



AN-25-07

1710 HWY 21 Annexation

Consider approval of Ordinance 2026-09, on the second of two readings, annexing into the City approximately 11.548 +/- acres of land out of the Thomas G. McGehee Survey, Abstract No. 11, in Hays County, Texas, generally located on the southside of Hwy 21 and 900 feet north of the Hwy 21 and Hwy 80 intersection and commonly known as 1710 Hwy 21 (including adjacent Right-of-way), in Case No. AN-25-07; including procedural provisions; and declaring an effective date.

Context

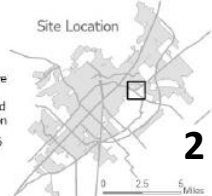
- Applicant not requesting zoning. Land will default to Future Development (FD) zoning.
- TxDOT maintenance facility allowed by right within FD District
- Service Plan (attached)
 - Water: City of San Marcos
 - Wastewater: City of San Marcos
 - Electric: Bluebonnet



■ Subject Property
■ Parcel
■ 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.
Date: 1/21/2026



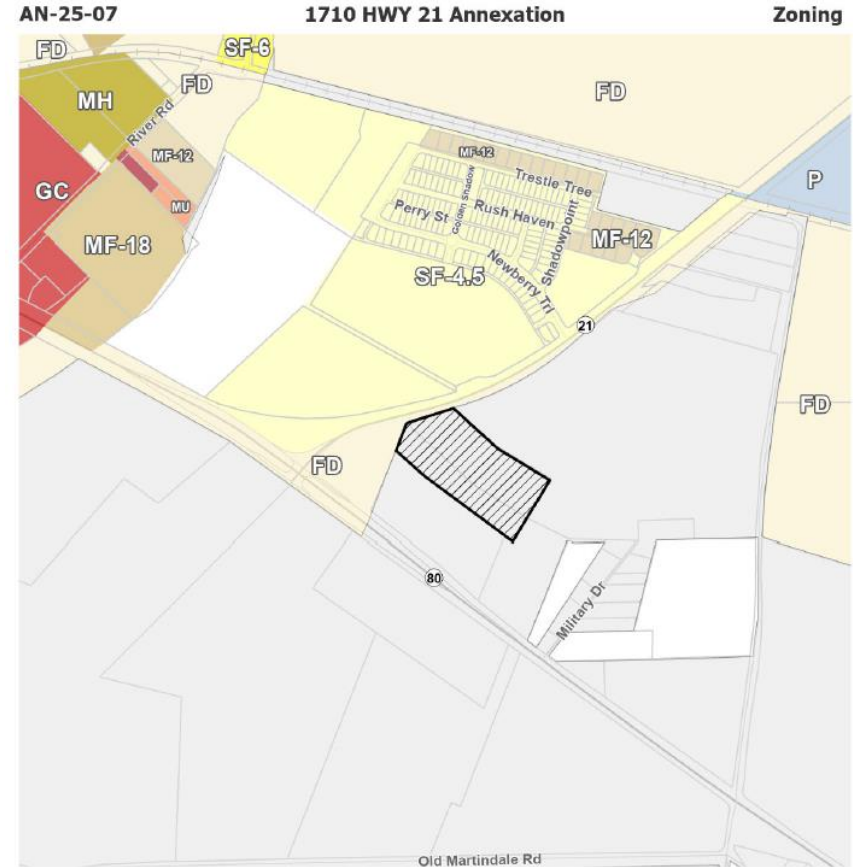
Context

Surrounding Zoning

- Single Family 4.5 (SF-4.5)
- Future Development (FD)
- Extraterritorial Jurisdiction (ETJ)
(No Zoning)

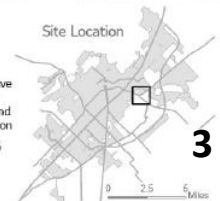
Surrounding Uses

- Vacant/agricultural



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: 3/4/2026





- Subject Property
- Parcel
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Potable Water Main Proposed



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: 3/4/2026

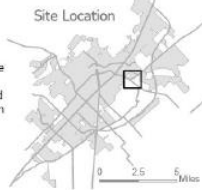


- Subject Property
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, St



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: 3/4/2026





Annexation Schedule

Annexation Schedule:

- **City Council Resolution (Approval of Service Agreement and set public hearing date):** February 17, 2026
- **City Council Ordinance 1st Reading (Public Hearing):** March 31, 2026
- **City Council Ordinance 2nd Reading:** April 21, 2026

Recommendation



- Staff recommends approval of AN-25-07 as presented.