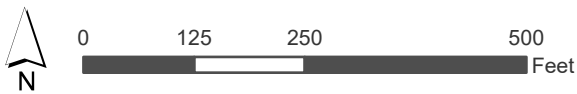




-  Subject Property
-  Parcel
-  City Limit
-  ETJ

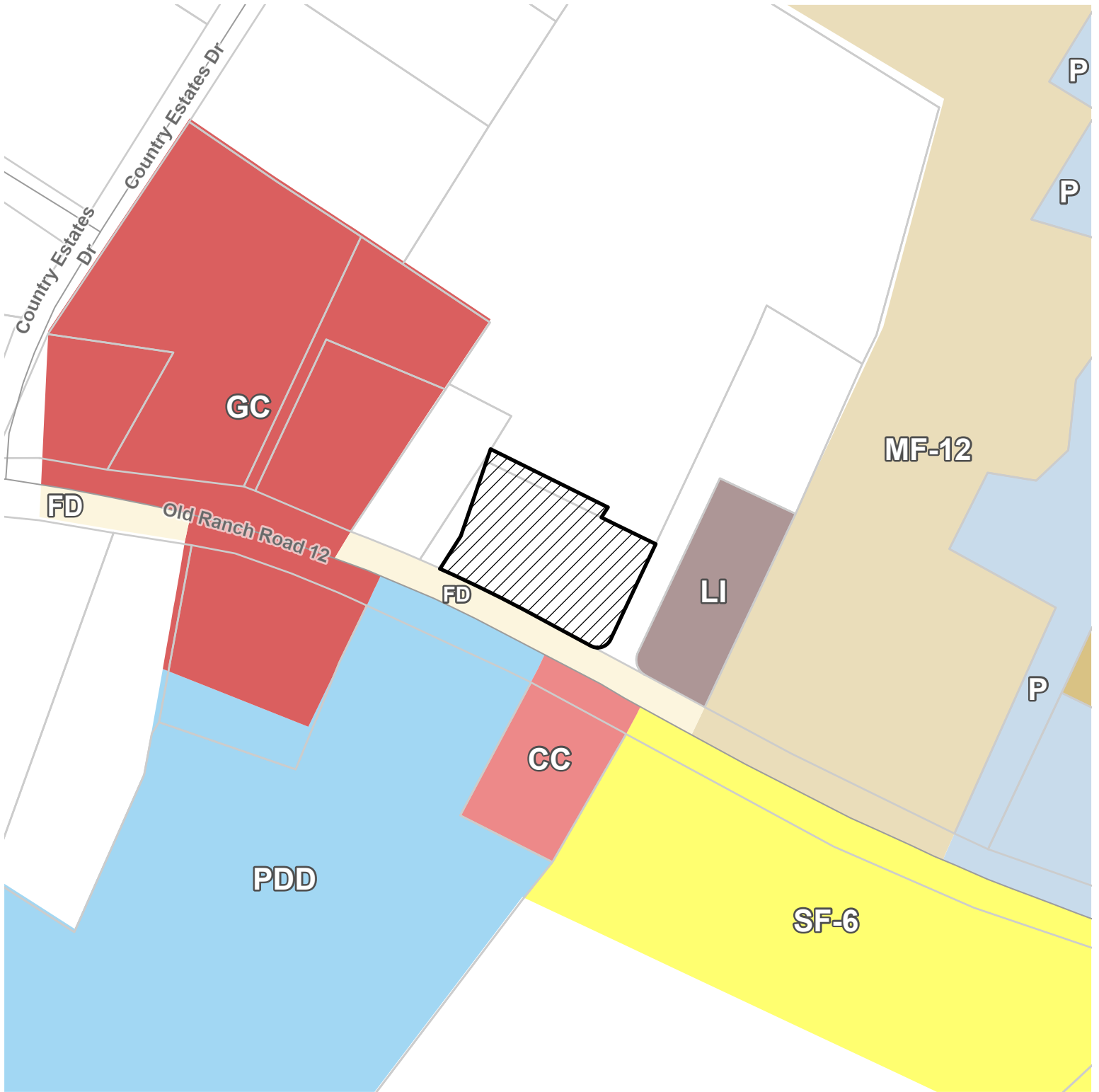











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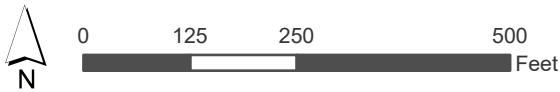
Date: 3/13/2026

Site Location





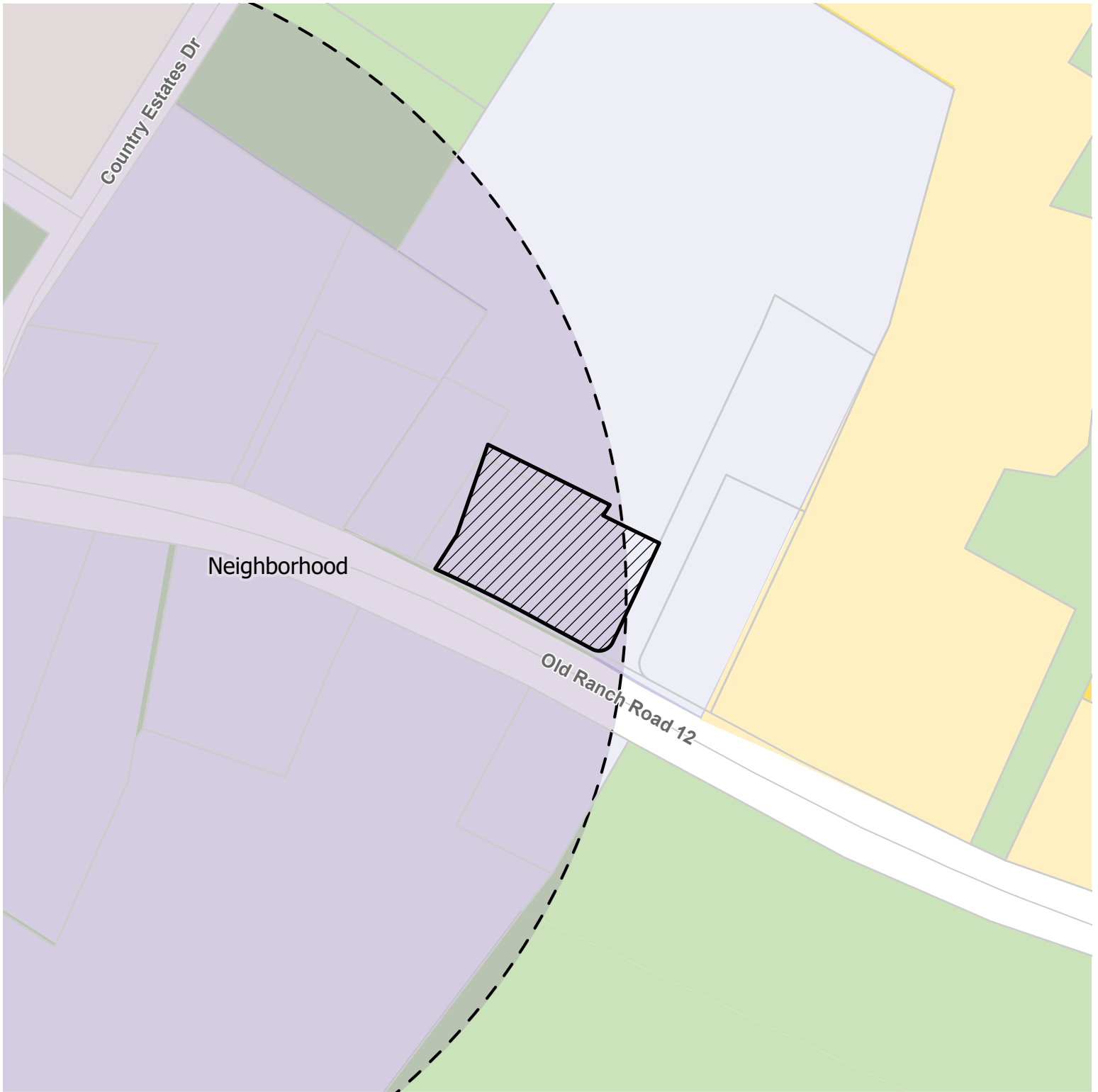
-  Subject Property
-  CC
-  FD
-  GC
-  LI
-  MF-12
-  P
-  PDD
-  SF-6










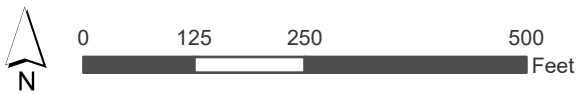
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/24/2026





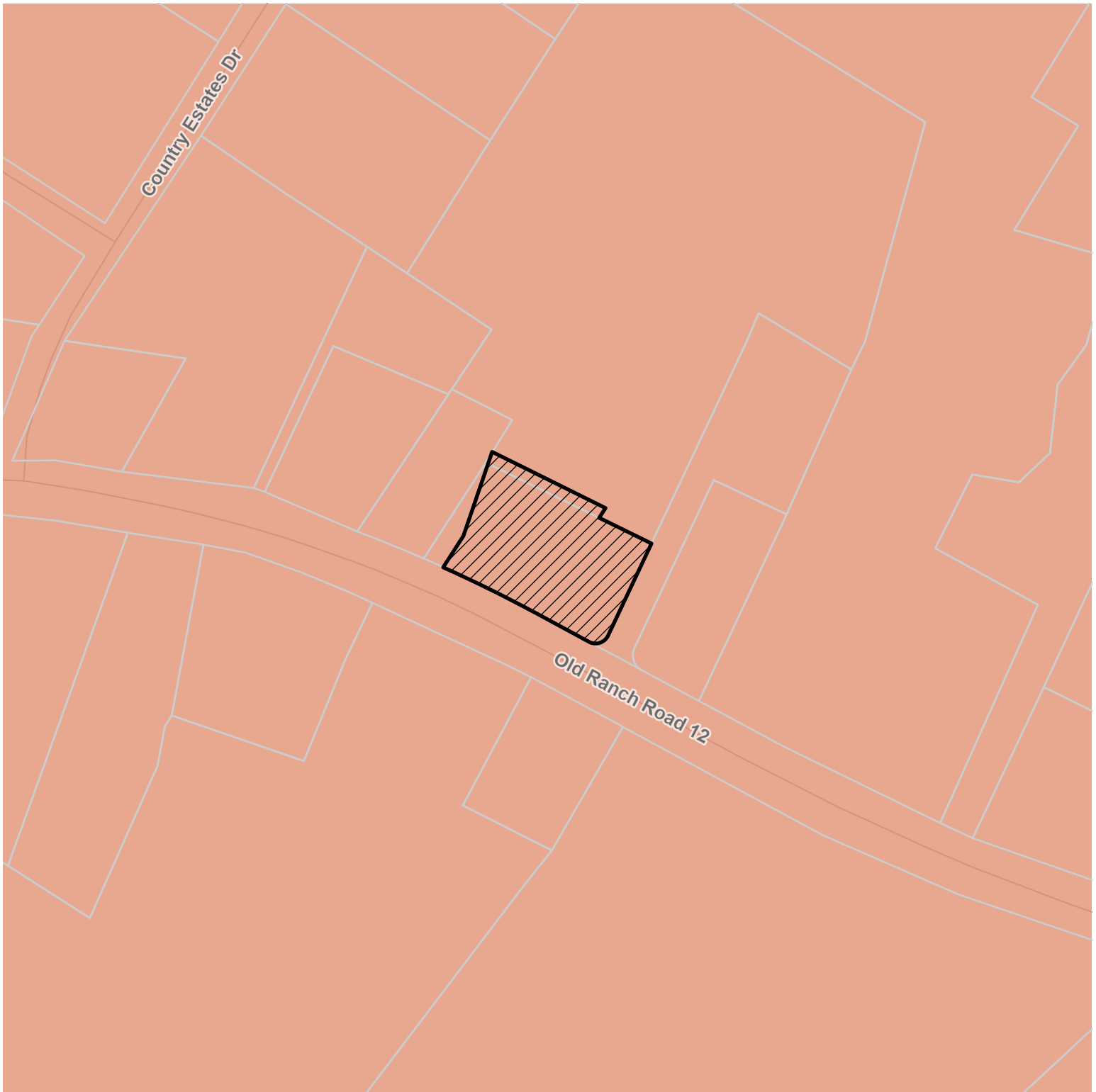
-  Subject Property
-  Preferred Scenario Centers
-  Neighborhood High
-  Neighborhood Medium
-  Neighborhood Low
-  Mixed Use Medium
-  Mixed Use Low
-  Conservation/Cluster






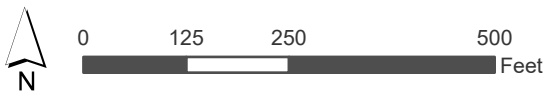
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/24/2026





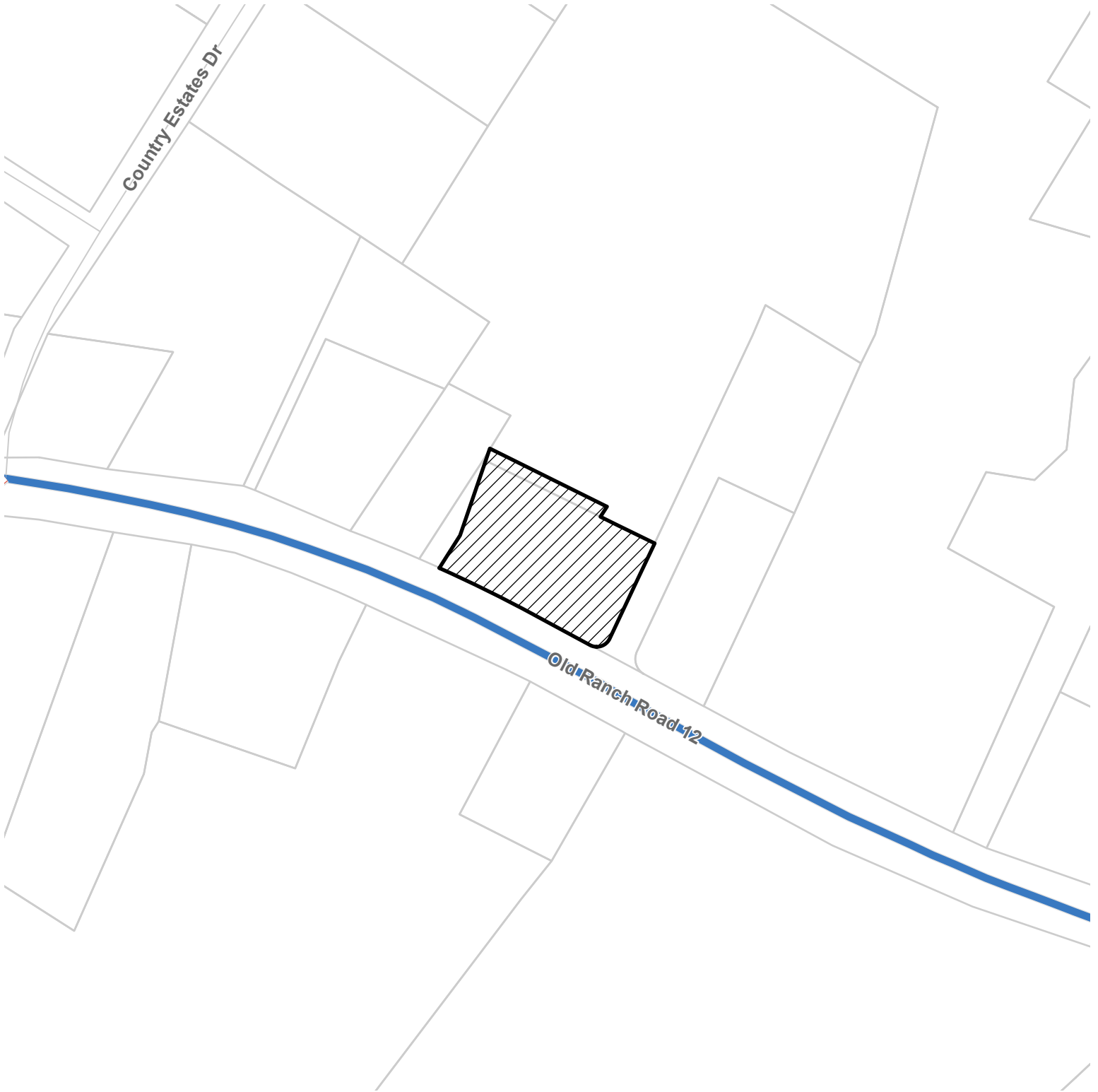
-  Subject Property
-  Parcels
-  Recharge Zone




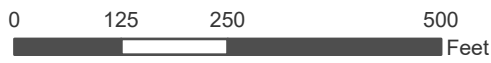
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/24/2026





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

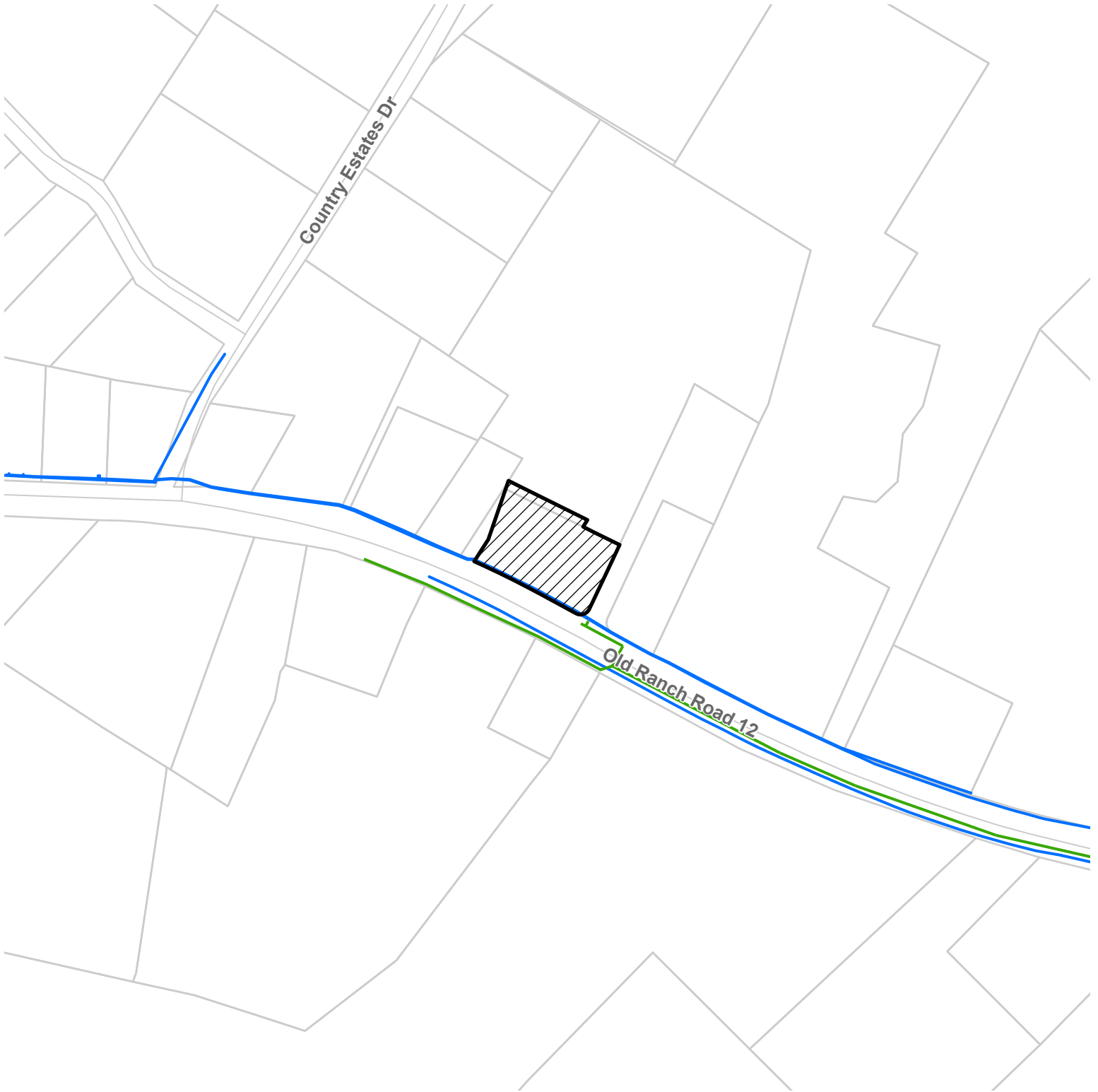






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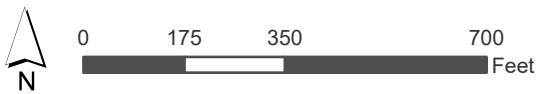
Date: 3/24/2026

Site Location





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

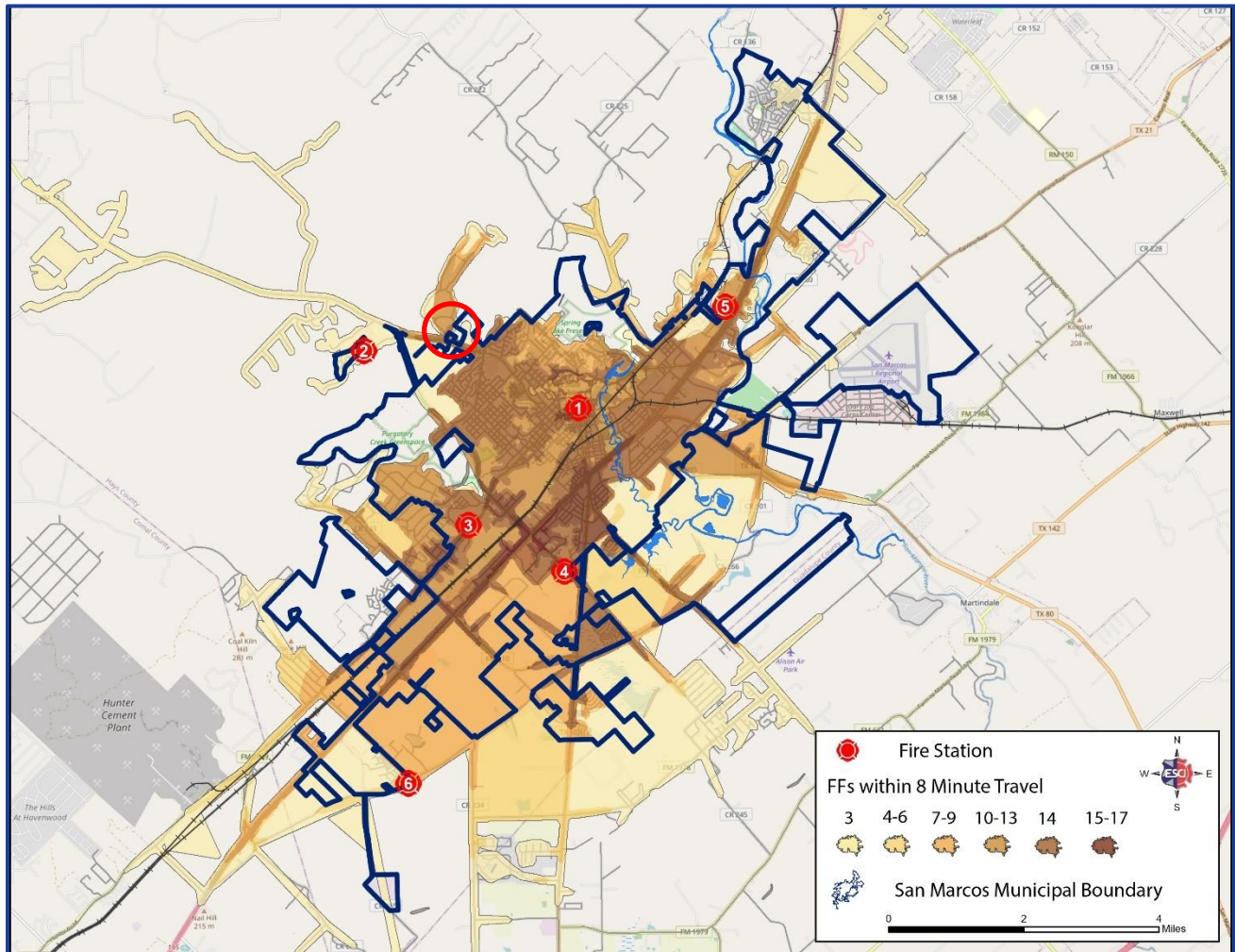


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

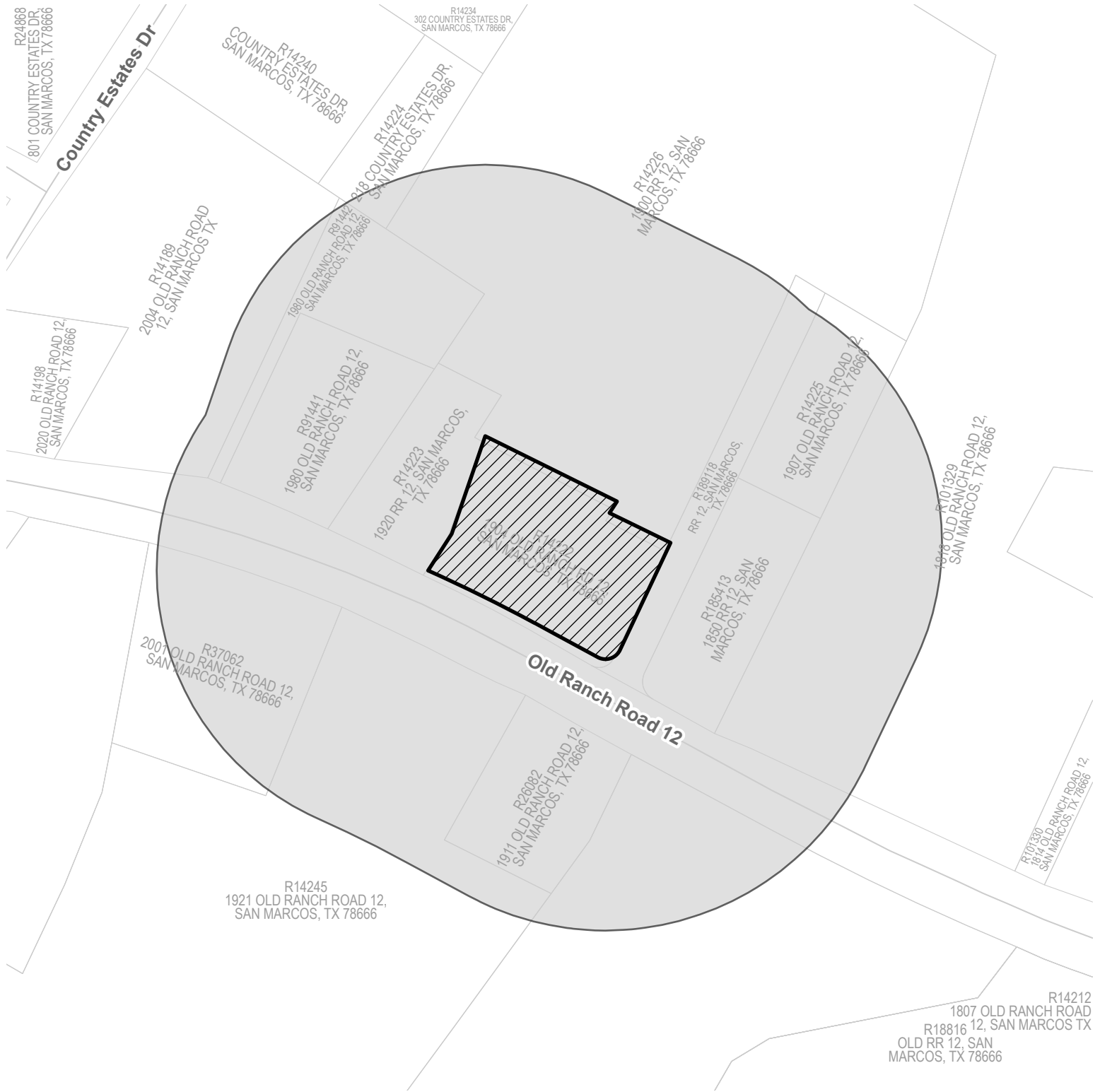
Date: 3/24/2026






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-26-02 Approximate Location**



-  Subject Property
-  400 ft Buffer
-  Parcel



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Date: 3/24/2026



PLANNING AND DEVELOPMENT SERVICES



3/27/26

ZC-26-02

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CM” Commercial
1904 Old Ranch Road 12**

ZC-26-02 (Crestwood Center / FD to CM) Hold a public hearing and consider a request by Hugo Elizondo Jr., Cuatro Consultants Ltd., on behalf of James Umstadd, UC2 Ltd., for a Zoning Change from Future Development (FD) to Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.45 acres out of the Thomas W. Forsyth Survey No. 2, Abstract No. 173, located at 1904 Old Ranch Road 12. (L. Clanton)

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 14, 2026**, 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, May 5, 2026**, 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, **Lauren Clanton**, at **512.393.8238** or **lclanton@sanmarcostx.gov**. When calling, please refer to case number **ZC-26-02**.

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	Property Address	Owner/ Contact	Owner Address	Owner City/ State/ Zip
101329	1818 OLD RANCH ROAD 12, SAN MARCOS, TX 78666	BA DAKOTA RANCH OWNER LP	800 WESTCHESTER AVE, STE N603	RYE BROOK, NY 10573-1301
18814	2007 OLD RR 12, SAN MARCOS, TX 78666	BARNARD, BRADLEY H	P O BOX 233	STAPLES, TX 78670-0233
14189	2004 OLD RANCH ROAD 12, SAN MARCOS TX	DELONG FERRELL F & MADELINE A	2004 OLD RANCH ROAD 12	SAN MARCOS, TX 78666-2549
14225	1907 OLD RANCH ROAD 12, SAN MARCOS, TX 78666	FLORES HERMAN R & ADELINA	1907 RANCH ROAD 12	SAN MARCOS, TX 78666
189118	RR 12, SAN MARCOS, TX 78666	FULTONBSH SMTX I LLC	1 PRESIDENTIAL BLVD, STE 201	BALA CYNWYD, PA 19004-1007
91442	1980 OLD RANCH ROAD 12, SAN MARCOS, TX 78666	HOUSE, JULIE G	109 OAK RIDGE DR	SAN MARCOS, TX 78666
14224	218 COUNTRY ESTATES DR, SAN MARCOS, TX 78666	JENKINS, TOMMY W	218 COUNTRY ESTATES DR	SAN MARCOS, TX 78666
26082	1911 OLD RANCH ROAD 12, SAN MARCOS, TX 78666	MXM VENTURE DIVING LLC	1911 OLD RANCH ROAD 12	SAN MARCOS, TX 78666-1175
14223	1920 RR 12, SAN MARCOS, TX 78666	POCOCK FAMILY PARTNERSHIP LTD	4409 WALSALL LOOP	AUSTIN, TX 78749-3636
14245	1921 OLD RANCH ROAD 12, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR, JCK 920	SAN MARCOS, TX 78666-4684
14217	OLD RANCH ROAD 12, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666
37062	2001 OLD RANCH ROAD 12, SAN MARCOS, TX 78666	THOMASON FUNERAL HOME INC, Attn Dwayne Thomason	P O BOX 1609	SAN MARCOS, TX 78667-1609
14222	1904 OLD RANCH RD 12, SAN MARCOS, TX 78666	UC2, LTD	3355 BEE CAVES RD, STE 700	WEST LAKE HILLS, TX 78746-6673
		Neighborhood Rep Rick Kennedy	212 Sierra Ridge Drive	SAN MARCOS, TX 78666
		Neighborhood Rep Robert Eby	1007 Dale Drive	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666