

- Subject Property
- Parcel
- ETJ

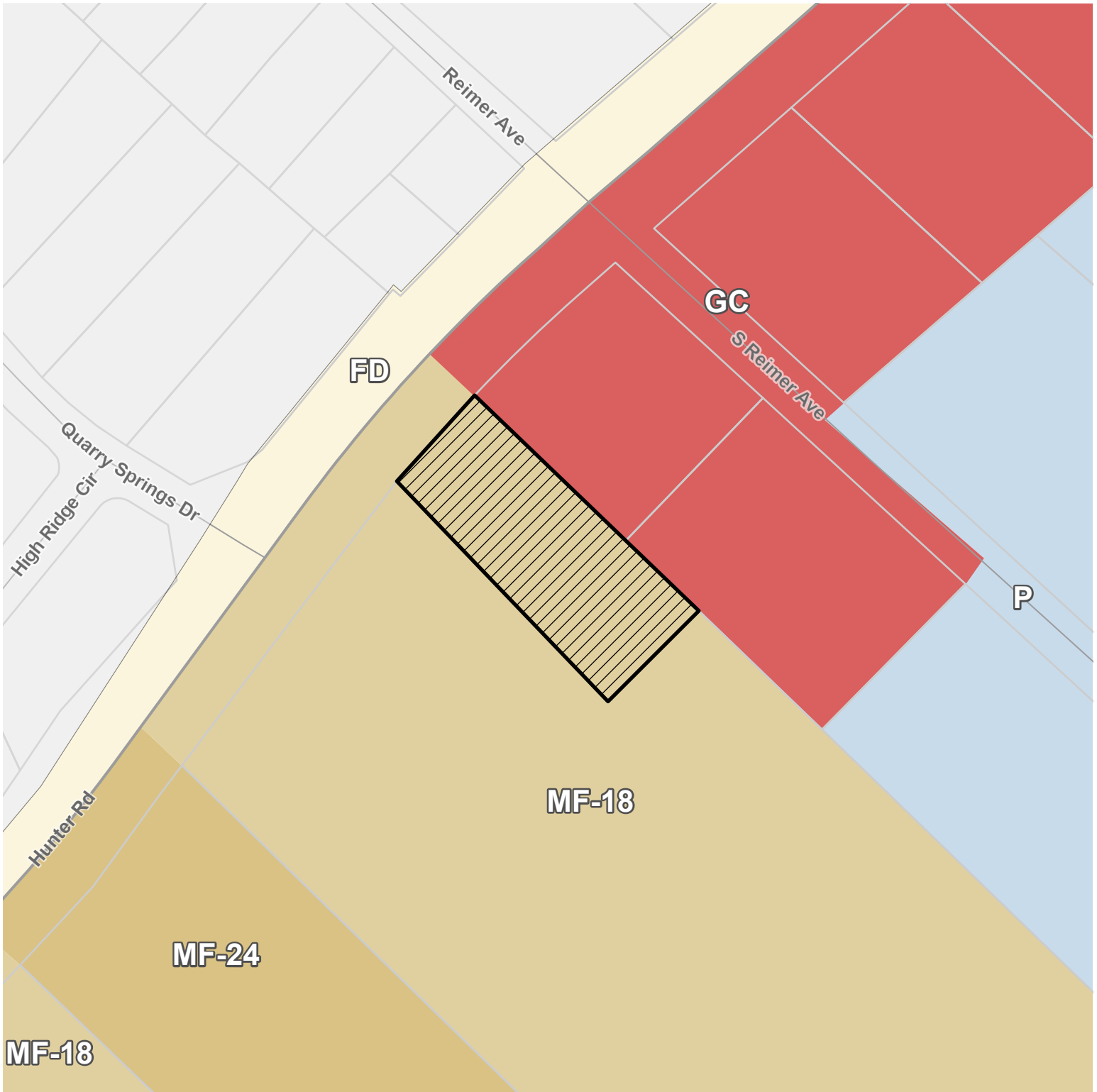









This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

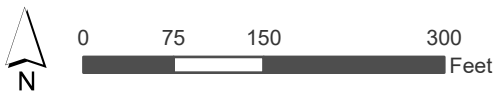
Date: 9/3/2024

Site Location





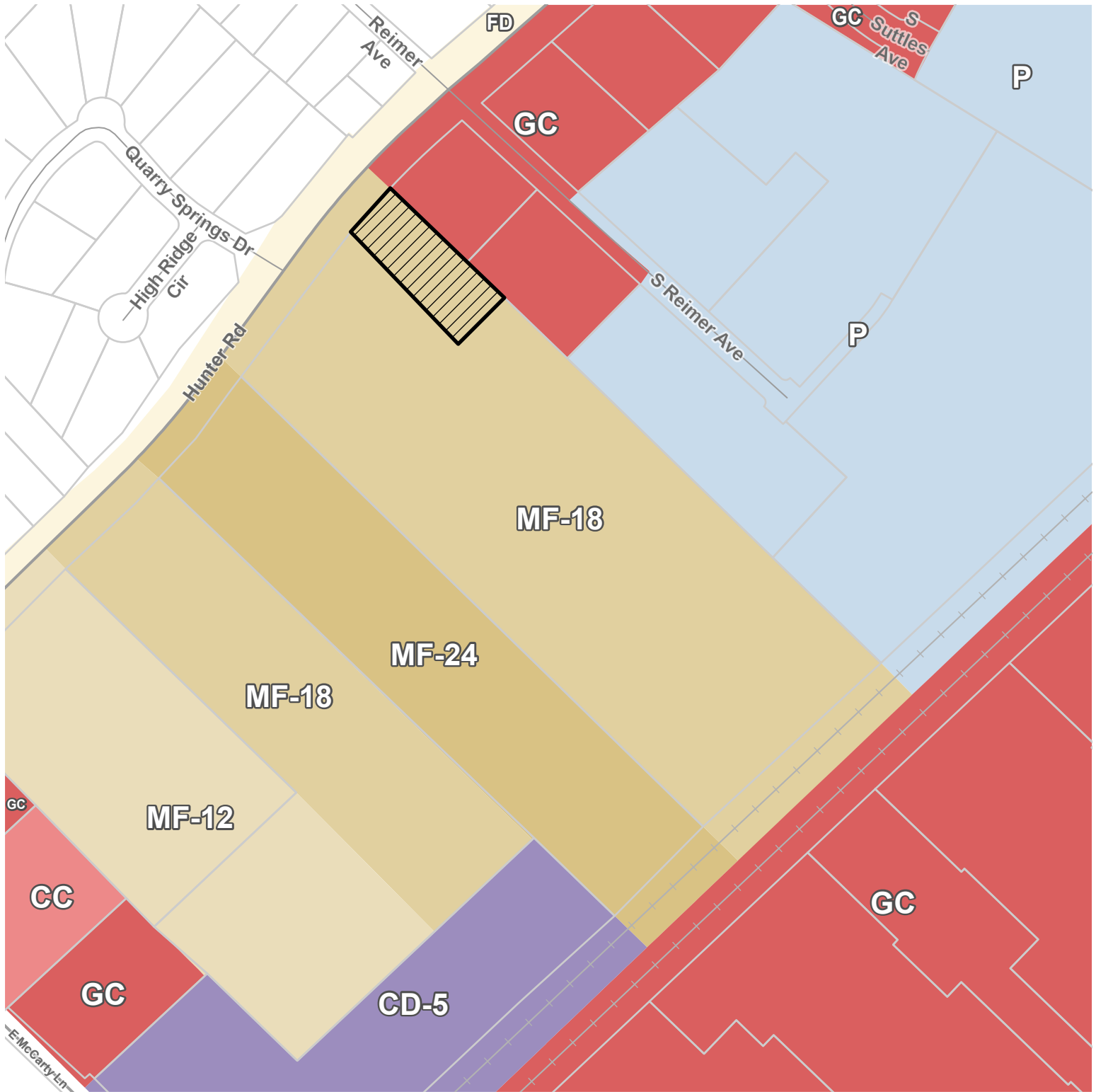
-  Subject Property
-  ETJ
-  FD
-  GC
-  MF-18
-  MF-24
-  P












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Date: 8/26/2024





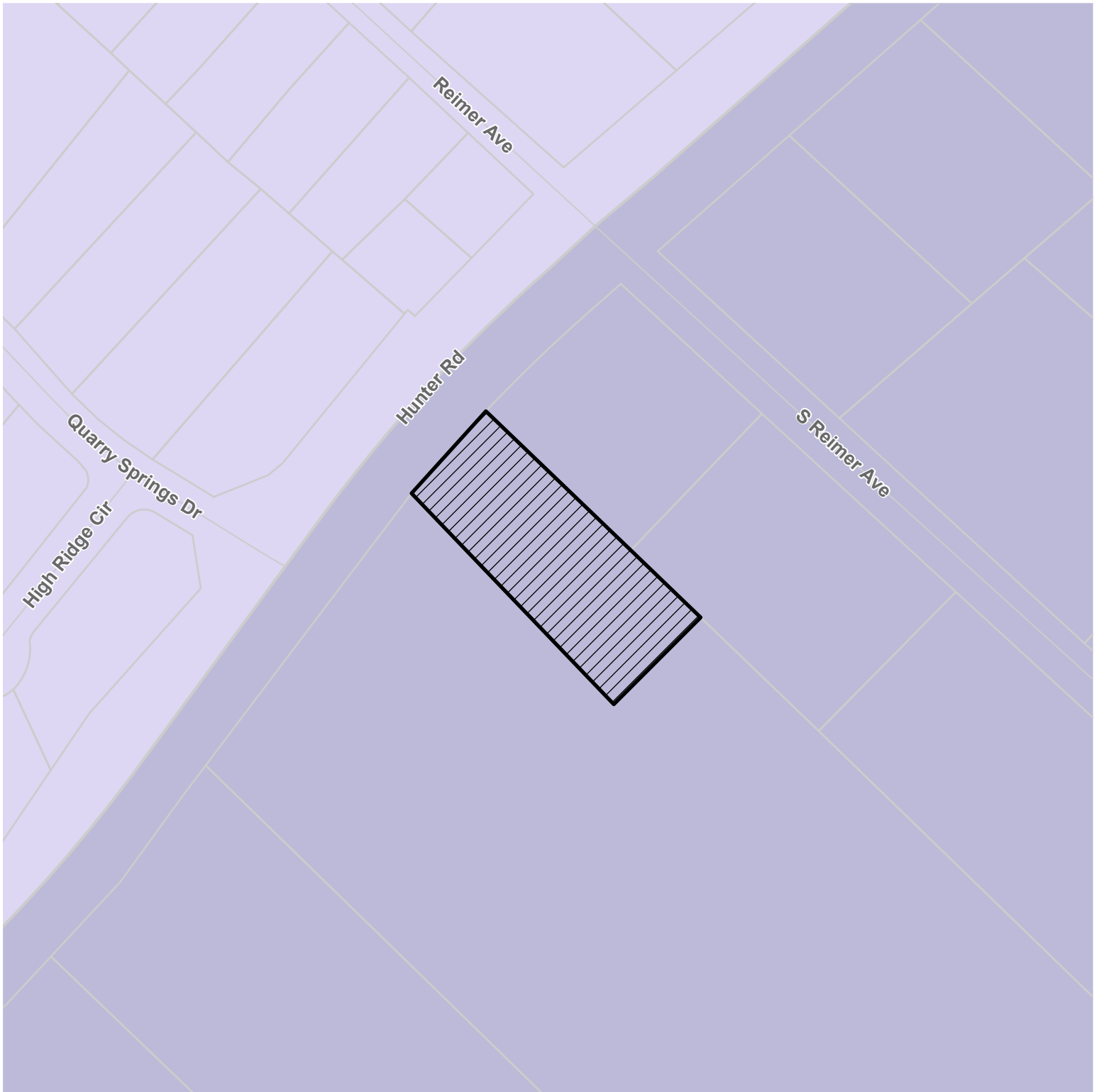
-  Subject Property
-  CC
-  CD-5
-  FD
-  GC
-  MF-12
-  MF-18
-  MF-24
-  P







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Date: 9/25/2024





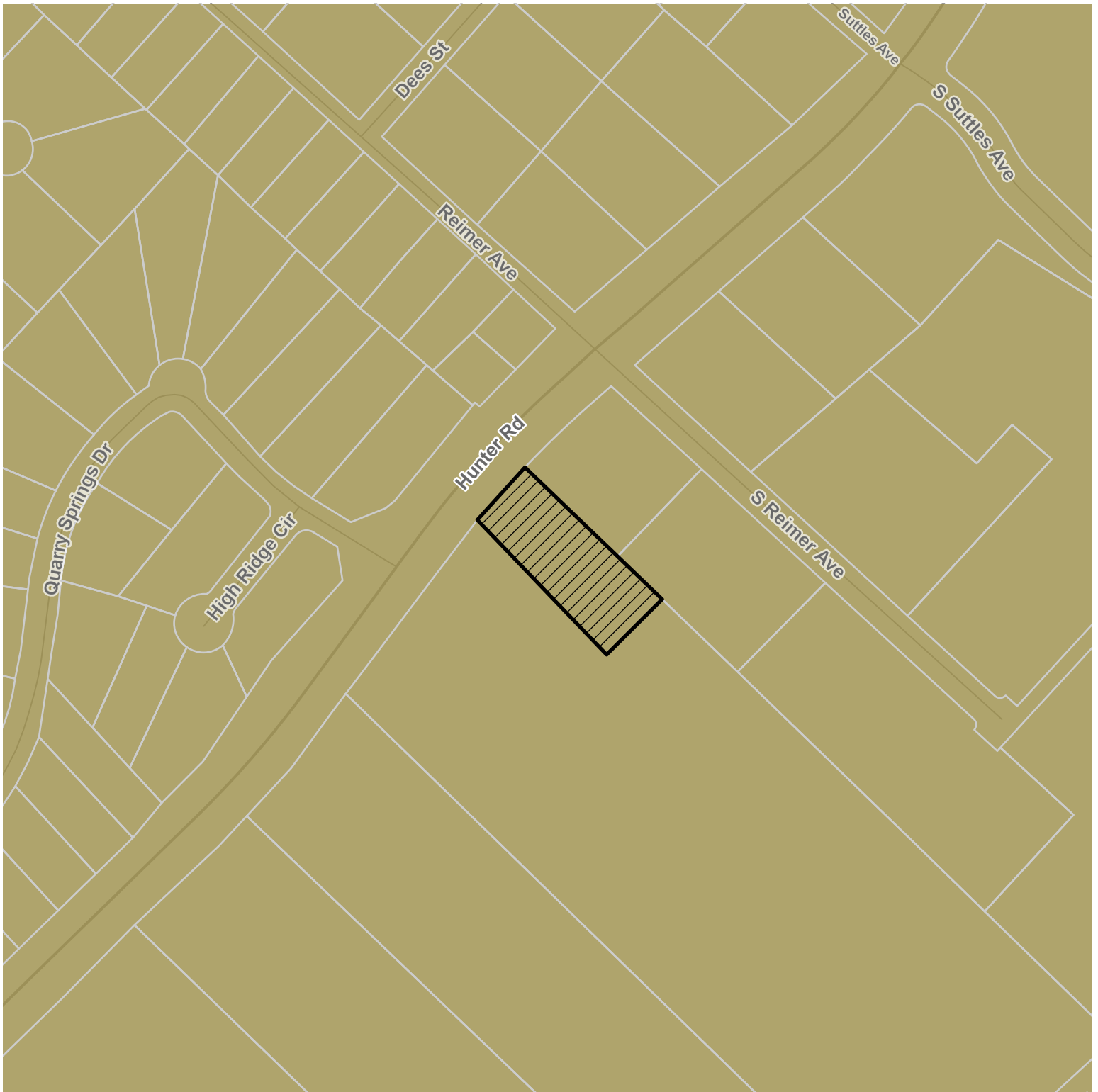
-  Subject Property
-  Parcels
-  Medium Intensity
-  Low Intensity









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Date: 9/3/2024





-  Subject Property
-  Railroad
-  Parcels
-  Transition Zone
-  Major
-  Minor

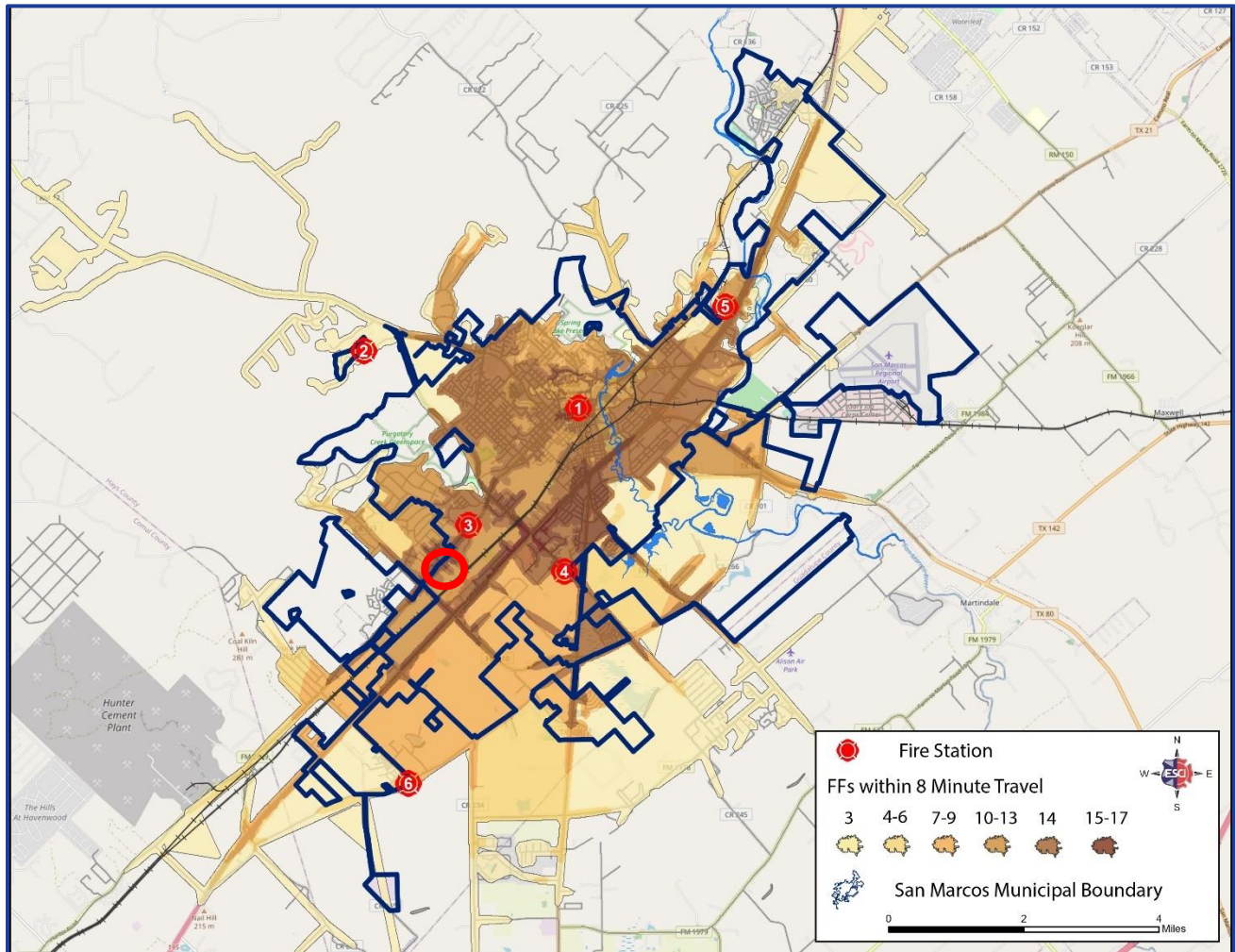


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Date: 9/3/2024



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.



 **ZC-24-03 Approximate Location**

PLANNING AND DEVELOPMENT SERVICES



09/06/2024

ZC-24-03

**Notice of Public Hearing
Zoning Change Request
“MF-18” ZONING DISTRICT to “CD-5” ZONING DISTRICT
2807 Hunter Road**

ZC-24-03 (2807 Hunter Road) Hold a public hearing and consider a request by Loretta Sanders, on behalf of Loretta Sanders and Carol Rybarski, for a Zoning Change from Multiple Family Residential District (MF-18) to Character District (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.132 acres out of the J.M. Veramendi League No. 1 Survey, located at 2807 Hunter 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, September 24, 2024**, 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, October 15, 2024**, 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **ZC-24-03**.

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

Notification List

Property ID	Owner Name	Owner Address	Owner City/State/Zip	Site Address
124553	AUSTIN-ZINKGRAF LLC	120 S REIMER AVE	SAN MARCOS, TX 78666-6414	120 REIMER AVE, SAN MARCOS, TX 78666
123385	CASA OF CENTRAL TEXAS INC	1619 E COMMON ST, STE 301	NEW BRAUNFELS, TX 78130-3455	2725 HUNTER RD, SAN MARCOS, TX 78666
11689	GALBREATH J C & HAROLYN	2903 HUNTER RD	SAN MARCOS, TX 78666	2903 HUNTER RD, SAN MARCOS, TX 78666
33971	HARDESTY LISA K & HARDESTY PATSY W ESTATE	105 REIMER AVE	SAN MARCOS, TX 78666	105 REIMER AVE, SAN MARCOS, TX 78666
11916	KNEESE ELMER C TESTAMENTARY TRUST	103 REIMER AVE, UNIT A	SAN MARCOS, TX 78666-5143	101 REIMER AVE, SAN MARCOS, TX 78666
62997	LOPEZ JOHN & NATHALI	102 QUARRY SPRINGS DR	SAN MARCOS, TX 78666-6430	102 QUARRY SPRINGS DR, SAN MARCOS, TX 78666
33910	MERCADO, VICTOR, JR	PO BOX 155	SAN MARCOS, TX 78667-0155	2714 HUNTER RD, STE #B, SAN MARCOS, TX 78666
62996	REYES JOE A & MARIA N	108 QUARRY SPRINGS DR	SAN MARCOS, TX 78666	108 QUARRY SPRINGS DR, SAN MARCOS, TX 78666
124552	RK HUNTER PROPERTY LLC	2745 HUNTER RD	SAN MARCOS, TX 78666-5482	2745 HUNTER RD, STE #101 & 103, SAN MARCOS, TX 78666
62998	SAFARIK, JACOB & PAULINA	100 QUARRY SPRINGS DR	SAN MARCOS, TX 78666-6430	100 QUARRY SPRINGS DR, SAN MARCOS, TX 78666
110003	SANCHEZ, EDGAR F	101 HIGH RIDGE CIR	SAN MARCOS, TX 78666-6445	101 HIGH RIDGE CIR, SAN MARCOS, TX 78666
11795	SANDERS LORETTA & RYBARSKI CAROL	2807 HUNTER RD	SAN MARCOS, TX 78666	2807 HUNTER RD, SAN MARCOS, TX 78666
63004	SPRINGER, GARY J	100 HIGH RIDGE CIR	SAN MARCOS, TX 78666	100 HIGH RIDGE CIR, SAN MARCOS, TX 78666
98186	TEXAS STATE OF	P O BOX 15426	AUSTIN, TX 78761-5426	2807 HUNTER RD, SAN MARCOS, TX 78666
11917	TXRE HOME BUYERS LLC	2804 HUNTER RD	SAN MARCOS, TX 78666	2804 HUNTER RD, SAN MARCOS, TX 78666
133611	VILLAGE OF SAN MARCOS THE	P O BOX 748	SAN MARCOS, TX 78667-0748	215 S REIMER AVE, SAN MARCOS, TX
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood Rep Cory Holland	725 Willlow Ridge Dr	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	