


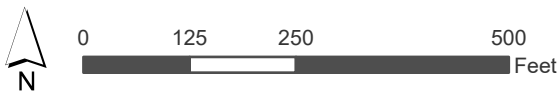




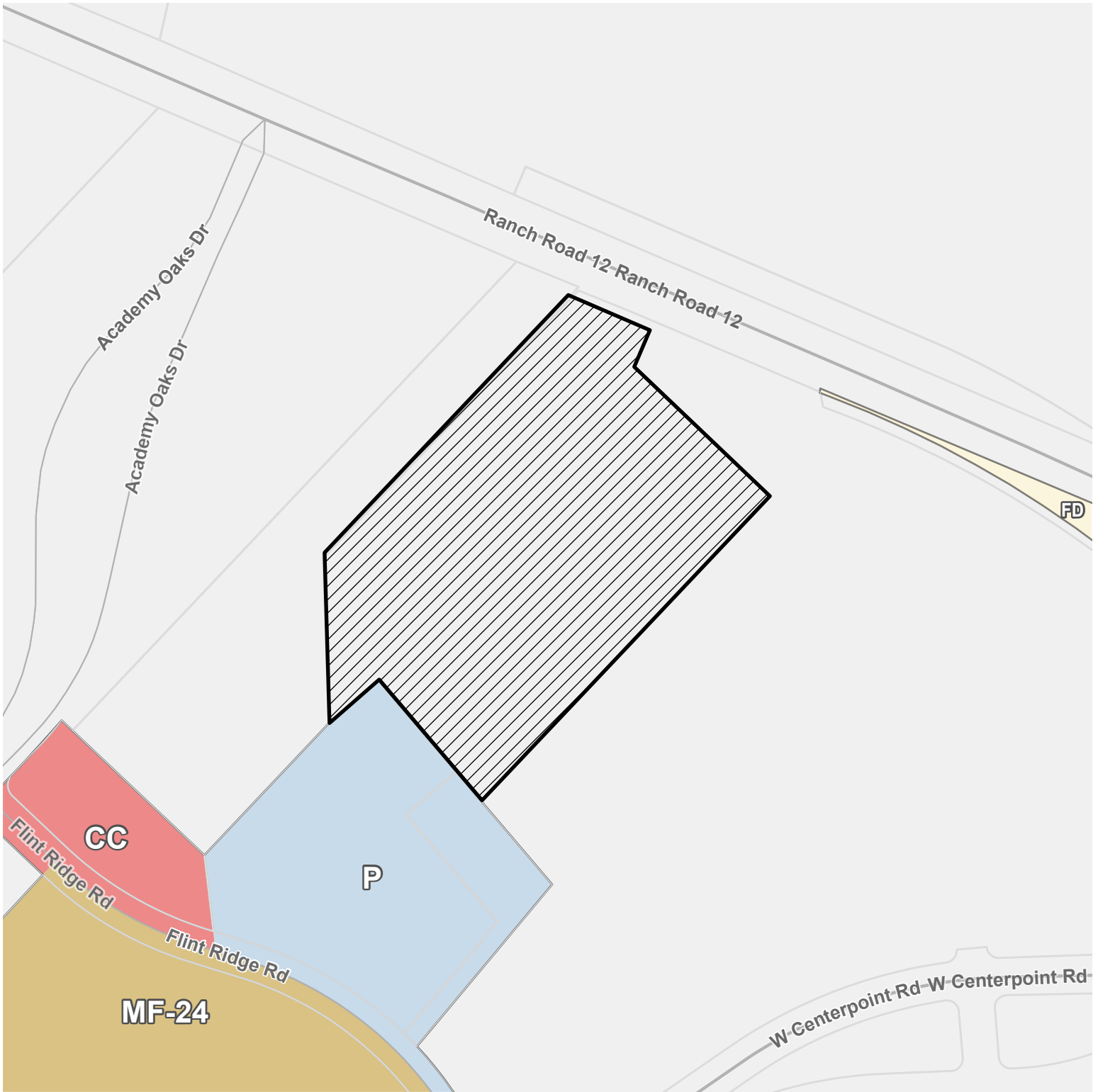
-  Subject Property
-  Parcel
-  City Limit










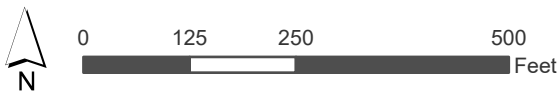
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/20/2024





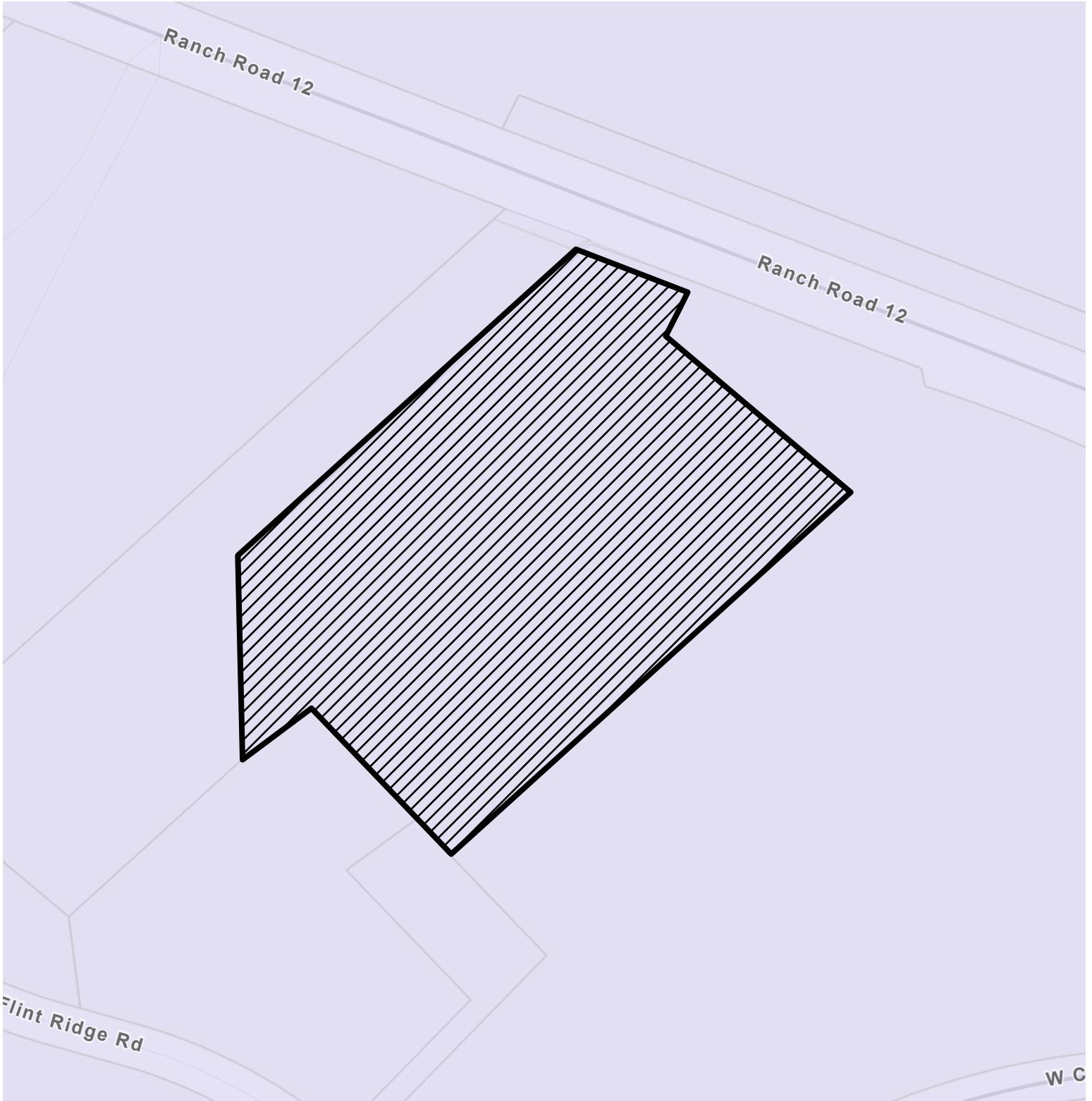
-  Subject Property
-  Parcel
-  ETJ
-  CC
-  FD
-  MF-24
-  P




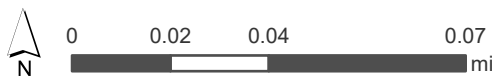
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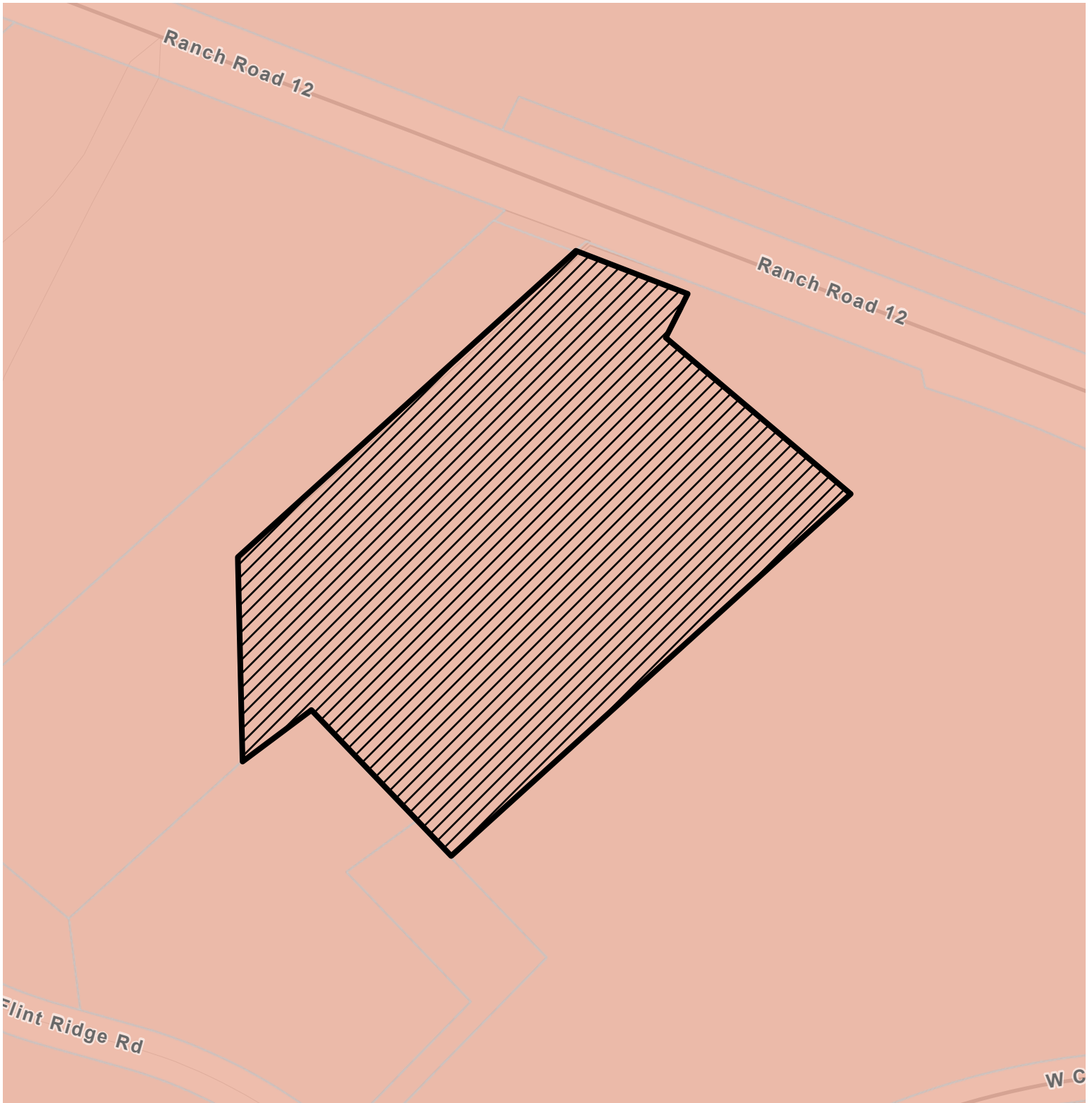
-  Subject Property (Proposed Development)
-  Low Intensity






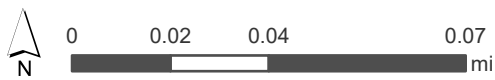
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Date: 6/7/2024





-  Subject Property (Proposed Development)
-  Parcels
-  Recharge Zone

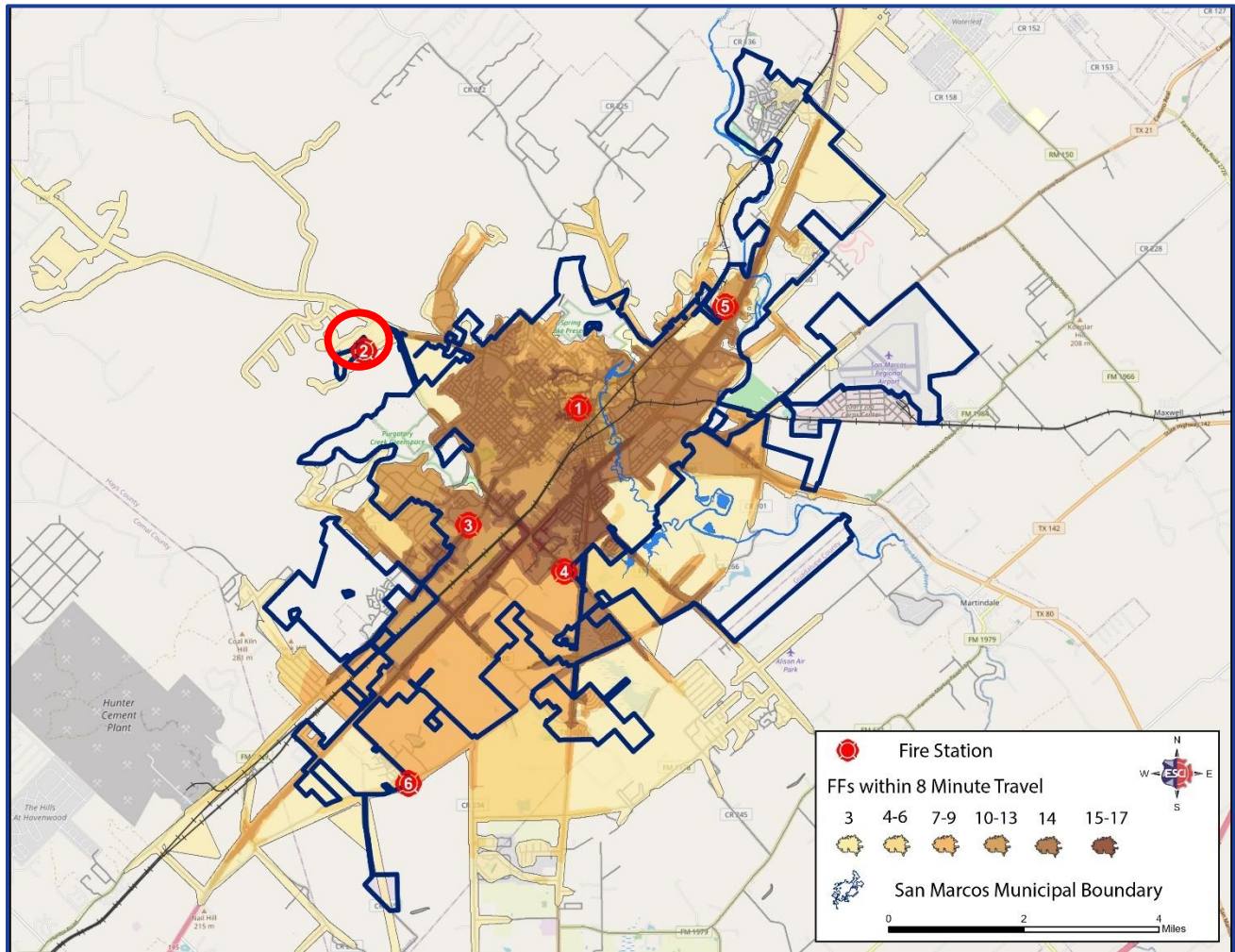


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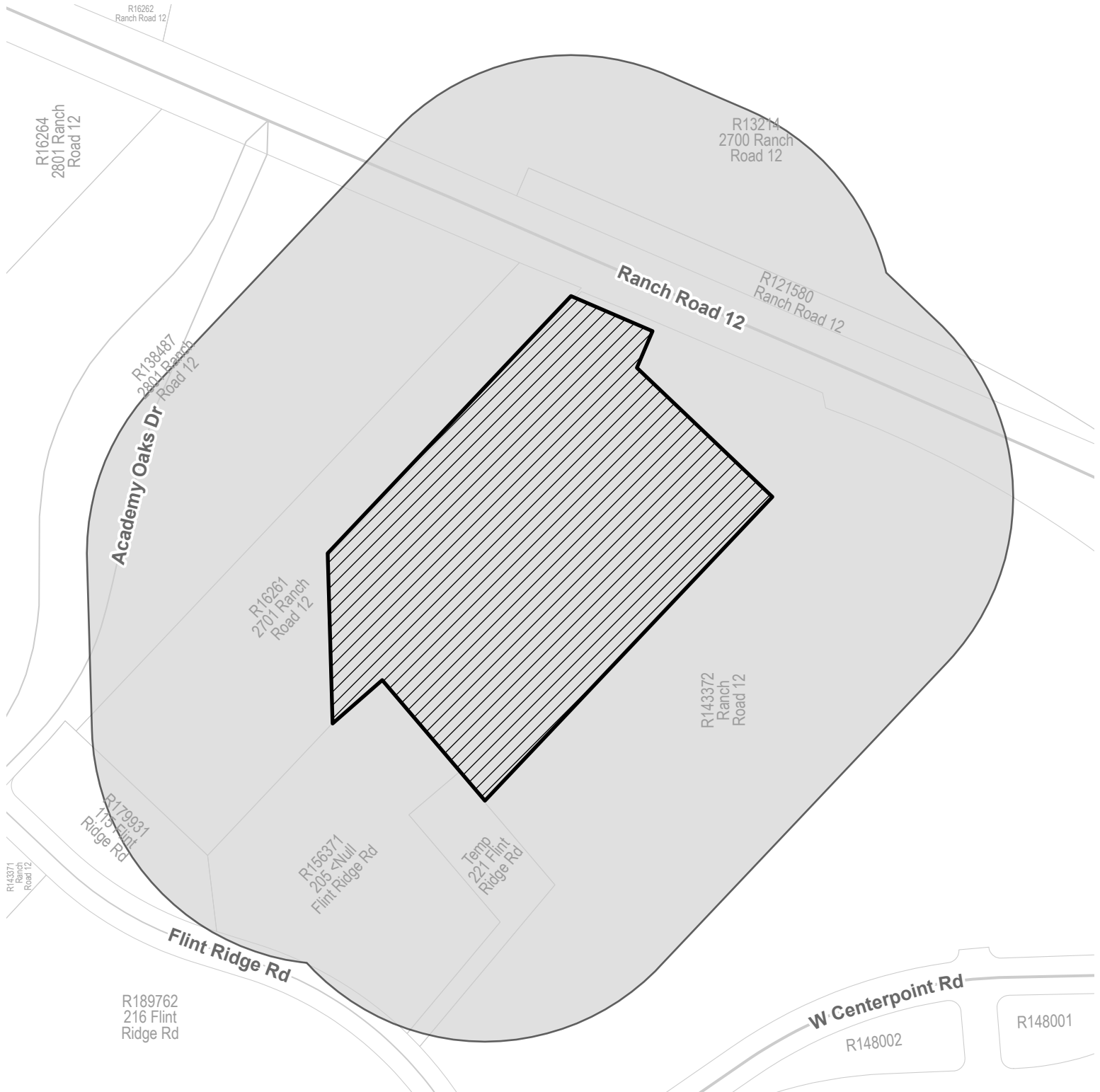
Date: 6/7/2024






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.



○ AN-24-04 / ZC-24-05 APPROXIMATE LOCATION



-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 5/20/2024





6/7/2024

ZC-24-05

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CD-1” Character District - 1
Ranch Road 12 & W Centerpoint Road**

ZC-24-05 (La Cima PEC Substation / FD to CD-1) Hold a public hearing and consider a request by Doug Goss, on behalf of Natural Development, for a Zoning Change from Future Development (FD) to Character District-1 (CD-1), or, subject to consent of the owner, another less intense zoning district classification, for approximately 7.5+/- acre tract of land out of the John Williams Survey, Abstract No. 490, and the John Maximillion Jr. Survey, Abstract No. 299, generally located on the south side of Ranch Road 12, approximately 1,200 feet northwest of W Centerpoint Road. (K. Buck)

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 25, 2024**, 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, August 5, 2024**, 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **ZC-24-05**.

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 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
136993	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666	RR 12, SAN MARCOS, TX 78666
164915	HAYS COUNTY	111 E SAN ANTONIO ST, STE 202	SAN MARCOS, TX 78666-5534	ACADEMY OAKS DR, SAN MARCOS, TX 78666
121580	STATE OF TEXAS DEPT OF TRANSPORTATION	7901 N IH 35	AUSTIN, TX 78753	RR12, WIMBERLEY, TX 78676
148078	STATE OF TEXAS	125 E 11TH ST	AUSTIN, TX 78701	RR 12, SAN MARCOS, TX 78666
16263	LCSM NORTH LP	303 COLORADO ST, STE 2300	AUSTIN, TX 78701-0021	RR 12, SAN MARCOS, TX 78666
179931	LA CIMA COMMERCIAL LP	303 COLORADO ST, STE 2300	AUSTIN, TX 78701	FLINT RIDGE RD, SAN MARCOS, TX 78666
138487	SAN MARCOS BAPTIST ACADEMY	2801 RANCH RD 12	SAN MARCOS, TX 78666	ACADEMY OAKS DR, SAN MARCOS, TX 78666
	Robert Eby (Neighborhood Commission)	618 Larue DR	SAN MARCOS, TX 78666	
	Lisa Pair (CONA Rep)	11950 Jollyville Rd	Austin, TX 78759	
	Michael Adams	106 Losoya Dr	San Marcos TX 78666	