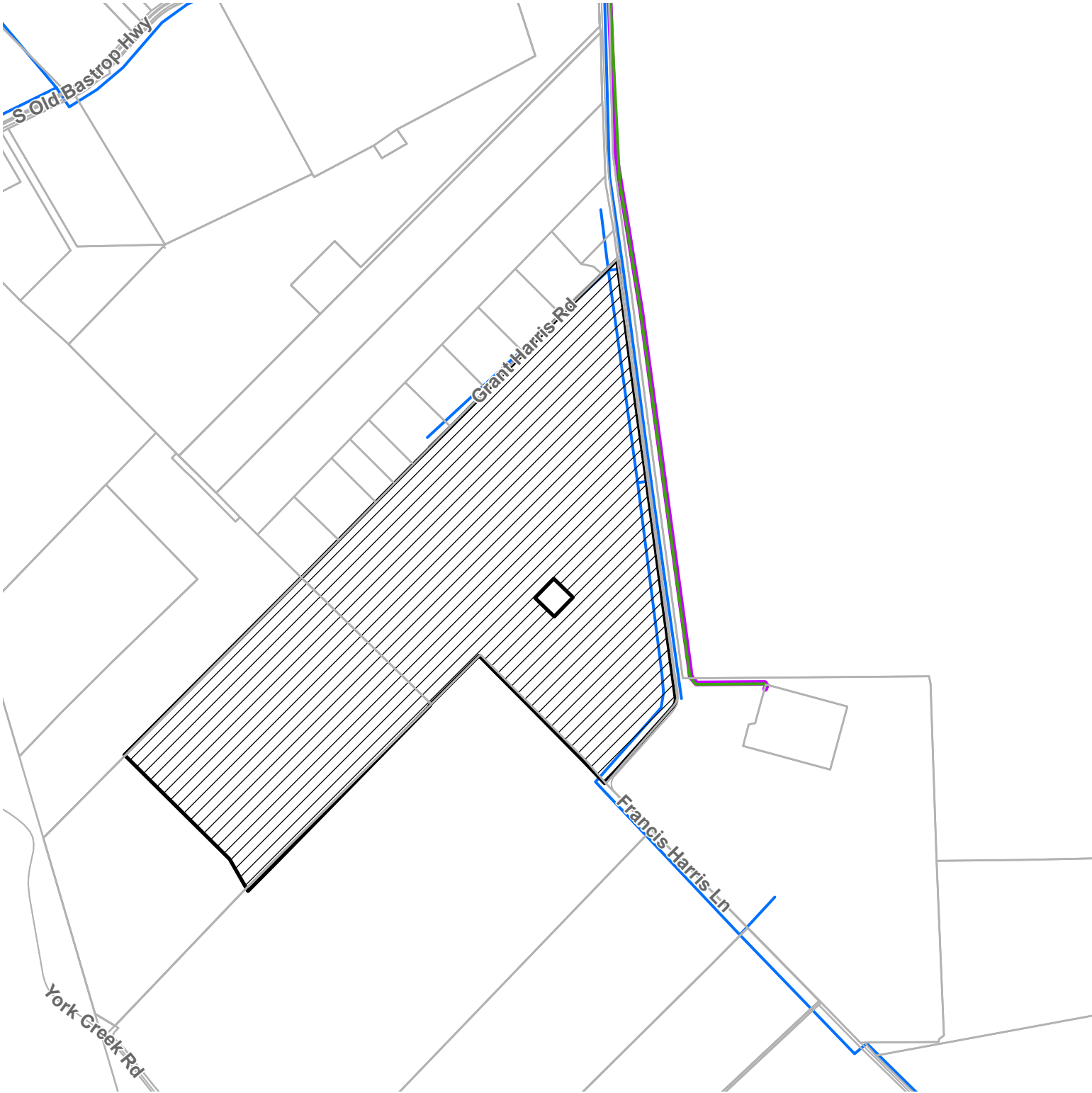
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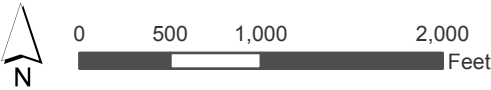
ZC-25-02

904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

Water &
Wastewater



- Parcels
- Subject Property
- Sanitary Main Active
- Potable Water Main Active
- Reclaimed Water Main

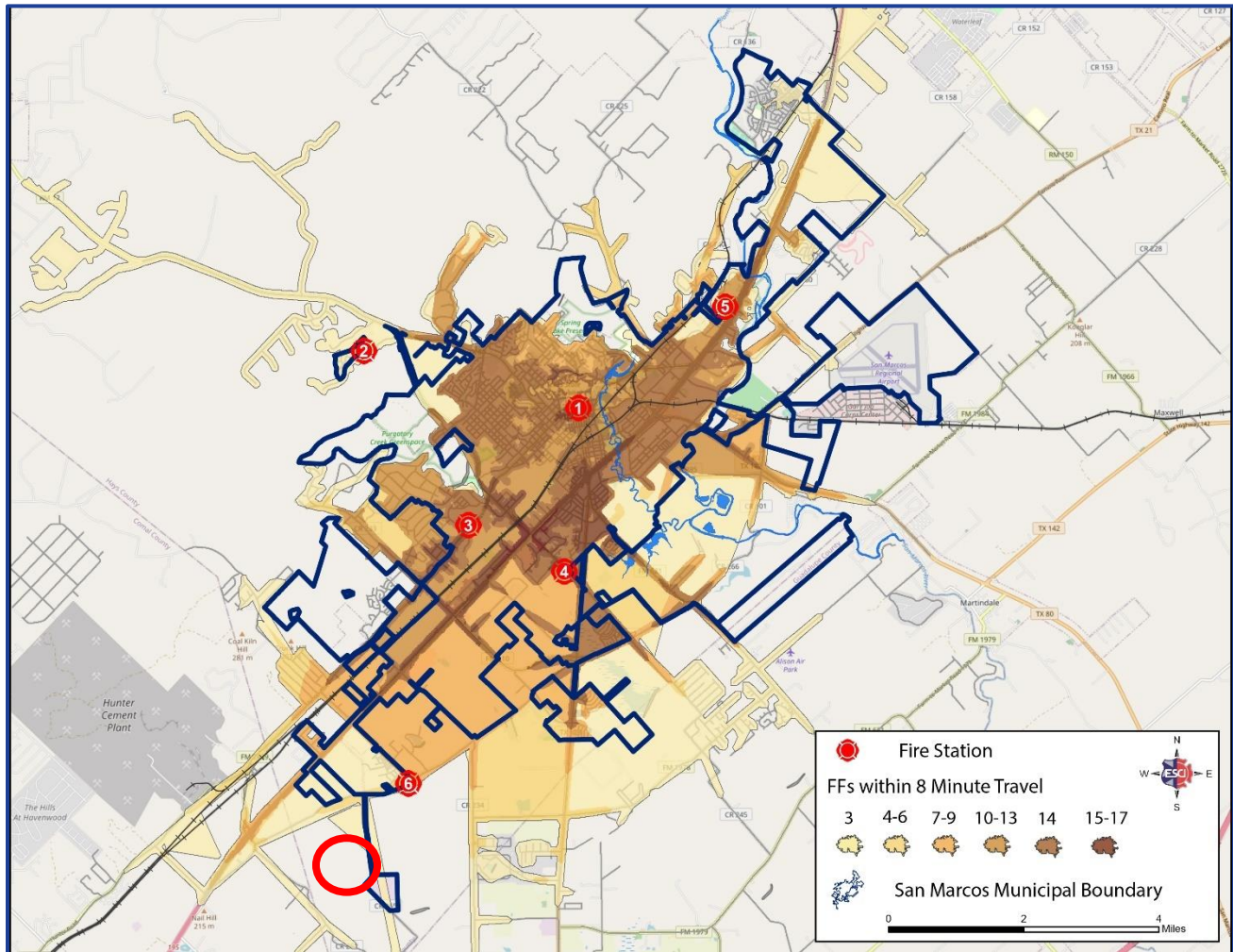


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Date: 1/2/2025



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.

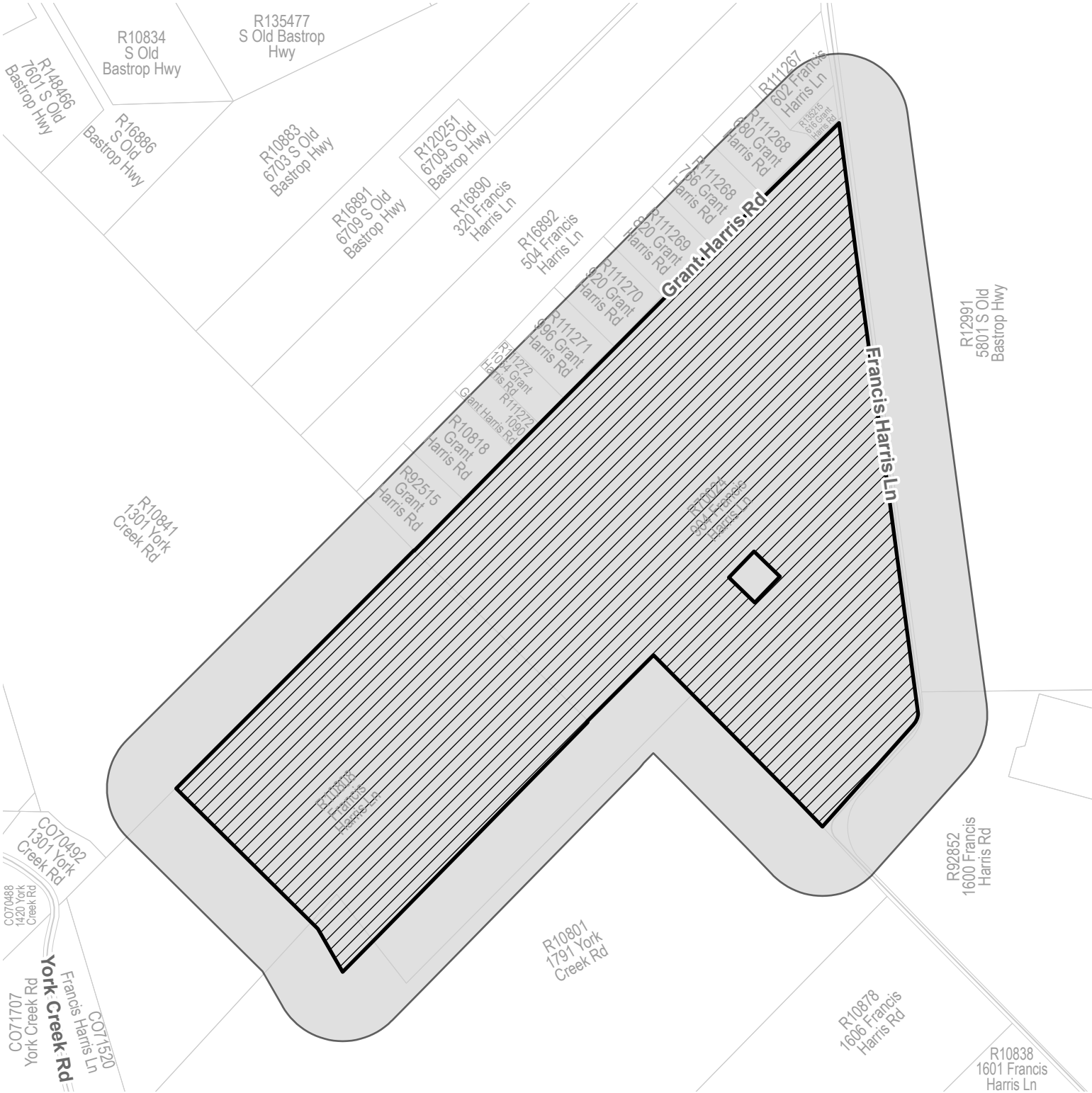


ZC-25-02/PSA-25-01/AN-25-02 APPROXIMATE LOCATION

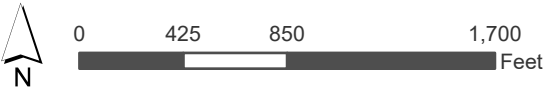
904 Francis Harris Lane Light Industrial
900BLK Francis Harris Ln

ZC-25-02

Notification



- Subject Property
- 400ft Buffer
- Parcel



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Date: 2/3/2025



PLANNING AND DEVELOPMENT SERVICES



07/30/2025

ZC-25-02

Notice of Public Hearing
UPDATED HEARING DATES
Zoning Change Request

"CD2.5" Character District 2.5 & "FD" Future Development to "LI" Light Industrial
900BLK Francis Harris Lane / 904 Francis Harris Ln Light Industrial

ZC-25-02 (900BLK Francis Harris Ln / 904 Francis Harris Ln Light Industrial) 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 Zoning Change from Future Development (FD) and Character District 2.5 (CD-2.5) to "Light Industrial" (LI) or, subject to consent of the owner, another less intense zoning district classification, 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 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 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. One may watch a recording of the public hearing by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>.
- 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 **ZC-25-02**.

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

PLANNING AND DEVELOPMENT SERVICES

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	1150 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
111270	920 GRANT HARRIS RD, SAN MARCOS, TX 78666	BRAESWOOD ALLIANCE GROUP LLC - SERIES 5 920	409 TONIBERLINE DR	SOUTH COLLEYVILLE, TX 76034
111267	FRANCIS HARRIS LN, SAN MARCOS, TX 78666	BRAESWOOD ALLIANCE GROUP LLC- 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	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
92852	1201/1601 FRANCES 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	78666	HIGHLANDER SM ONE LLC	2505 ALLSTON LN	AUSTIN, TX 78746-1918
10886	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	78130	TUFF, DONALD W & GERMAINE	1789 YORK CREEK RD	NEW BRAUNFELS, TX 78130
		Neighborhood President Michael Adams	2009 DOVE CROSSING DR	NEW BRAUNFELS, TX 78130-3360
		Neighborhood Commission Rep Roland Saucedo	211 Ebony Street	San Marcos TX 78666
		CONA President Amy Thomaides	1131 W MLK St	San Marcos TX 78666