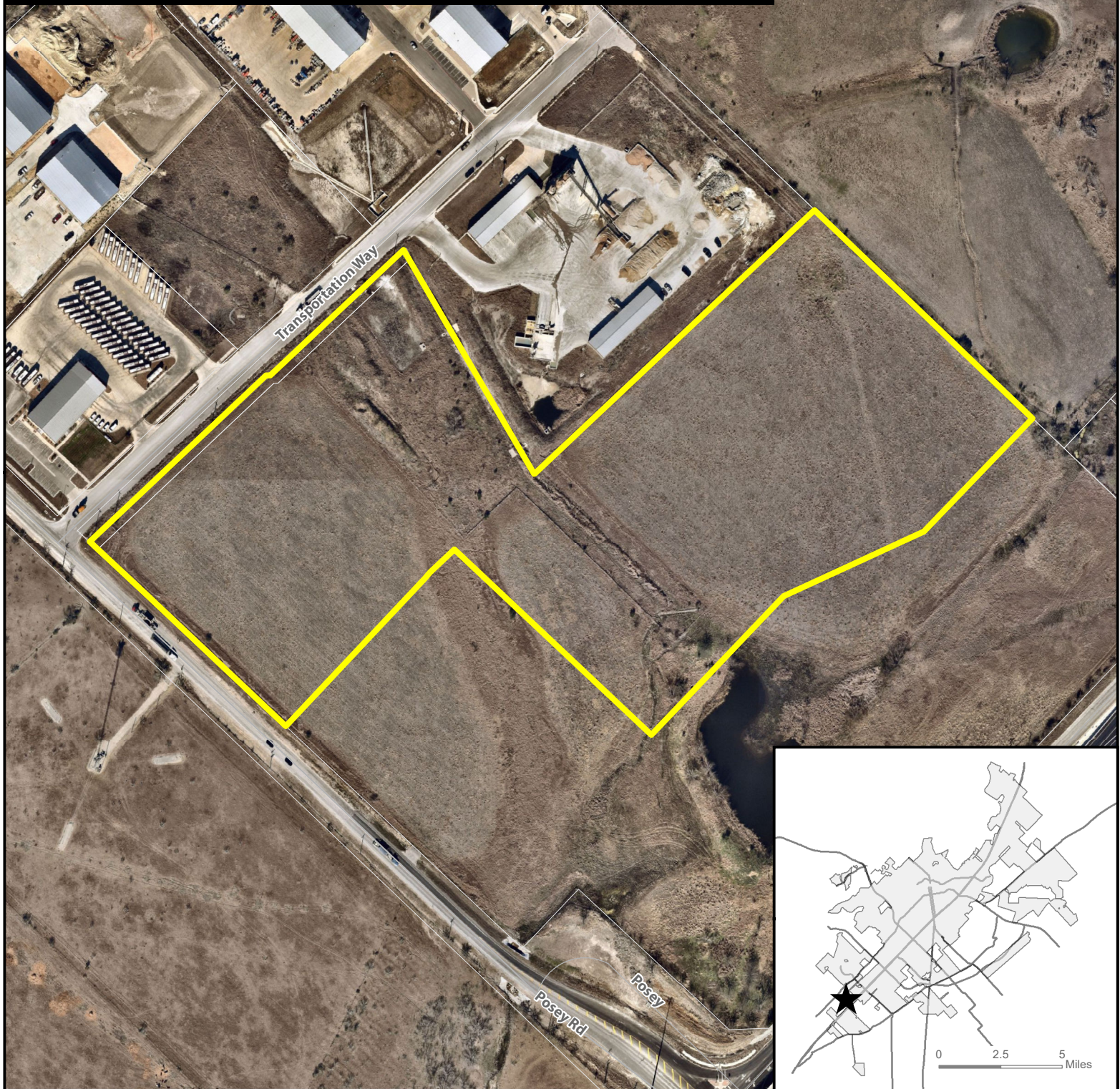


ZC-22-16 Aerial View Posey Road Industrial Ph 2 — Posey Rd



Site Location



Subject Property



Parcel



City Limit

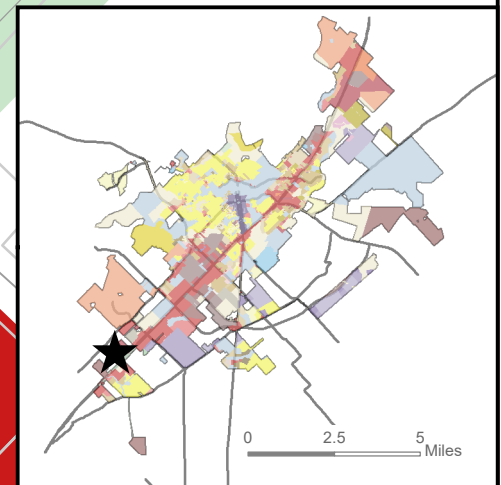


0 150 300 600 Feet

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. Imagery from 2017.

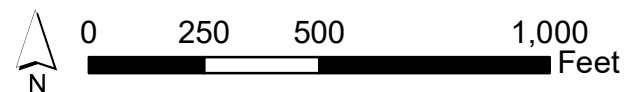
Map Date: 3/7/2022

ZC-22-16 Existing Zoning Posey Rd Industrial Ph 2 HI Transportation Way/ Posey Rd



	Planning Area (PA)		General Commercial (GC)
	Agriculture Ranch District (AR)		Heavy Commercial (HC)
	Future Development (FD)		Light Industrial (LI)

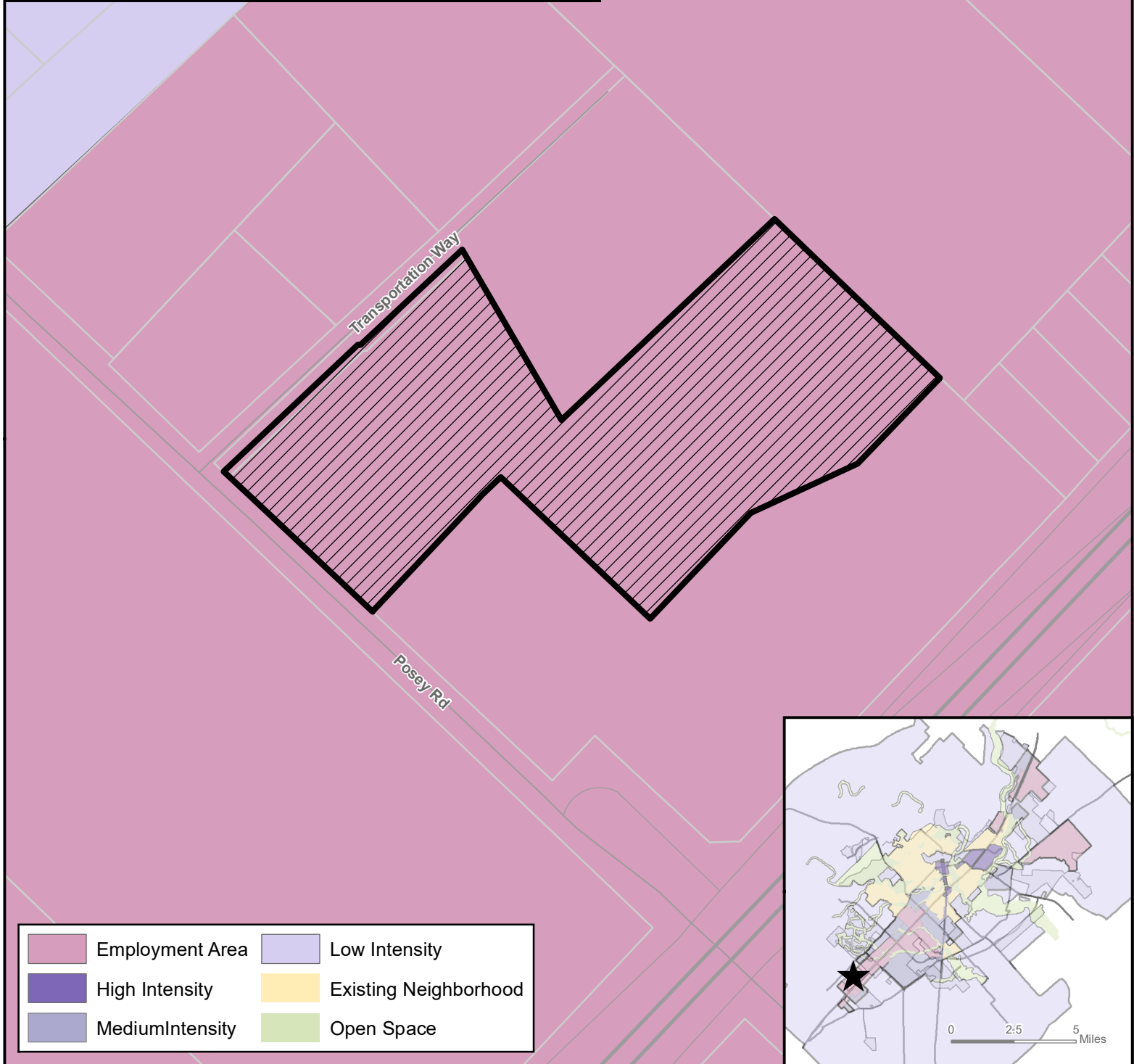
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 3/17/2022

ZC-22-16 Preferred Scenario Posey Rd Industrial Ph 2 HI Transportation Way/Posey Rd



- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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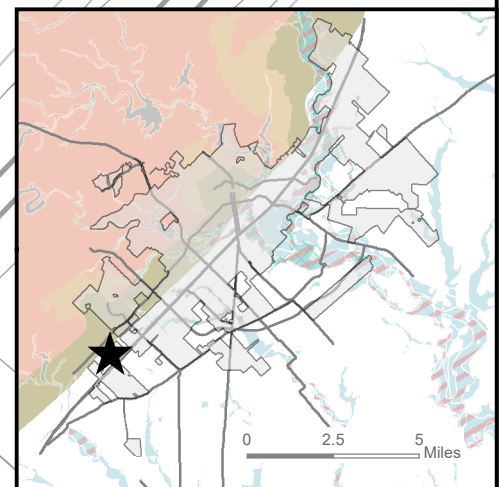
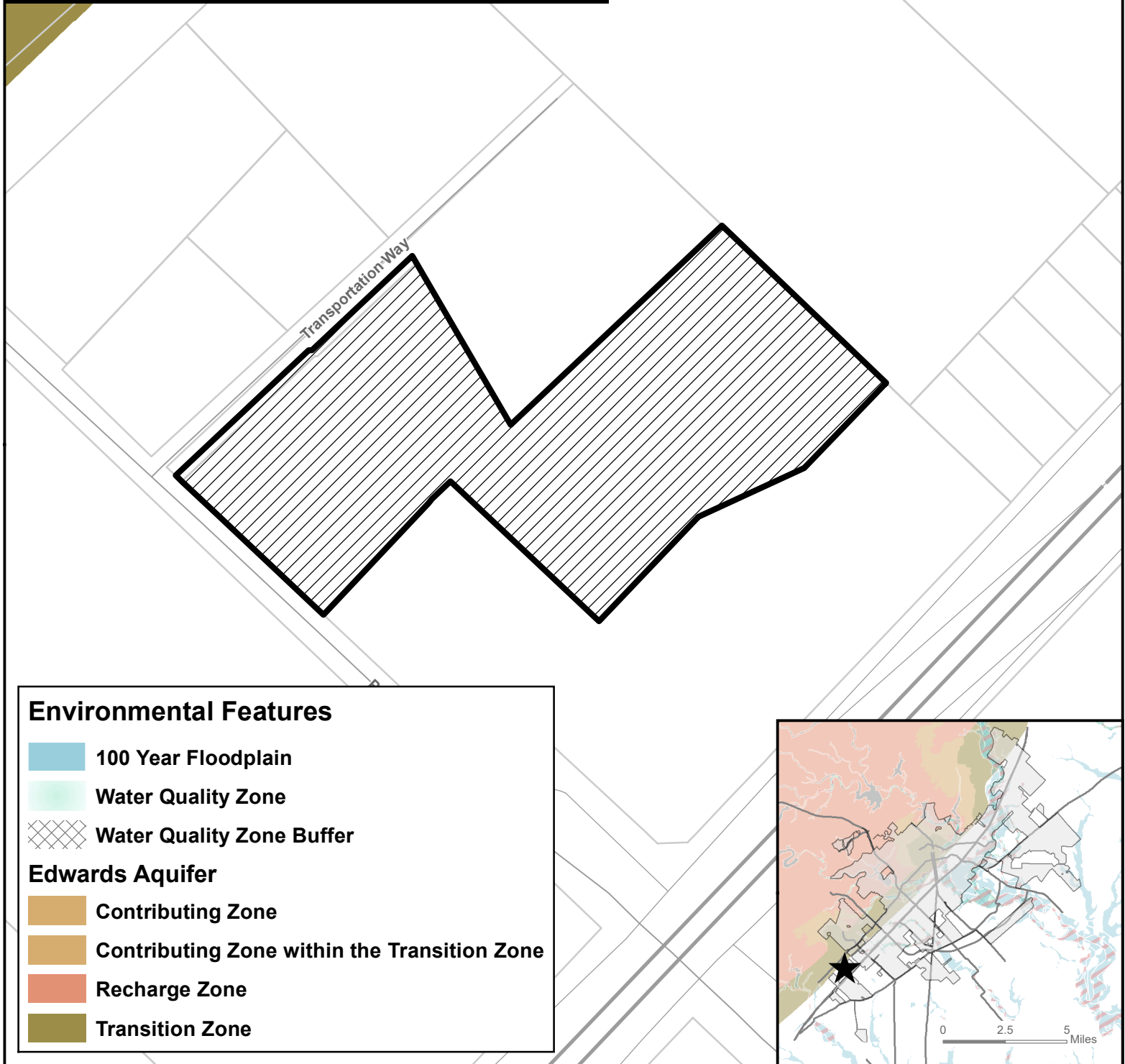
Map Date: 3/17/2022

ZC-22-16

Environmental Features

Posey Rd Industrial Ph 2 HI

Transportation Way/Posey Rd



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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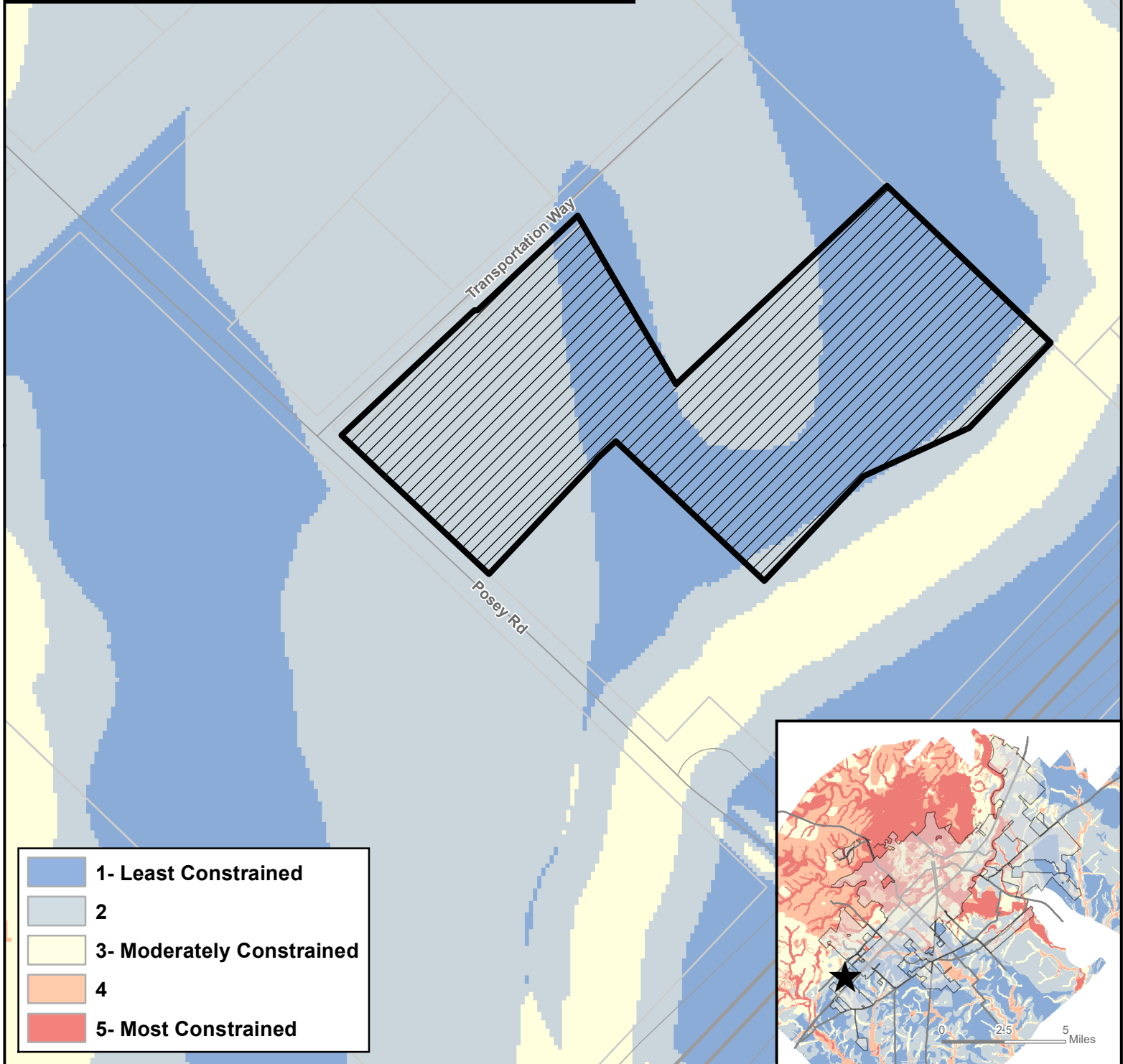
Map Date: 3/17/2022

ZC-22-16

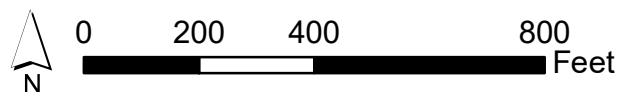
Land Use Suitability

Posey Rd Industrial Ph 2 HI

Transportation Way/ Posey Rd



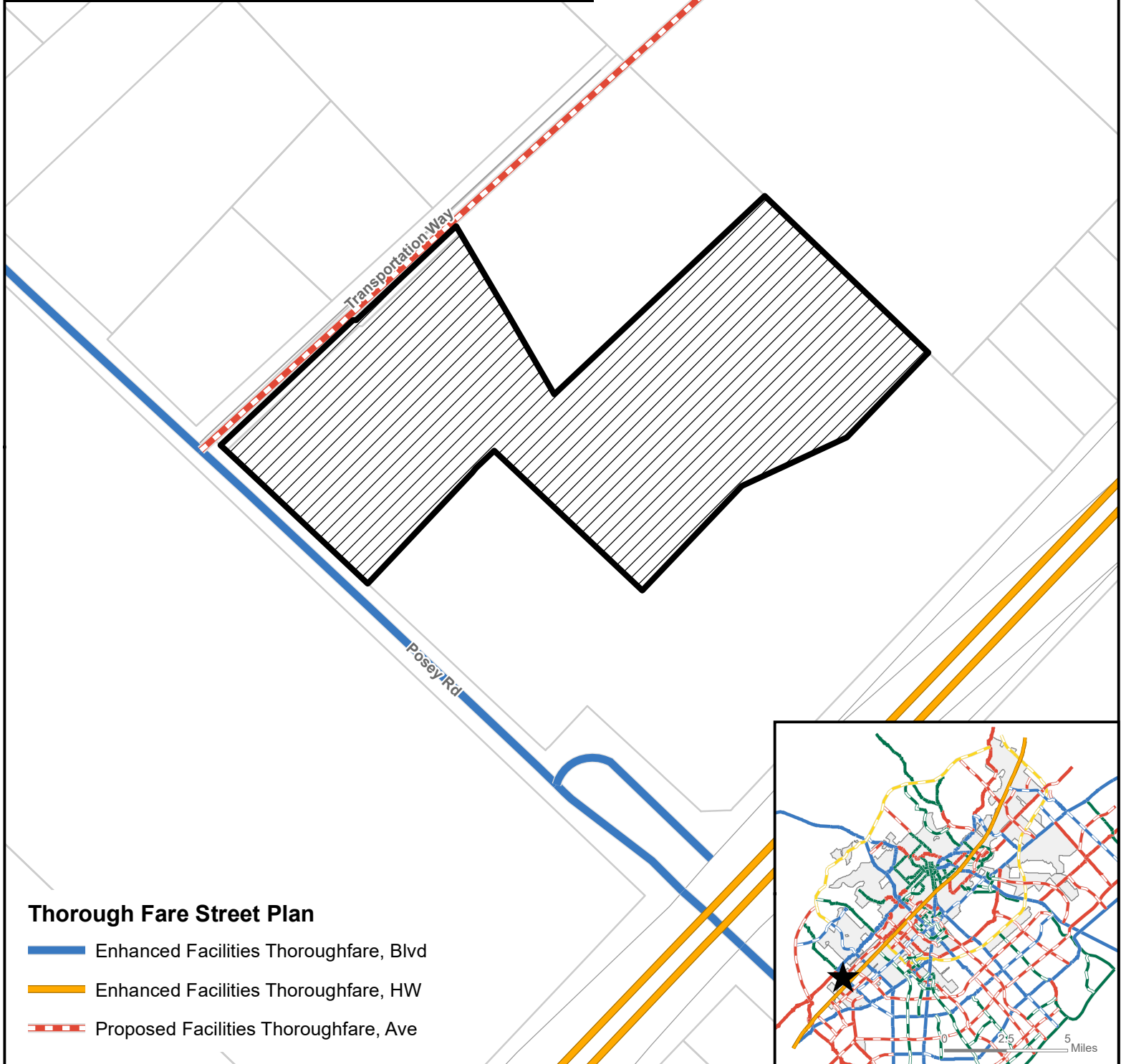
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



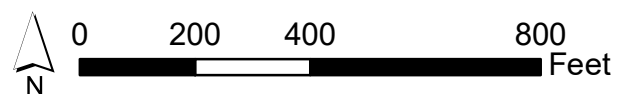
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/17/2022

ZC-22-16 Transportation Master Plan Posey Rd Industrial Ph 2 HI Transportation Way/Posey Rd



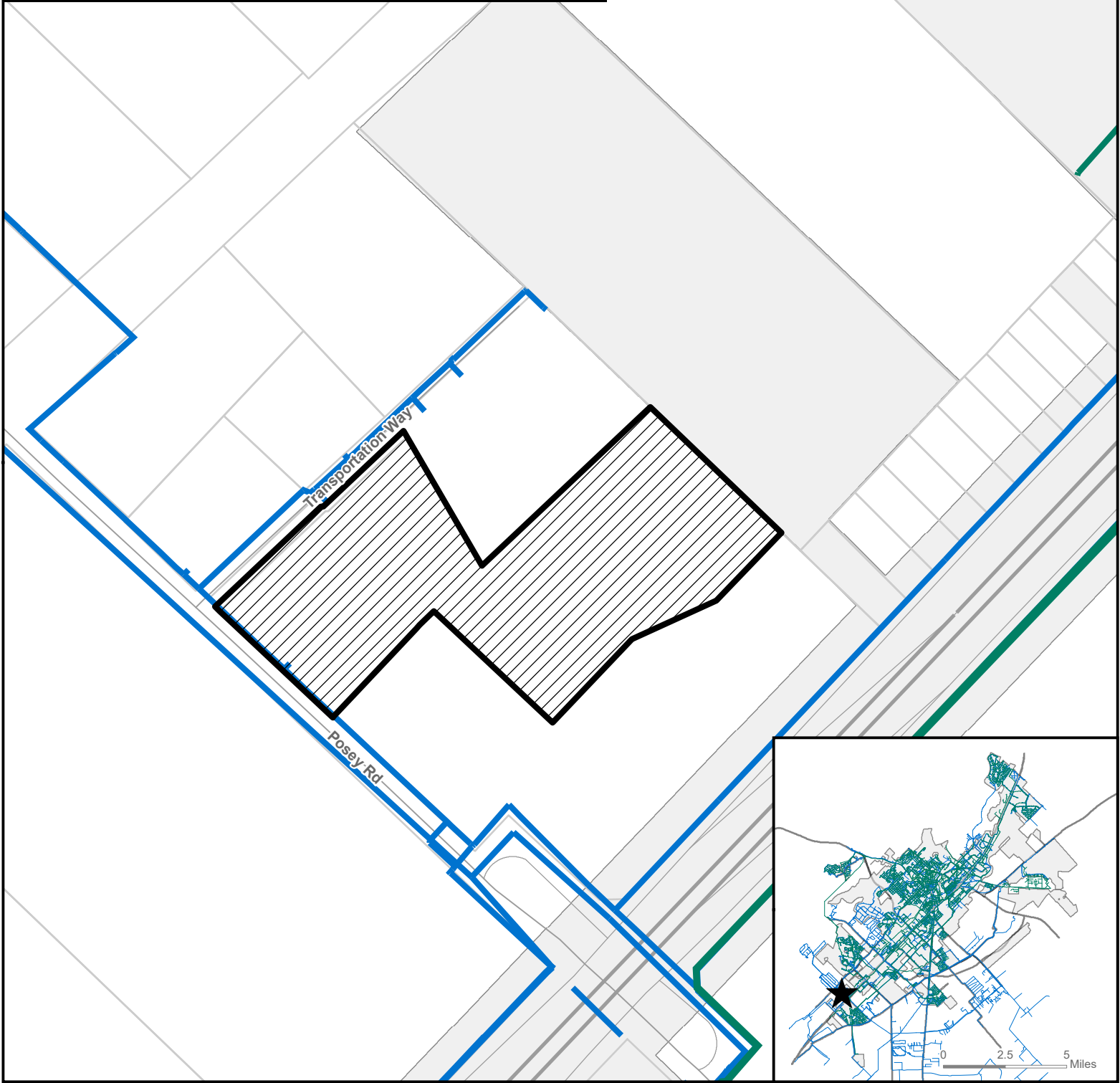
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



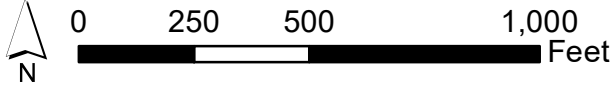
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/17/2022

ZC-22-16 Water/Wastewater Lines Posey Rd Industrial Ph 2 HI Transportation Way/Posey Rd



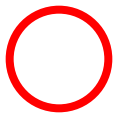
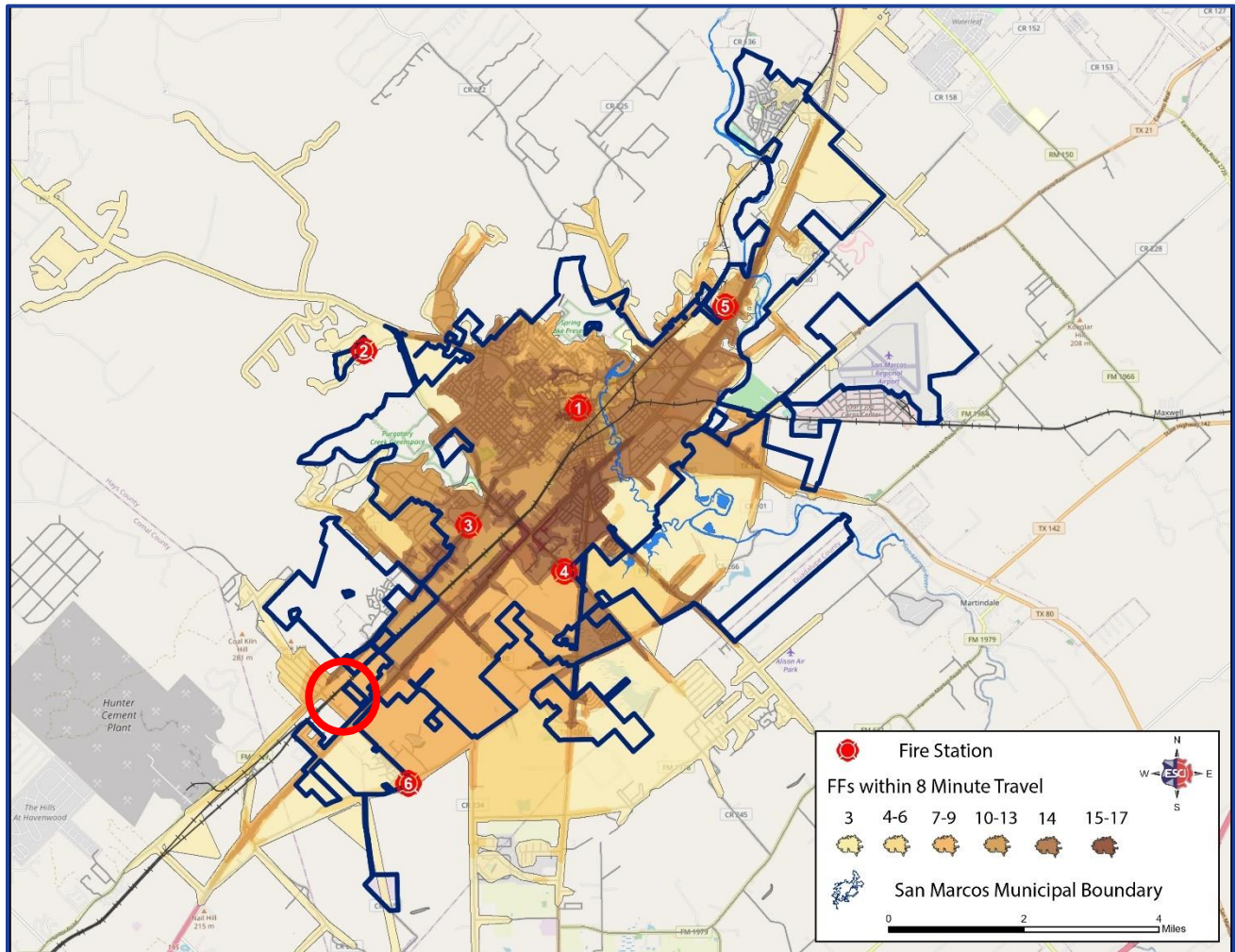
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main



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Map Date: 3/17/2022

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-22-08/ZC-22-15/ZC-22-16 Approximate Location

R15735
3718
Hunter Rd



-

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Map Date: 3/7/2022

PLANNING AND DEVELOPMENT SERVICES



03/24/2022

ZC-22-16

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “HI” Heavy Industrial
Transportation Way and Posey Rd / Posey Rd Industrial Phase 2 HI**

ZC-22-16 (Transportation Way and Posey Rd / Posey Rd Industrial Phase 2 HI) Hold a public hearing and consider a request by KFW Engineers on behalf of Warren Realty Ltd, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 18.33 acres, more or less, out of the Henry Warnell Survey No. 21, in Hays County, Texas, generally located northeast of the intersection of Transportation Way and Posey Rd.. (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, April 12, 2022** 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 **Tuesday, May 3, 2022** 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, **Julia Cleary** at **512.805.2658** or jcleary@sanmarcostx.gov. When calling, please refer to case number **ZC-22-16**.

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

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

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
R42653	S IH 35, , TX	440 LIGHT COMPANY	701 W ELMS RD	KILLEEN	TX	76542-3096
R42648	S IH 35, , TX	ALLEN LEMUEL B JR & KELLY	PO BOX 49	LULING	TX	78648-0049
R136808	POSEY RD, SAN MARCOS, TX 78666	ANVIL 2000 LLC	5100 W HIGHWAY 290	AUSTIN	TX	78735-8902
R141097	4980 TRANSPORTATION WAY, SAN MARCOS, TX 78666	AUTOBUS 2000 LLC	C/O D2K PROPERTIES, INC.	AUSTIN	TX	78735-8902
R42651	4550 S IH 35, SAN MARCOS, TX 78666	AUVENSHINE FAMILY TRUST	C/O KATHRYN LIMERICK, TRUSTEE	ALLEN	TX	75013-8521
R42650	S IH 35, TX	BURTTSCHELL DARYL M B	Attn: HEATHER, 2301 WILLOW ARBOR	SAN MARCOS	TX	78666-4928
R18638	202 POSEY RD, SAN MARCOS, TX 78666	GILBERT, BOBBIE POLLARD	15 TIMBERCREST	SAN MARCOS	TX	78666
R88603	CR 235/POSEY RD, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE, 712 S STAGECOACH TRAIL	SAN MARCOS	TX	78666-5396
R151613	4785 TRANSPORTATION WAY, SAN MARCOS, TX 78666	INGRAM READYMIX # 13 LLC	3580 FM 482	NEW BRAUNFELS	TX	78132-5012
R156441	4794 TRANSPORTATION WAY, SAN MARCOS, TX 78666	POSEY 2000 LLC	C/O D2K PROPERTIES, INC.	AUSTIN	TX	78735-8902
R19079	IH 35 S, SAN MARCOS, TX 78666	WARREN REALTY LTD	Attn: BLAIR WARREN, 1910 CENTER POINT RD	SAN MARCOS	TX	78666-9443
		BOBBIE GARZA HERNANDEZ	122 RIVIERA	SAN MARCOS	TX	78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS	TX	78666