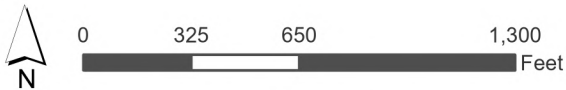




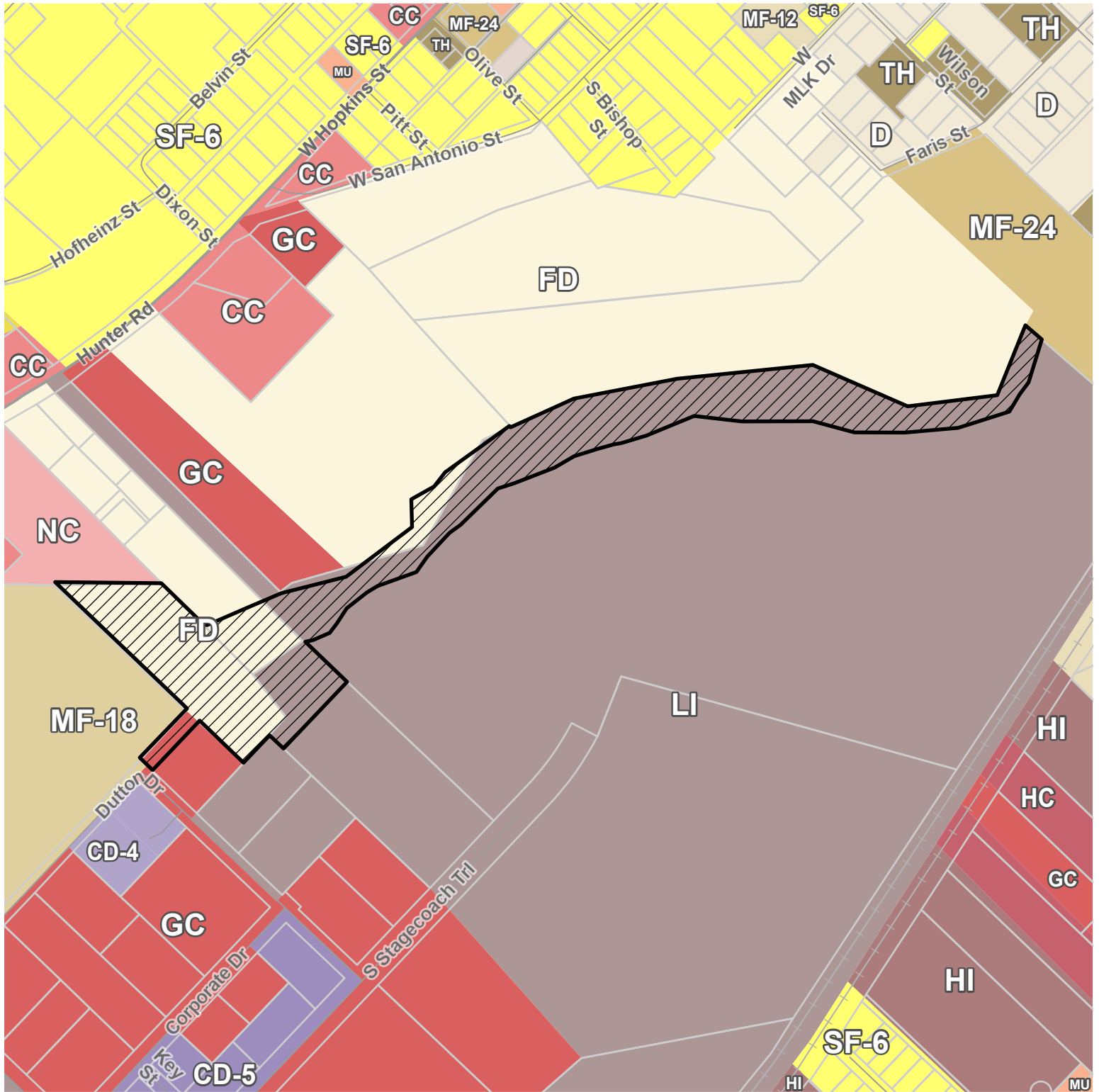
-  Subject Property
-  Parcel



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: 10/15/2024





- Subject Property
- | | |
|------|-------|
| CC | LI |
| CD-4 | MF-12 |
| CD-5 | MF-18 |
| D | MF-24 |
| DR | MU |
| FD | NC |
| GC | SF-6 |
| HC | SF-R |
| HI | TH |



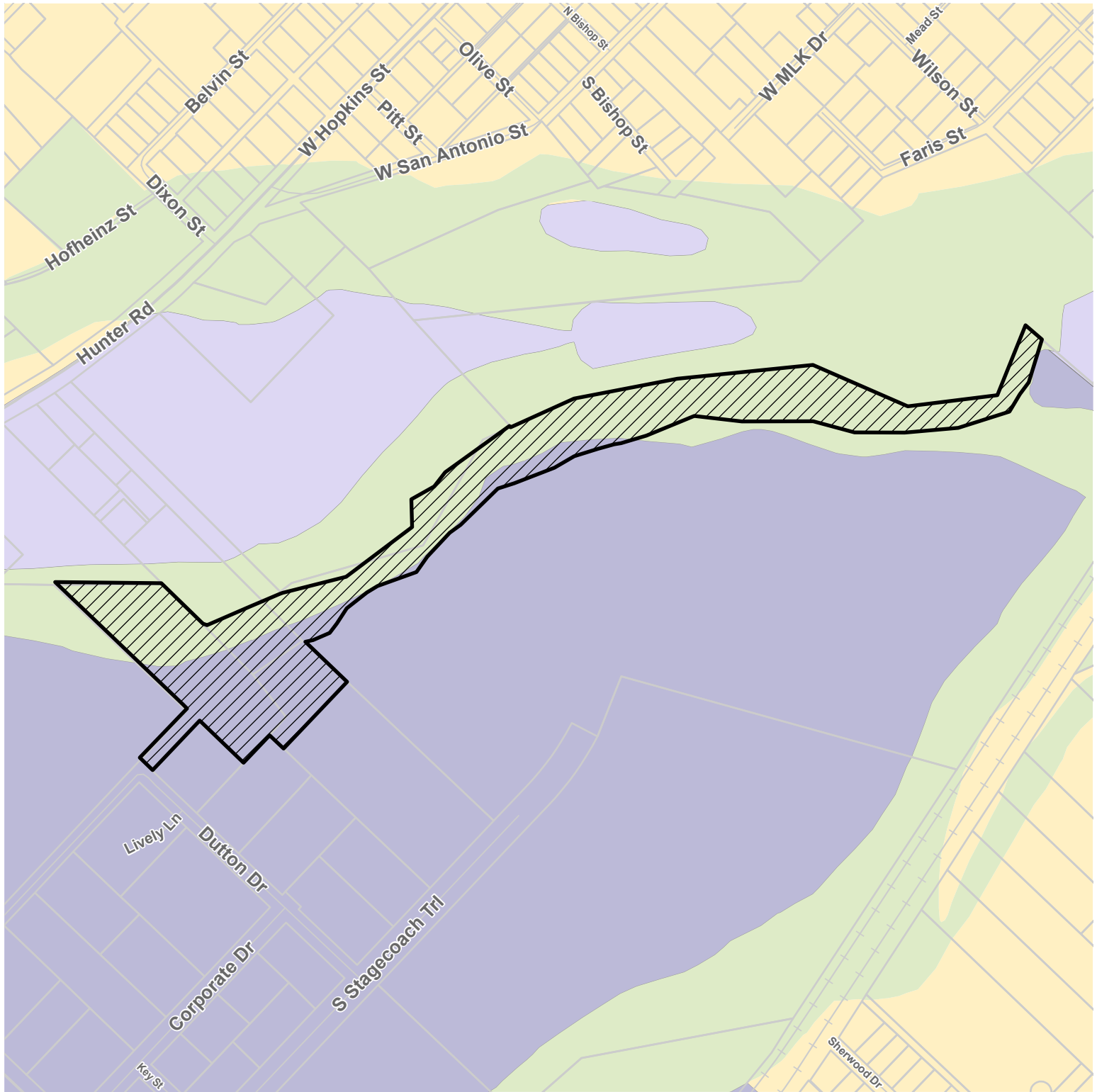
0 255 510 1,020 Feet

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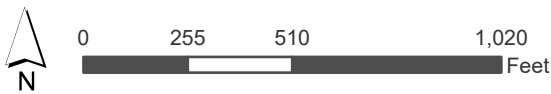
Date: 10/10/2024

Site Location





- Subject Property
- Parcels
- Medium Intensity
- Low Intensity
- Existing Neighborhood
- Open Space



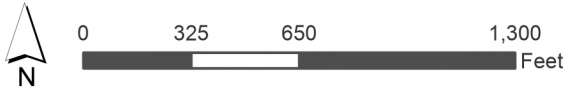
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/10/2024





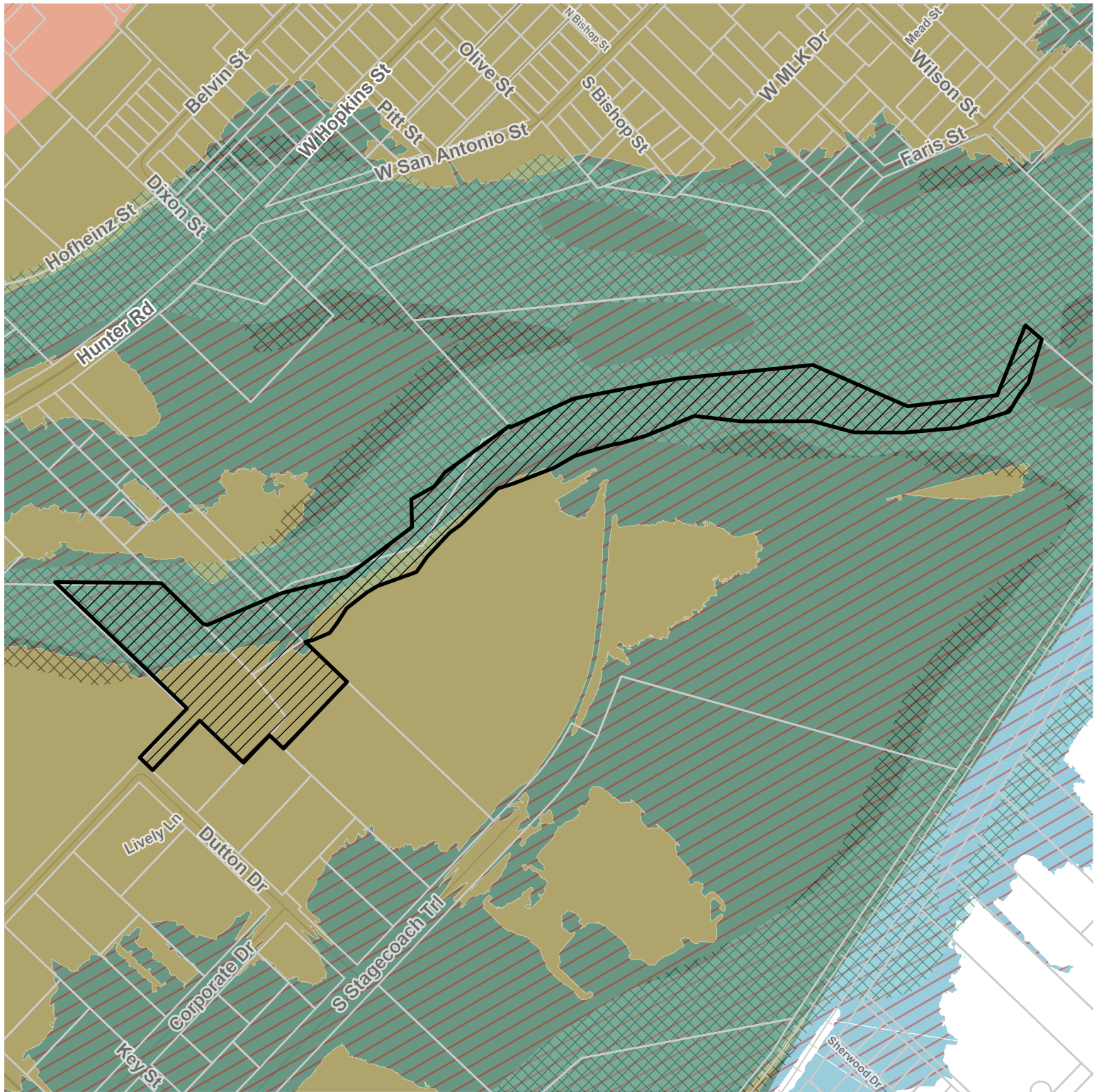
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Low and Areas of Stability, Conservation/Cluster
- Subject Property
- Parcels



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Date: 11/13/2024





- Subject Property
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Recharge Zone
- Transition Zone
- Major
- Minor



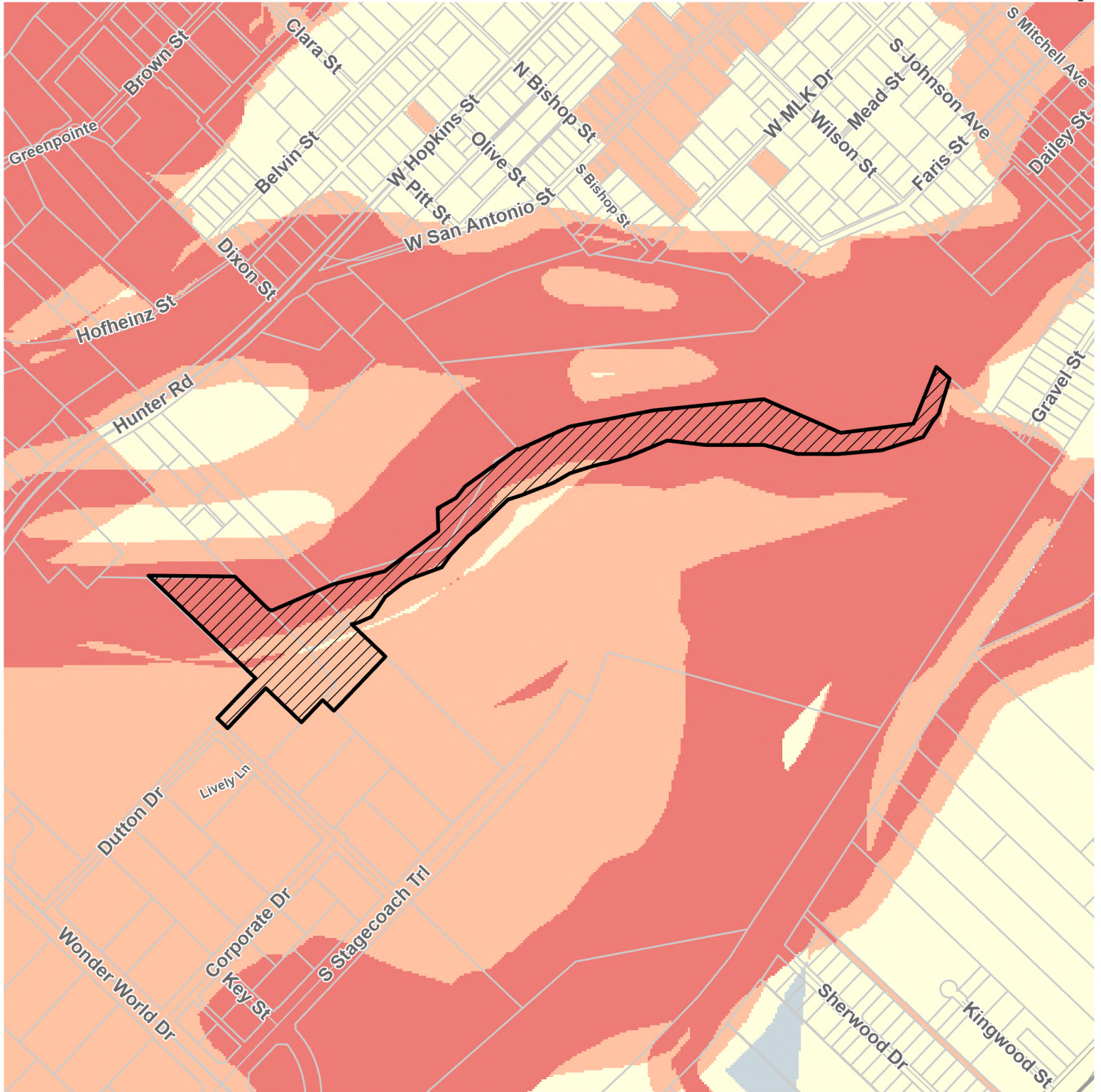
0 255 510 1,020
Feet

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Date: 10/10/2024

Site Location





- Subject Property
- Parcels
- 2
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained



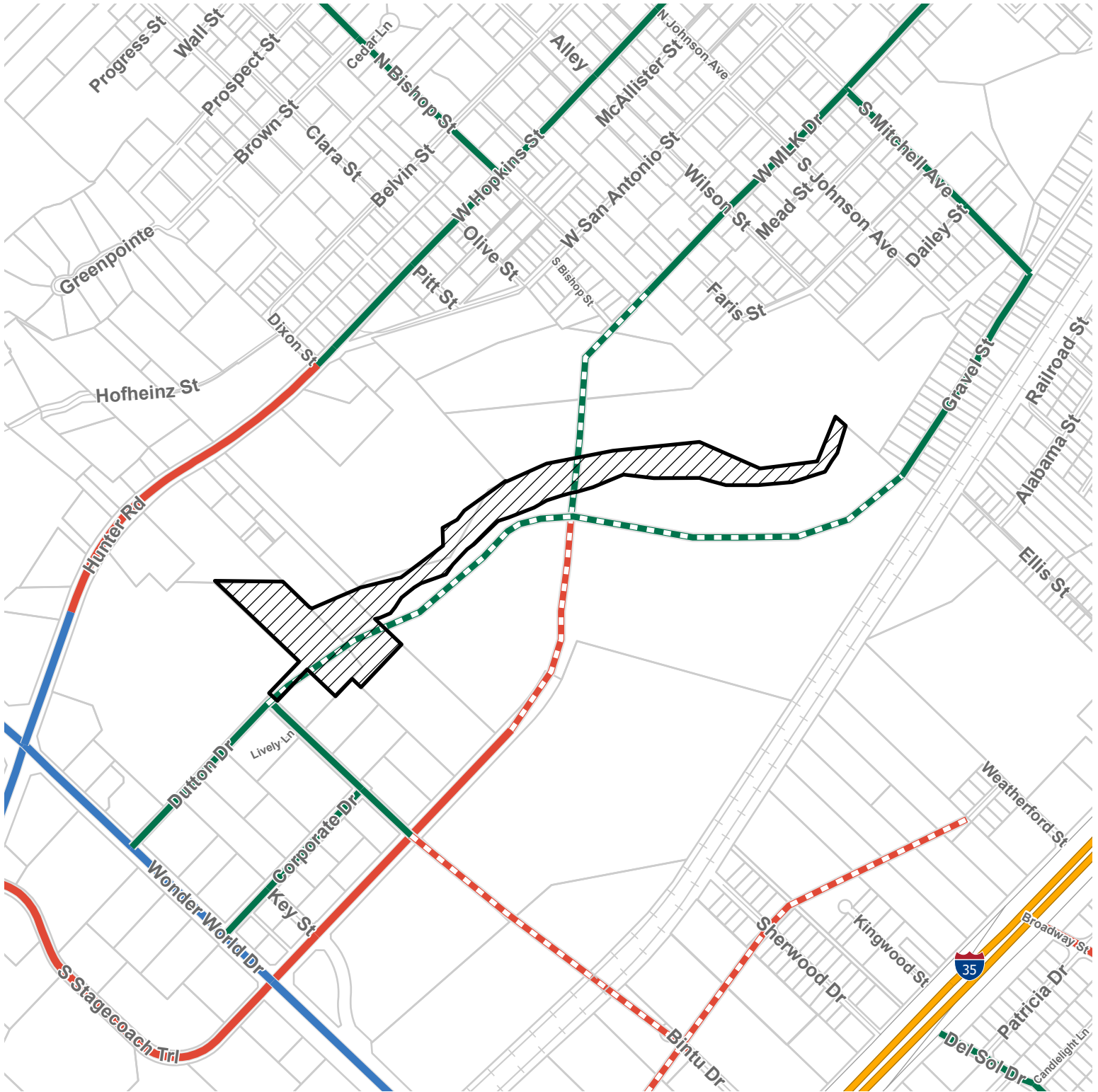
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Feet

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.

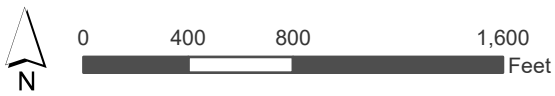
Date: 10/15/2024

Site Location





- 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: 10/10/2024



ZC-24-09

South End Dutton Drive LI/GC/FD to CD-1 Dutton Drive

Water and
Wastewater



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



0 255 510 1,020
Feet

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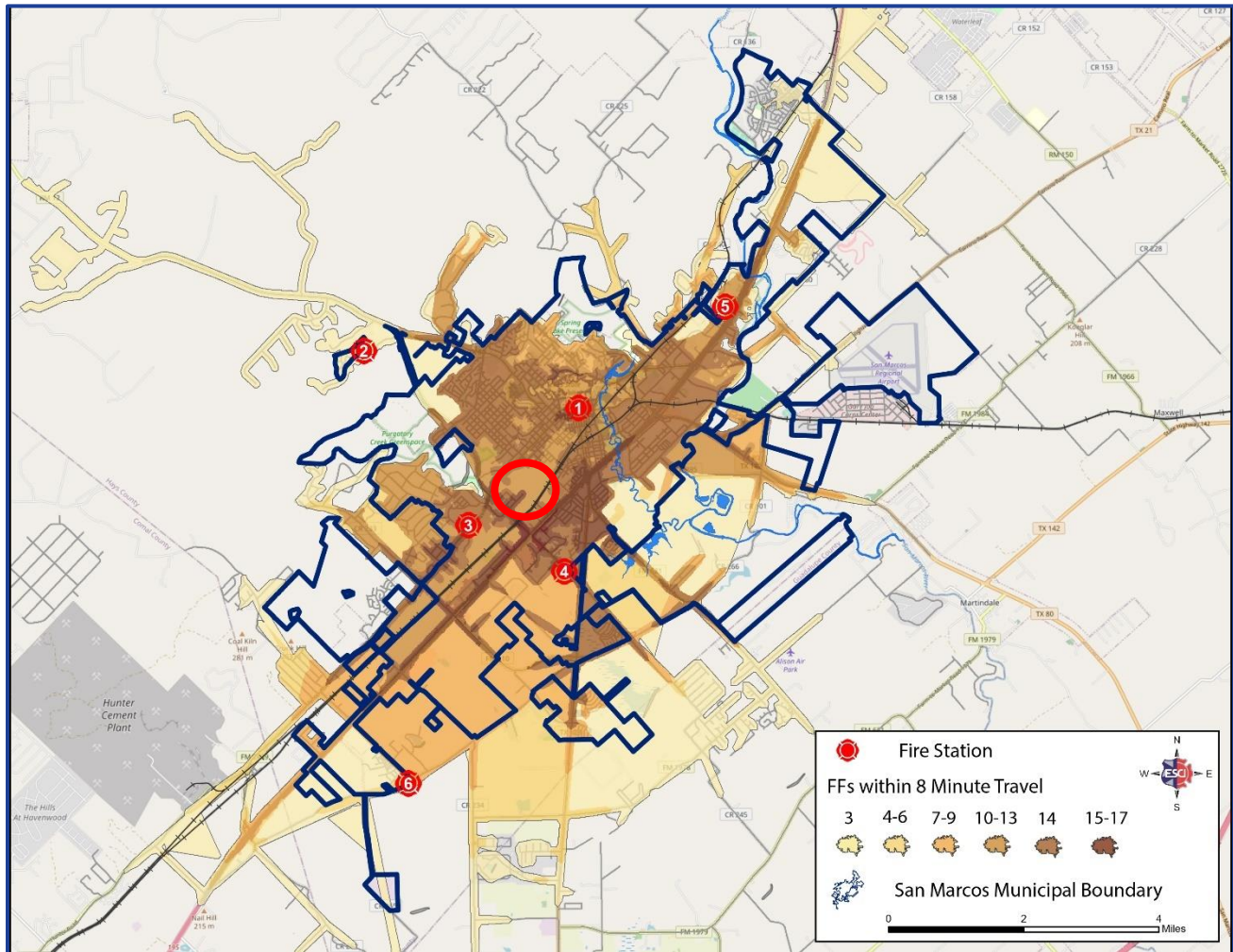
Date: 10/10/2024

SAN MARCOS Planning and
Development Services

Site Location



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.

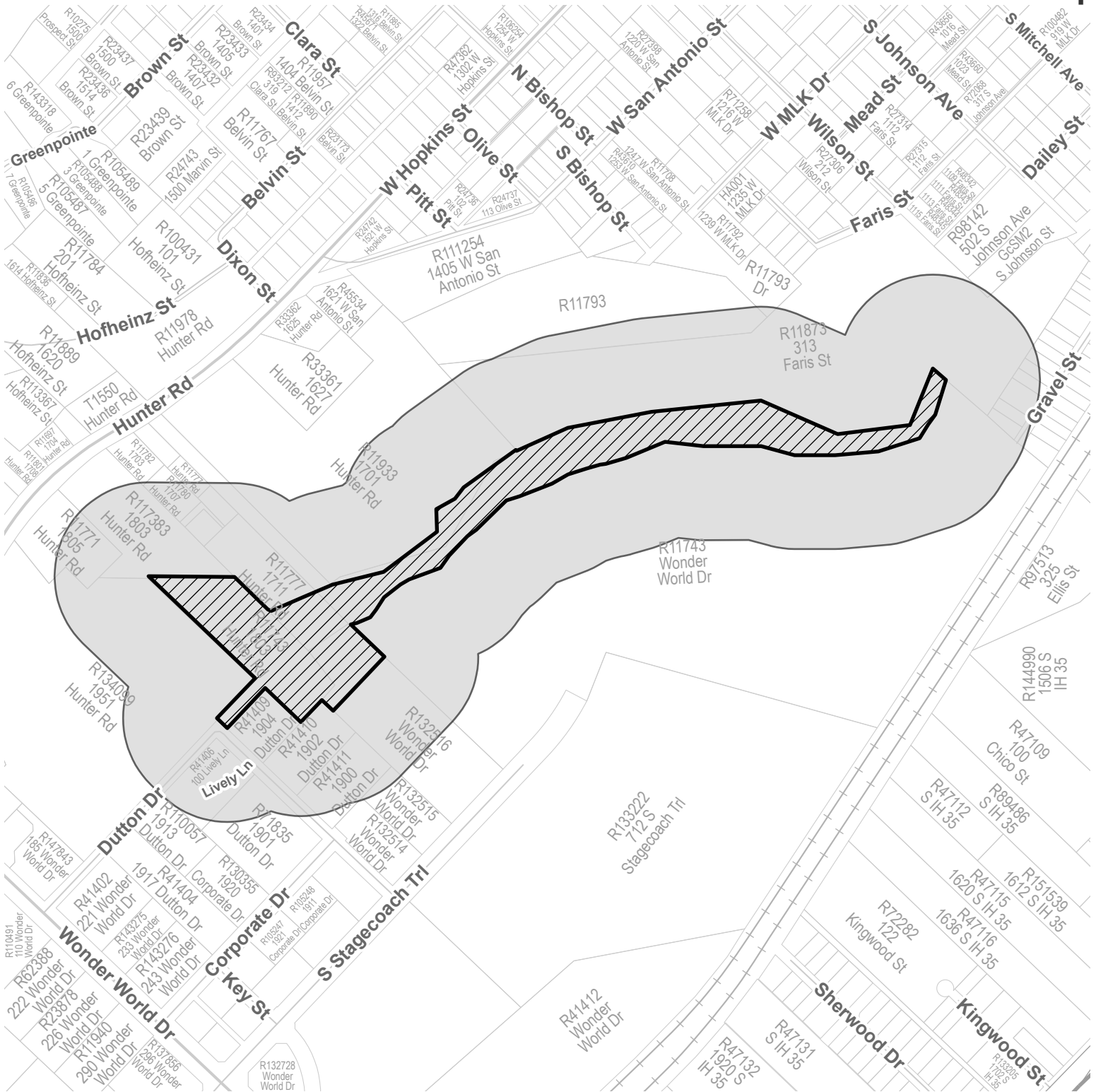


ZC-24-09 APPROXIMATE LOCATION

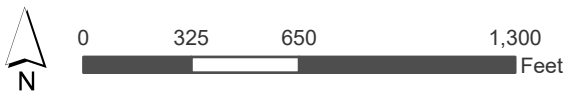
ZC-24-09

South End Dutton Drive LI/GC/FD to CD-1 Dutton Drive

Notification Map



- Subject Property
- 400ft Buffer
- Parcel



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Date: 10/11/2024



PLANNING AND DEVELOPMENT SERVICES

10/22/2024



ZC-24-09

**Notice of Public Hearing
Zoning Change Request**

“LI” Light Industrial/ “GC” General Commercial/ “FD” Future Development to “CD-1” Character District- 1

Bend of Dutton Dr / South End Dutton Drive CD-1

ZC-24-09 (Bend of Dutton Dr / South End Dutton Drive LI/GC/FD to CD-1) Hold a public hearing and consider a request by John David Carson, on behalf of Carson Select Investments, LP, for a Zoning Change from Light Industrial (LI), General Commercial (GC) and Future Development (FD) to Character District-1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.637 acres out of the J.M Veramendi League, No.1, generally located on Dutton Drive approximately 650 ft northwest of the intersection between Dutton Drive and Corporate Drive. (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, November 12, 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, December 3, 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, **Julia Cleary**, at **512.805.2658** or jcleary@sanmarcostx.gov. When calling, please refer to case number **ZC-24-09**

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

Enclosure: Map (See Reverse)

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

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
144526	1913 CORPORATE DR #404, SAN MARCOS, TX 78666	ARNETT RICHARD L & WALKER LESLIE L	304 LEISUREWOODS DR	BUDA, TX 78610-2418
11843	1805 HUNTER RD, SAN MARCOS, TX 78666	BOUWSMA OTIS J & PEREZ LUCILLA P	2050 PASEO REFORMA	BROWNSVILLE, TX 78520-9007
132516	S STAGECOACH TRL, SAN MARCOS, TX 78666	CARSON HAYSCO HOLDINGS LP	407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666
128358	WONDER WORLD DR, SAN MARCOS, TX 78666	CARSON SELECT INVESTMENTS LP	GENERAL PARTNER, 407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666-5063
11782	1703 HUNTER RD, SAN MARCOS, TX 78666	CUEVAS, ANITA	1703 HUNTER RD	SAN MARCOS, TX 78666
144521	6171	DESETA PROPERTIES LLC	1913 CORPORATE DR , STE 307	SAN MARCOS , TX 78666-6289
41411	1900 DUTTON DR, SAN MARCOS, TX 78666	DUTTON DRIVE 3.44 LTD	223 HULL RD	SUGAR LAND, TX 77498-5007
41409	1904 DUTTON DR, SAN MARCOS, TX 78666	ELLIOTT REAL ESTATE LP	P O BOX 630610	NACOGDOCHES, TX 75963-0610
134099	1951 HUNTER RD, SAN MARCOS, TX 78666	ELYSIAN AT PURGATORY CREEK LP	770 S POST OAK LN, STE 500	HOUSTON, TX 77056-1974
144530	1913 CORPORATE DR #408, SAN MARCOS, TX 78666	EQUITY TRADING HOLDING CO LLC	PO BOX 2120	SAN MARCOS, TX 78667-2120
24249	1234 GRAVEL ST, SAN MARCOS, TX 78666	GAMBOA GLORIA F & GAMBOA FRANCISCO ESTATE	GAMBOA GLORIA F IND EXEC, 1234 GRAVEL ST	SAN MARCOS, TX 78666-5326
11780	1711 HUNTER RD, SAN MARCOS, TX 78666	GARZA, BENITA	1711 HUNTER RD	SAN MARCOS, TX 78666-5202
11777	HUNTER RD/VFW, SAN MARCOS, TX 78666	GONZALES, MARK ANTHONY	2199 HERZOG	KYLE, TX 78640-6120
144520	6171	HANUSCH HAROLD W & LISA M	310 QUAIL RUN RD	MARTINDALE, TX 78655
144515	1913 CORPORATE DR, UNIT #301, SAN MARCOS, TX 78666	HAYS COUNTY FARM BUREAU	1762 FM 967 , STE A	BUDA, TX 78610-2983
24250	1236 GRAVEL ST, SAN MARCOS, TX 78666	HERNANDEZ VICTOR & GARCIA MARIA	1236 GRAVEL ST	SAN MARCOS, TX 78666-5326
24244	1132 GRAVEL ST, SAN MARCOS, TX 78666	LEAL RAUL E JR	PO BOX 243	SAN MARCOS, TX 78667-0243
144527	1913 CORPORATE DR #405, SAN MARCOS, TX 78666	LHH INVESTMENTS LLC	301 QUAIL RUN RD	MARTINDALE, TX 78655-3950
11779	HUNTER RD/VFW, SAN MARCOS, TX 78666	LUCIO, CARLOS N	1709 HUNTER RD	SAN MARCOS, TX 78666-5202
11775	1707 HUNTER RD, SAN MARCOS, TX 78666	LUCIO, MARY	1707 HUNTER RD	SAN MARCOS, TX 78666
11776	1709 HUNTER RD, SAN MARCOS, TX 78666	LUCIO, REFUGIA	1709 HUNTER RD	SAN MARCOS, TX 78666
24246	1142 GRAVEL ST, SAN MARCOS, TX 78666	MARES AMALIA & BURCIAGA LEMUEL FAIZAL	1142 GRAVEL ST	SAN MARCOS, TX 78666
144523	1913 CORPORATE DR #401, SAN MARCOS, TX 78666	MARITAL TRUST	MENEM MICHAEL EDWARD TRUSTEE, 13501 RANCH ROAD 12, STE 103	WIMBERLEY, TX 78676-5328
11794	S BISHOP ST, SAN MARCOS, TX 78666	MCCARTY, JIMMY DALE	127 S BISHOP ST	SAN MARCOS, TX 78666-5301
24251	1237 GRAVEL ST, SAN MARCOS, TX 78666	MENDOZA DOMINGO P JR & SUSIE L	1237 GRAVEL ST	SAN MARCOS, TX 78666-5324
144517	6171	OZONA NATIONAL BANK	P O BOX 430	OZONA, TX 76943-0430
24248	1202 GRAVEL ST, SAN MARCOS, TX 78666	RAMOS, LAURIE B	1202 GRAVEL ST	SAN MARCOS, TX 78666-5326
117383	WONDER WORLD DR, SAN MARCOS, TX 78666	RIO MARC DEVELOPMENT LTD	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063
24247	1144 GRAVEL ST, SAN MARCOS, TX 78666	RIVAS, ANNETTE M	1144 GRAVEL ST	SAN MARCOS, TX 78666-5325
144522	6171	SAN MARCOS-WONDER WORLD LLC	2400 DALLAS PKWY, STE 560	PLANO, TX 75093-4381
62165	1701 HUNTER RD, SAN MARCOS, TX 78666	SINAI PENTECOSTAL CHURCH	TRUSTEE OF, 208 LAREDO ST	SAN MARCOS, TX 78666
24245	1140 GRAVEL ST, SAN MARCOS, TX 78666	SUTTON, LISA	1140 GRAVEL ST	SAN MARCOS, TX 78666-5325
71835	1901 DUTTON DR, SAN MARCOS, TX 78666	SVEA INDUSTRIAL VI LLC	LAVACA ST	AUSTIN, TX 78701-1314
11933	1701 HUNTER RD, SAN MARCOS, TX 78666	V F W POST 3413	% MAURICE T SUTTLES	SAN MARCOS, TX 78667-0941
11781	HUNTER RD/VFW, SAN MARCOS, TX 78666	WILLIAMSON SAMMIE W REVOCABLE TRUST	941	MARTINDALE, TX 78655-3911
		Cona President Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666
		Neighborhood President Darla Munoz	1128 W MLK Dr	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666