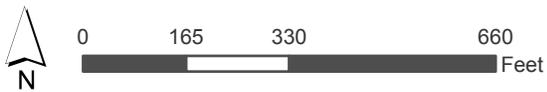
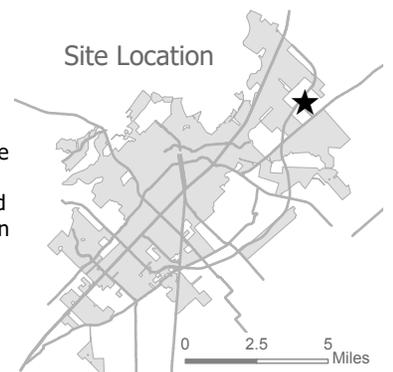


-  Subject Property
-  Parcel
-  ETJ



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: 1/13/2025



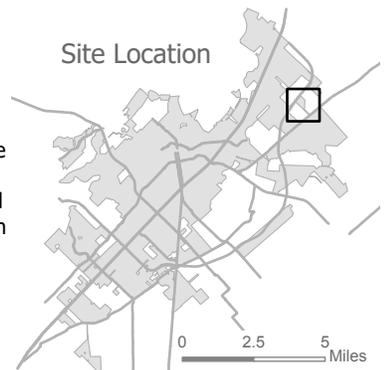


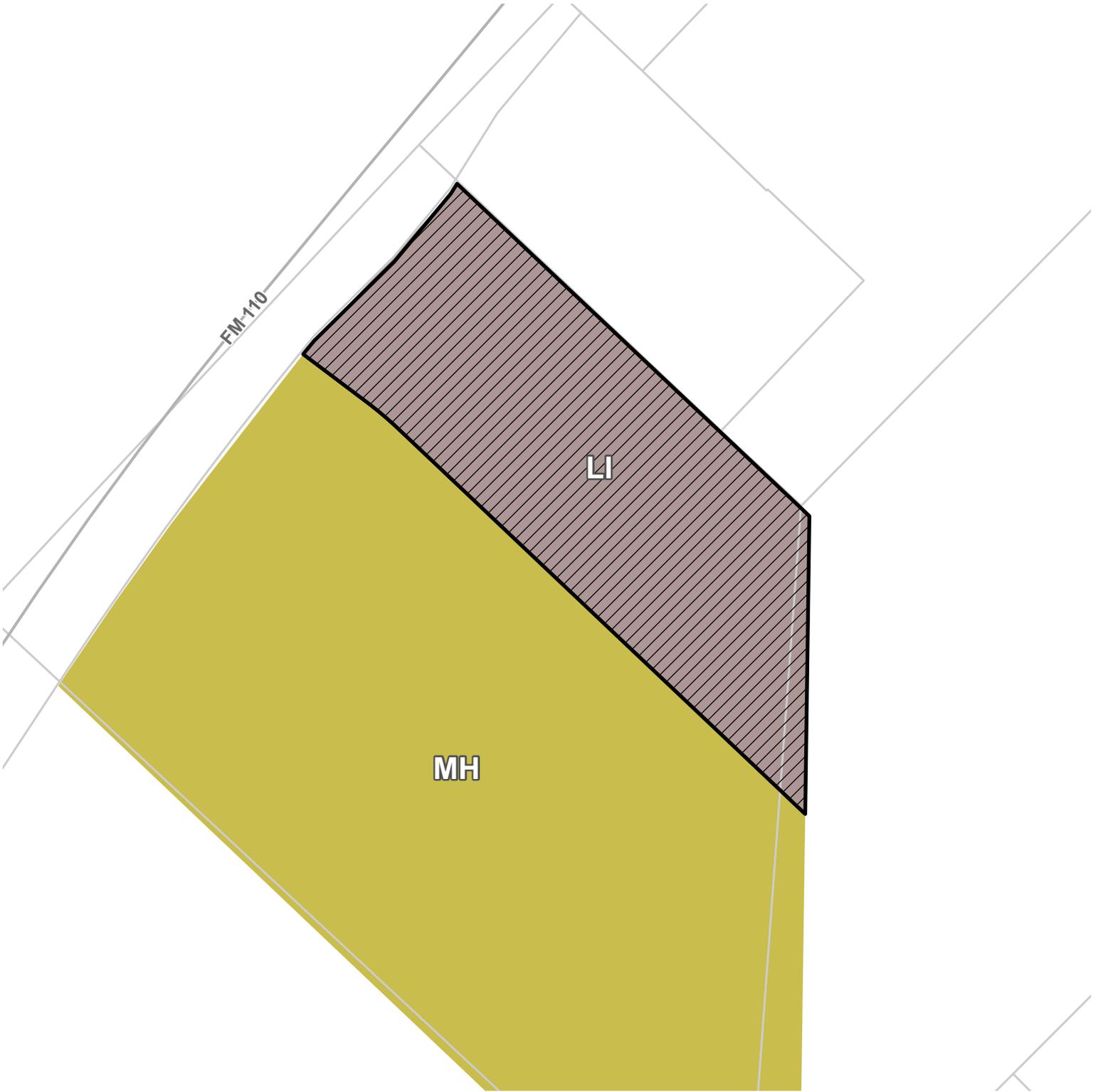
- Subject Property
- Parcel
- ETJ



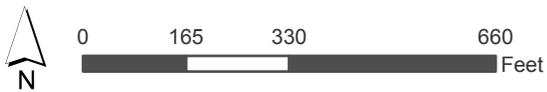
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Date: 2/25/2025



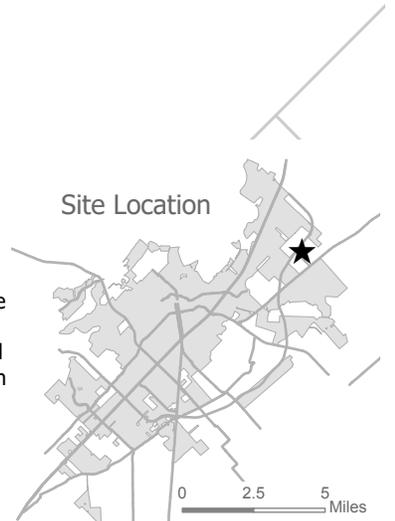


-  Subject Property
-  LI
-  MH



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Date: 1/13/2025





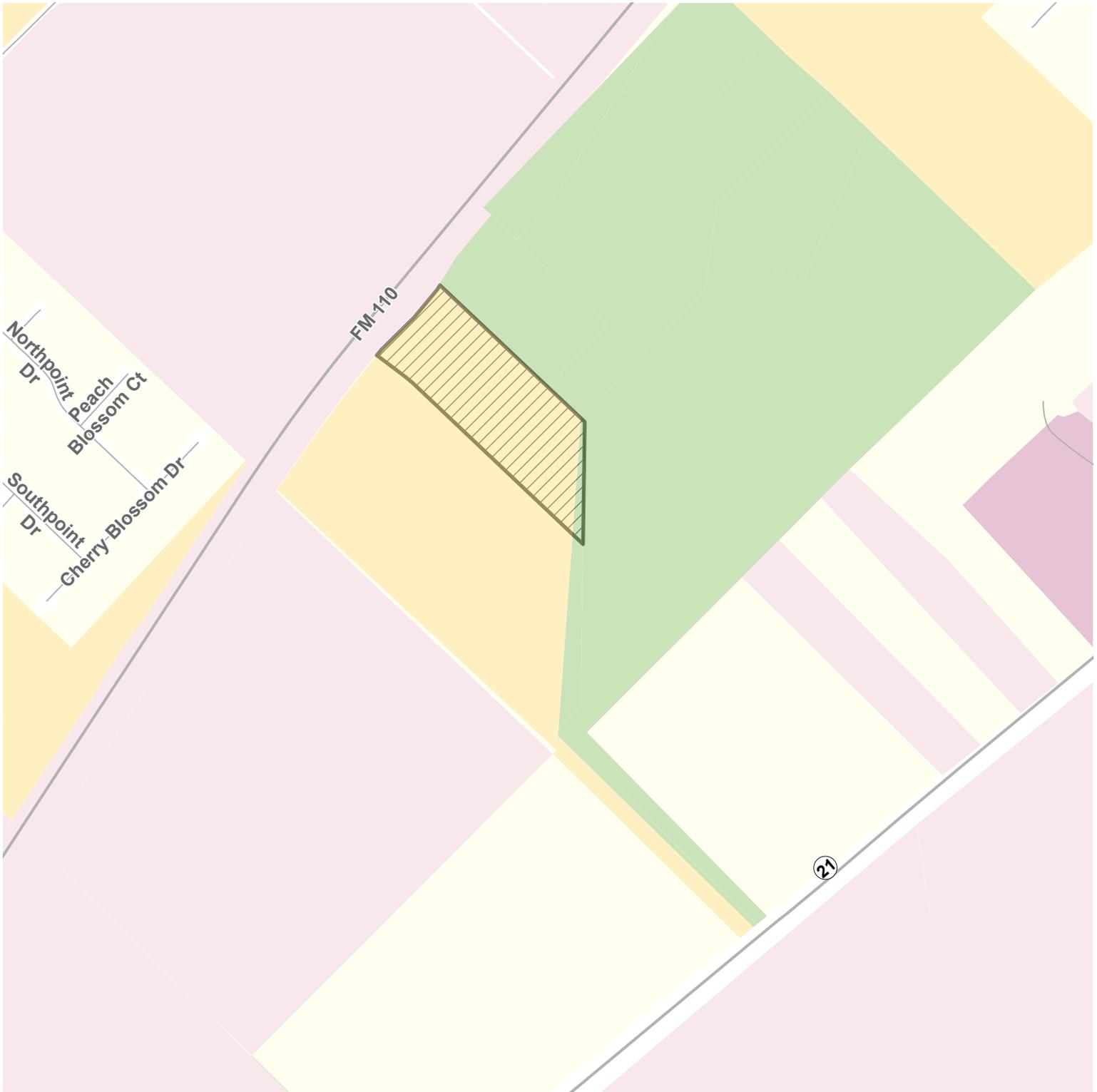
-  Buffer Zone
-  Primary Surface
-  A-1
-  A-2
-  A-3
-  RPZ
-  Transition Zone-A1
-  Transition Zone-A2
-  Subject Property



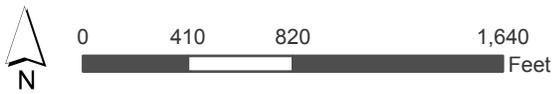
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Date: 1/14/2025



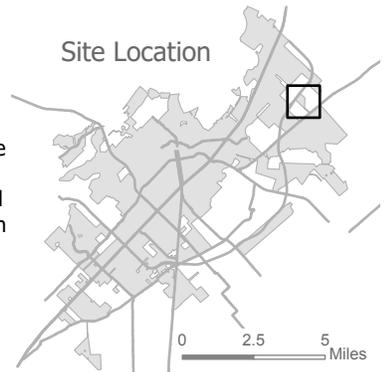


- Neighborhood Medium
- Neighborhood Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Conservation/Cluster
- Subject Property



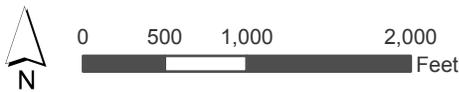
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Date: 1/14/2025





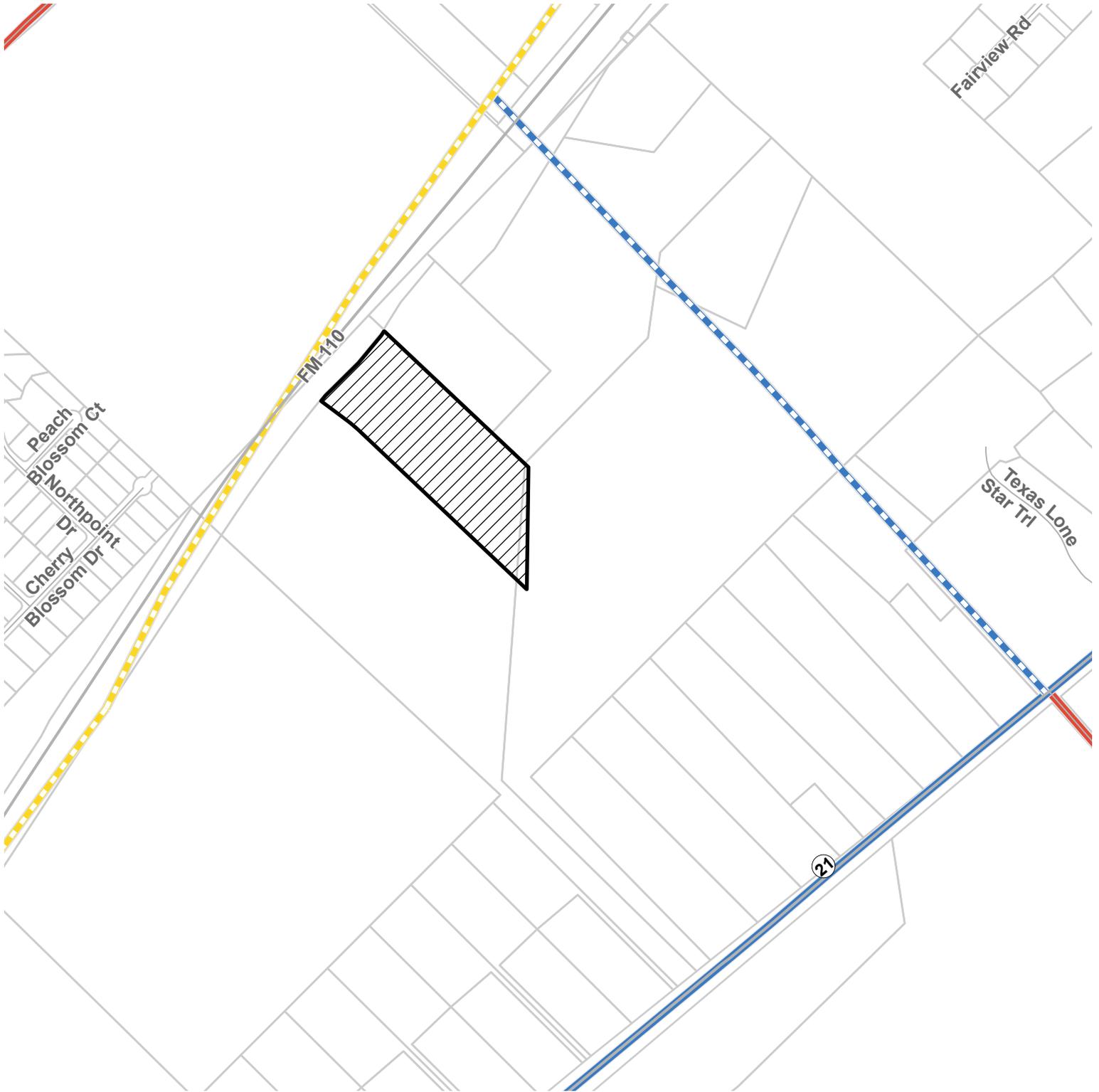
-  Subject Property
-  Parcels
-  Floodway
-  100 Year Floodplain



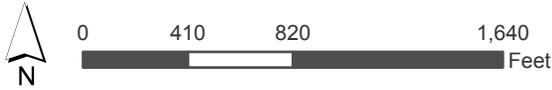
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Date: 1/14/2025



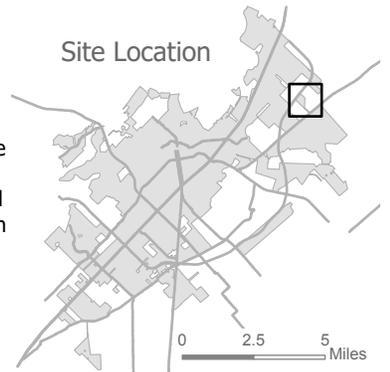


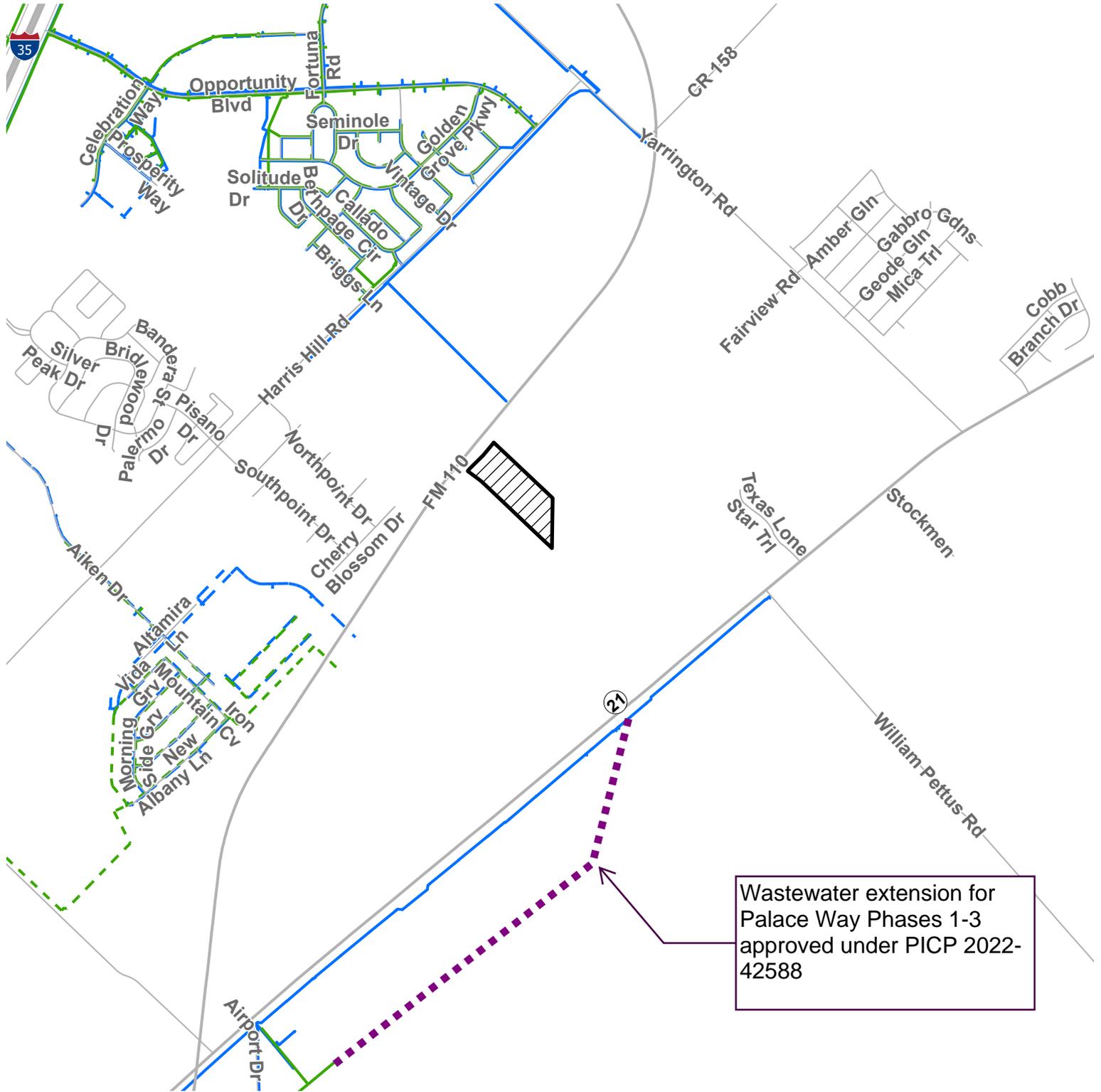
-  Subject Property
-  Enhanced, Ave
-  Enhanced, Blvd
-  Enhanced, HW
-  Enhanced, Pkwy
-  Enhanced, St
-  Proposed, Ave
-  Proposed, Blvd
-  Proposed, Pkwy
-  Proposed, St



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Date: 1/14/2025





Wastewater extension for Palace Way Phases 1-3 approved under PICP 2022-42588

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

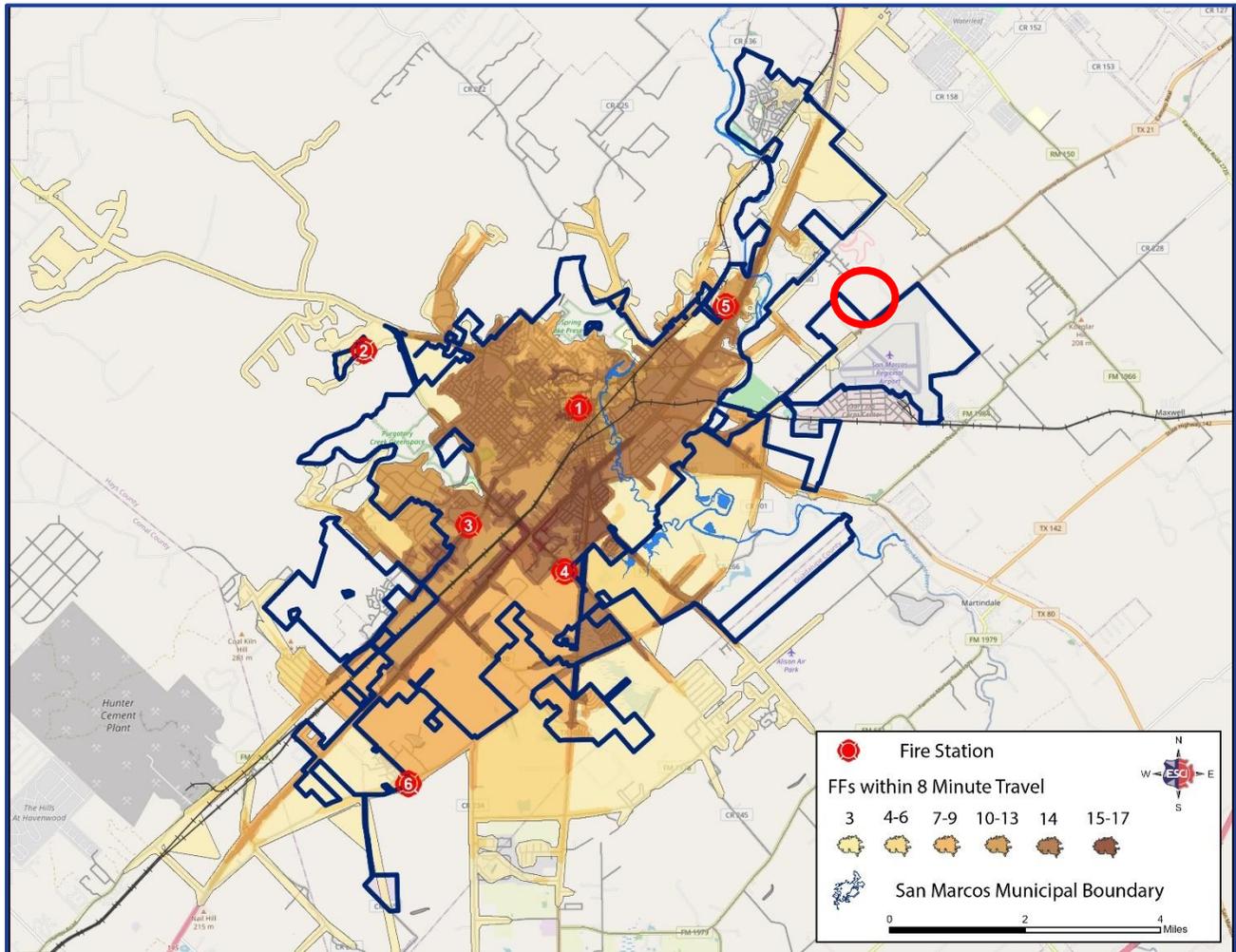


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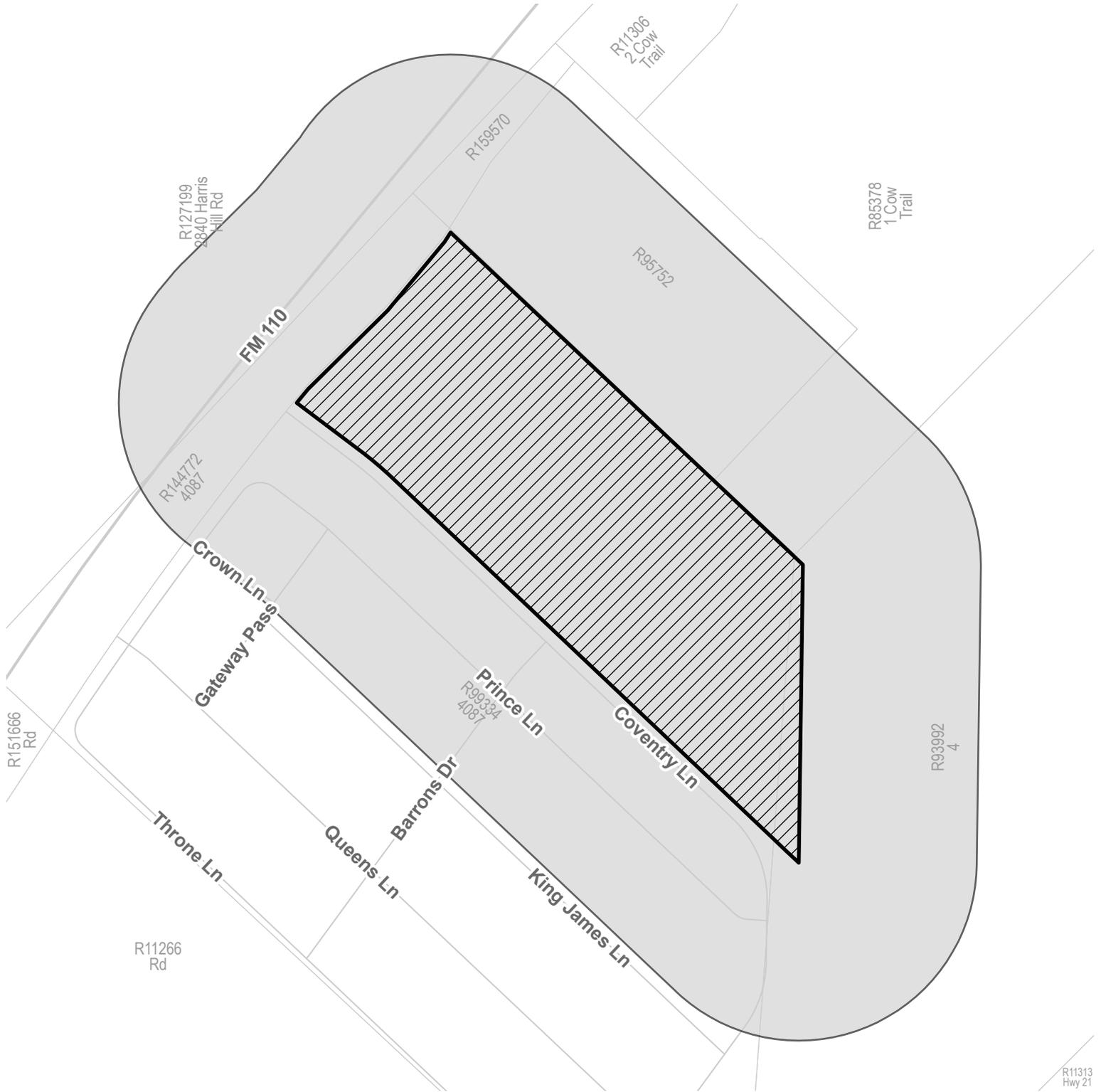
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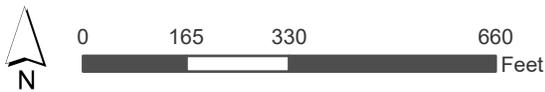
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



 **ZC-25-04 APPROXIMATE LOCATION**



-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 2/3/2025



PLANNING AND DEVELOPMENT SERVICES



02/06/2025

ZC-25-04

**Notice of Public Hearing
Zoning Change Request
“LI” Light Industrial to “MH” Manufactured Home
FM 110 / Palace Way North**

ZC-25-04 (FM 110 / Palace Way North LI to MH) Hold a public hearing and consider a request by Trinity Group, on behalf of Palace Way Partners, LLC, for a Zoning Change from Light Industrial (LI) to Manufactured Home (MH) or, subject to consent of the owner, another less intense zoning district classification, for approximately 14.798 +/- acres of land, more or less, out of the Thomas G McGehee Survey, Abstract No. 11, generally located on the southeastern side of FM-110 approximately 4,600 ft south of the intersection between Yarrington Rd and FM-110 in Hays County, Texas. (J.Cleary)

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, February 25, 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: <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 **Tuesday, March 18, 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-25-04**.

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)

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
11304	4087 SH 21, SAN MARCOS, TX 78666	PALACE WAY PARTNERS LLC	PO BOX 818	WAXAHACHIE, TX 75168-0818
169423	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST, STE 101	SAN MARCOS, TX 78666
144772	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666
95752	3 COW TRL, SAN MARCOS, TX 78666	VCD CENTURION GATHERING PARTNERSHIP LTD	P.O. BOX 607	WIMBERLEY, TX 78676-0607
85379	1 COW TRL, SAN MARCOS, TX	NEW DIRECTION IRA INC	ROMANO EDWARD F IRA, P O BOX 607	WIMBERLEY, TX 78676
159570	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST, STE 202	SAN MARCOS, TX 78666-5534
99334	4087 SH 21, SAN MARCOS, TX 78666	PALACE WAY PARTNERS LLC	PO BOX 818	WAXAHACHIE, TX 75168-0818
93992	4 COW TRAIL, SAN MARCOS, TX 78666	HENNINGTON D B & W J LIVING TRUST	HENNINGTON DAVID B & WANDA J TRUSTEES, PO BOX 693	SAN MARCOS, TX 78667-0693
127199	2840 HARRIS HILL RD, SAN MARCOS, TX 78666	GOSSAMER TRUST II	REX B RIVERS TRUSTEE, 19901 MOON DANCE LN	SPICEWOOD, TX 78669-6804
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666