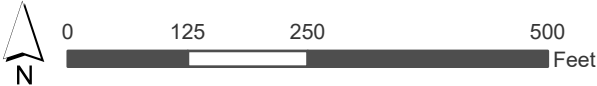




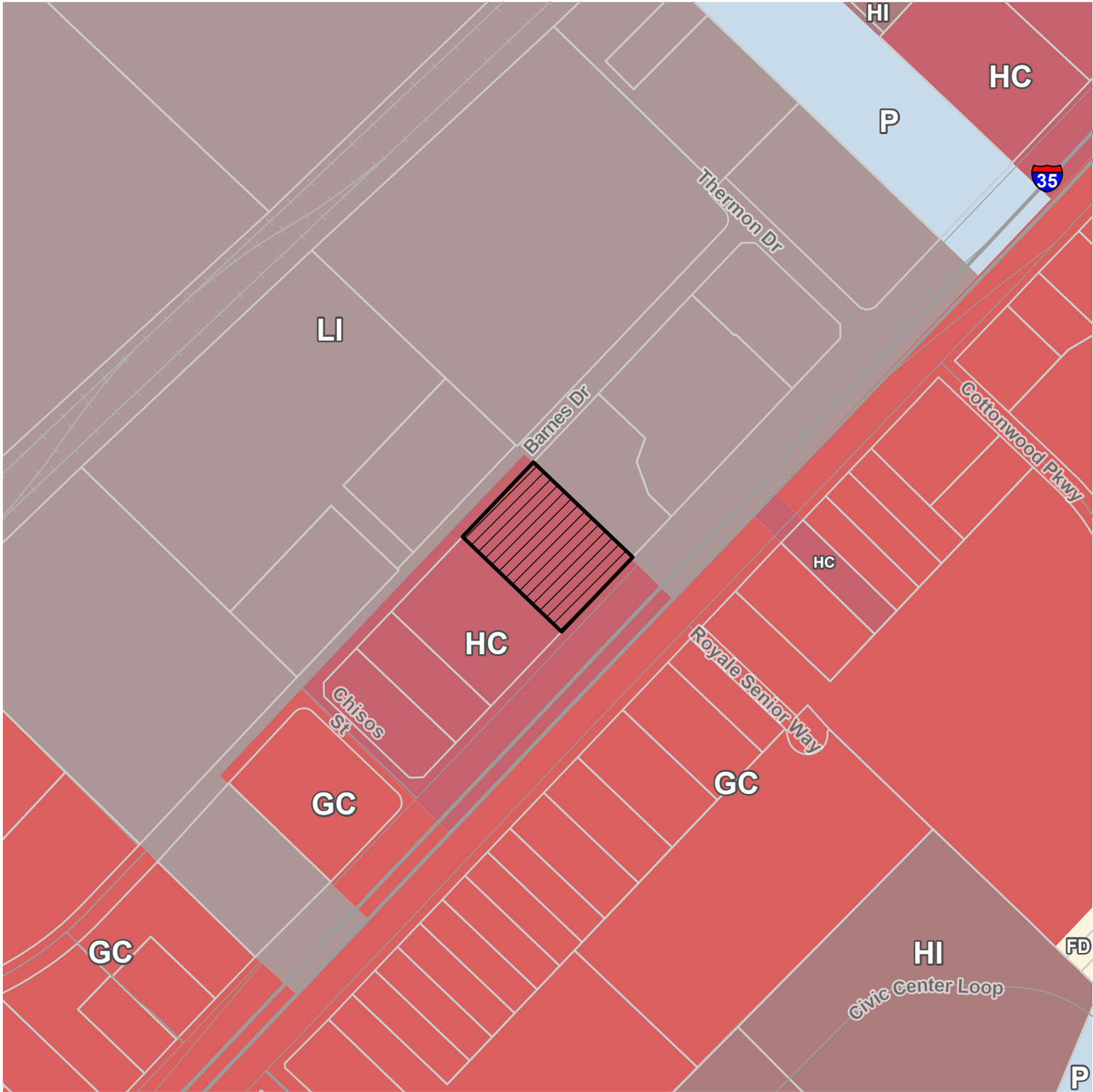
-  Subject Property
-  Parcel
-  City Limit



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.

Date: 1/18/2024





 Subject Property

 FD

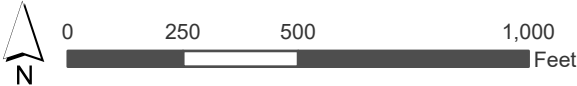
 GC

 HC

 HI

 LI

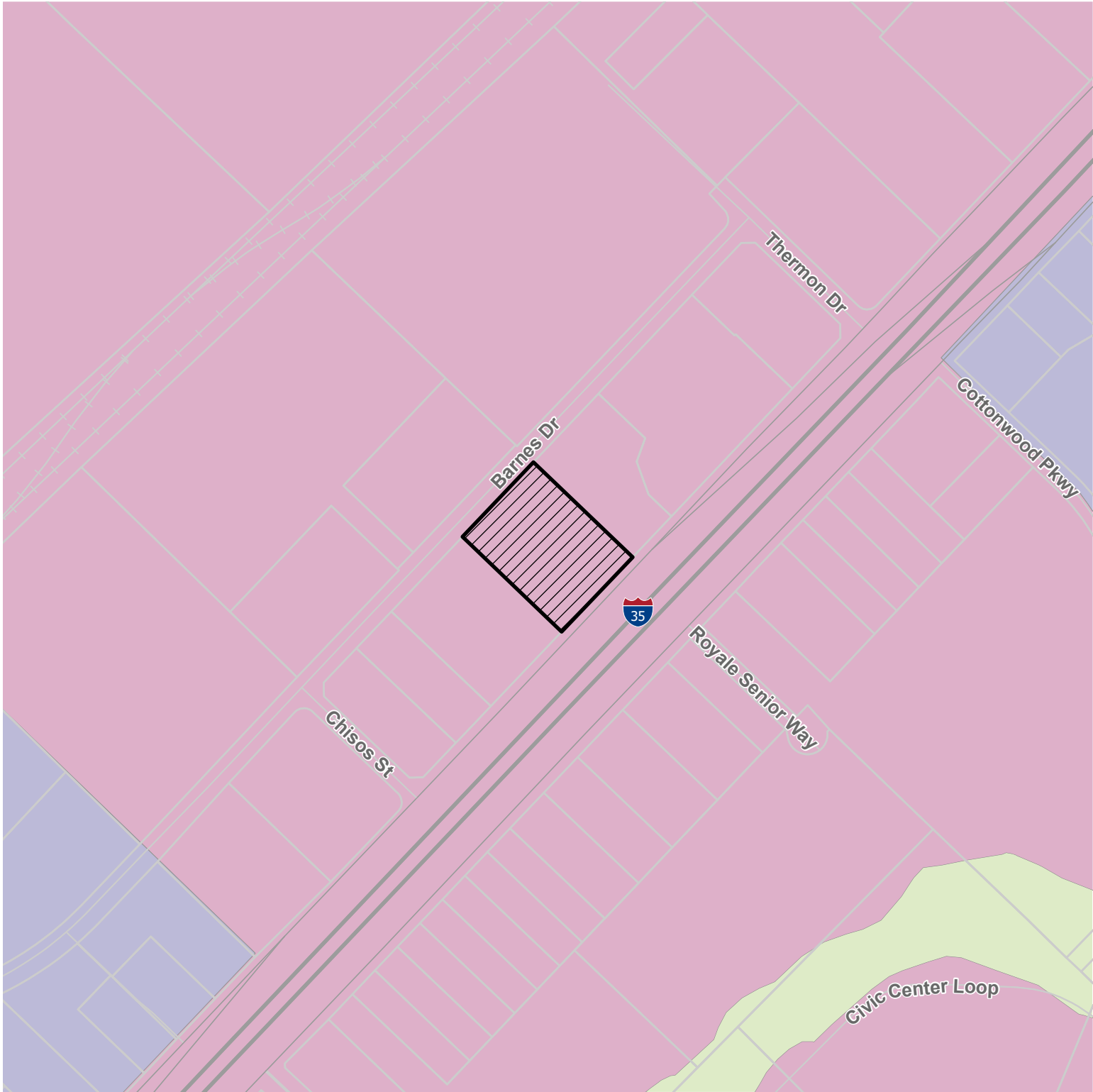
 P



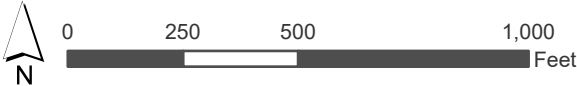
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Date: 1/18/2024





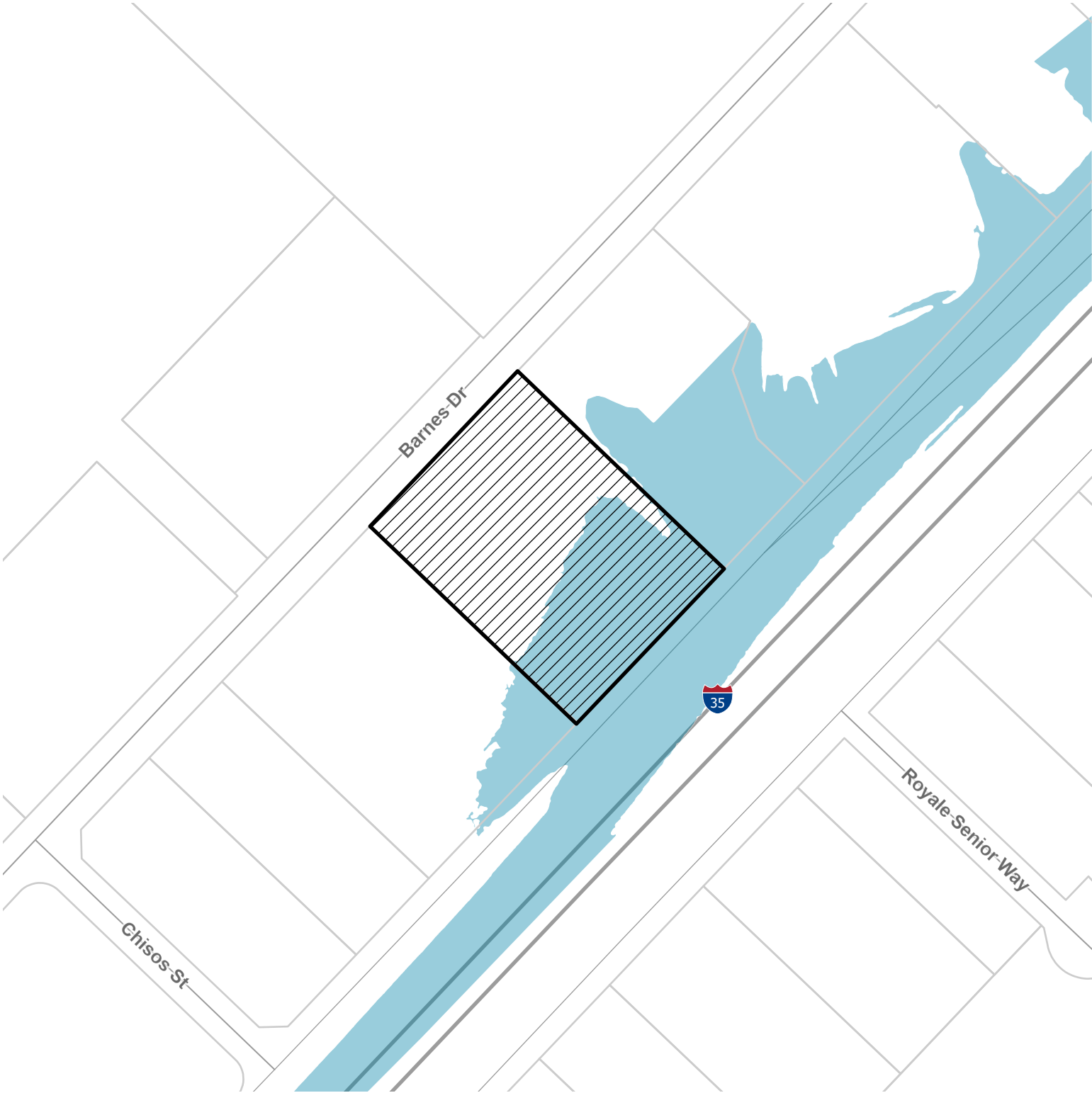
- Subject Property
- Parcels
- Employment Area
- Medium Intensity
- Existing Neighborhood
- Open Space



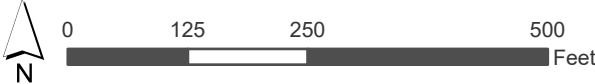
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/18/2024





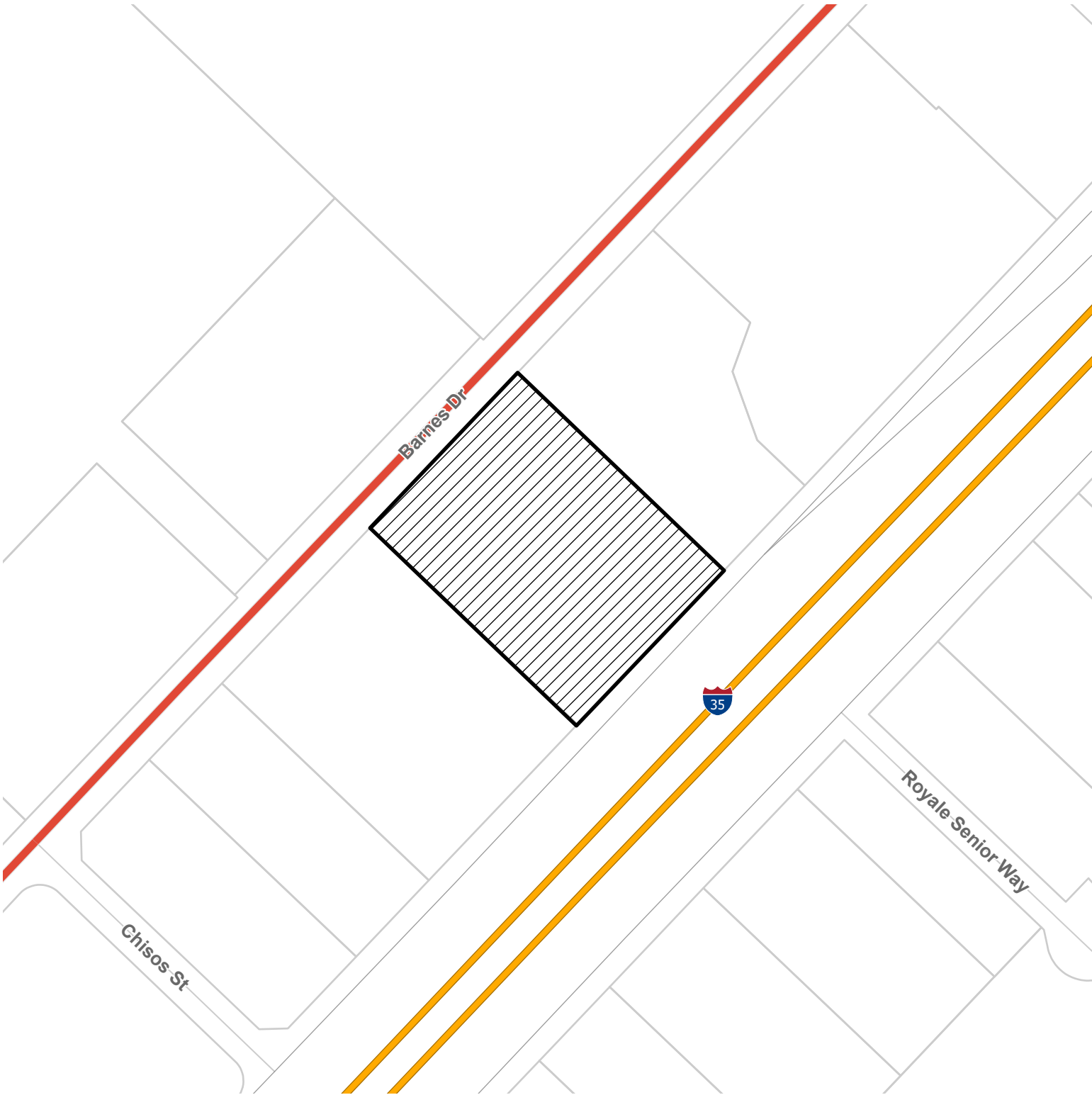
-  Subject Property
-  Parcels
-  100 Year Floodplain



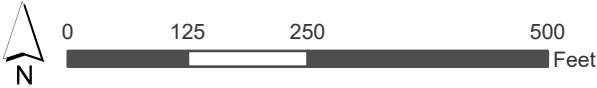
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/18/2024





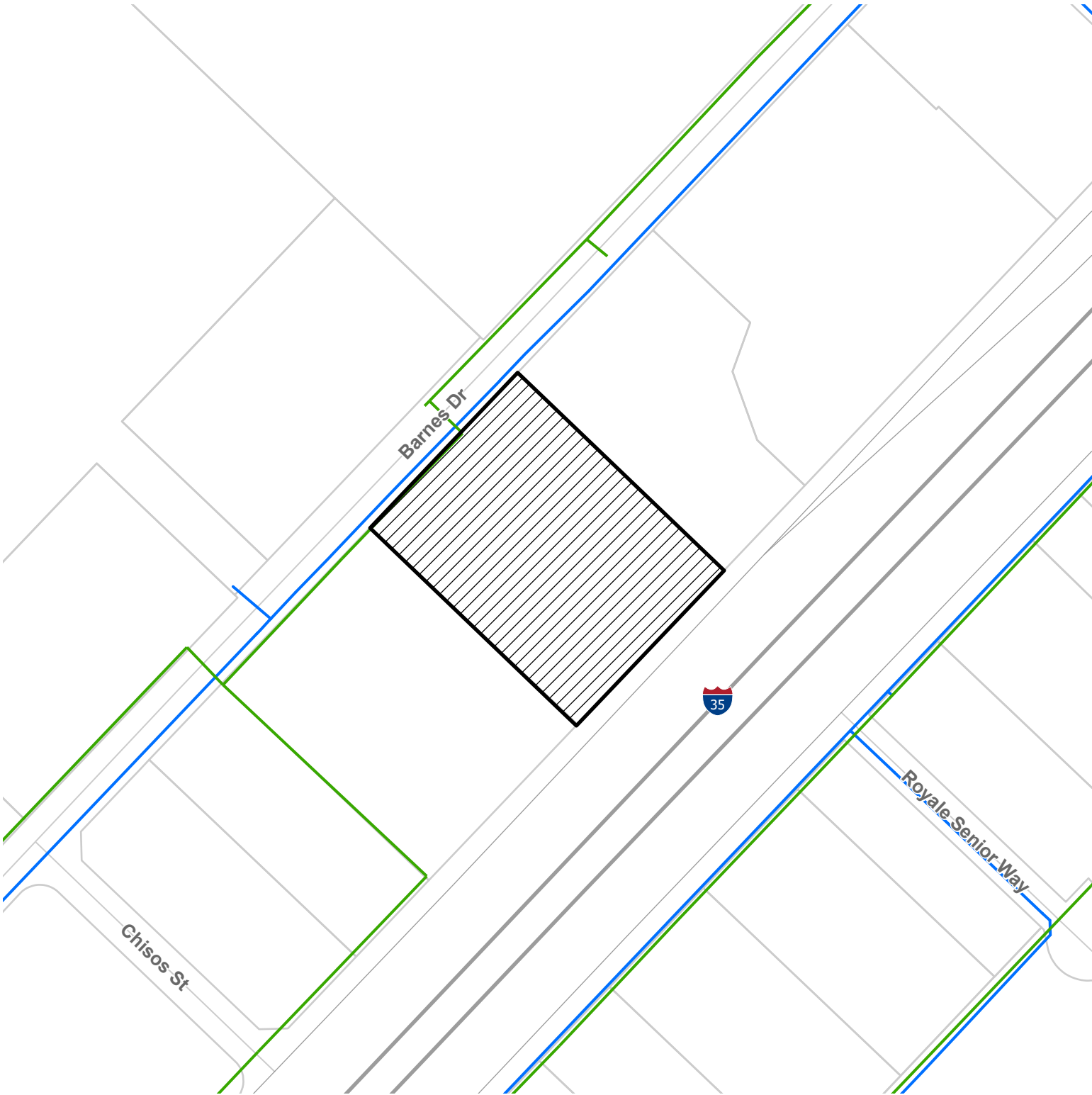
- | | |
|------------------|----------------|
| Subject Property | Enhanced, St |
| Enhanced, Ave | Proposed, Ave |
| Enhanced, Blvd | Proposed, Blvd |
| Enhanced, HW | Proposed, Pkwy |
| Enhanced, Pkwy | Proposed, St |



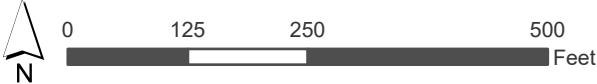
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/25/2024





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

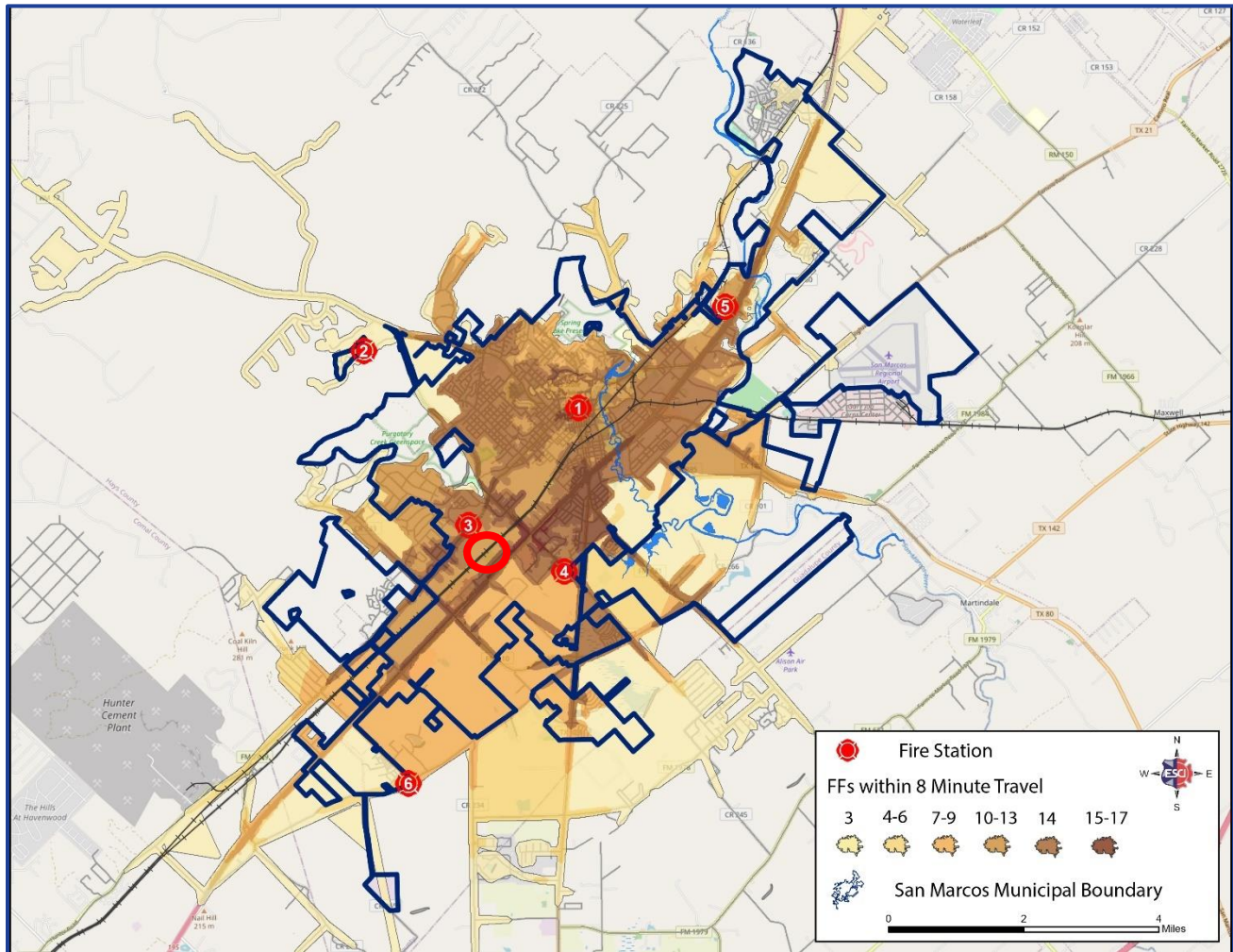


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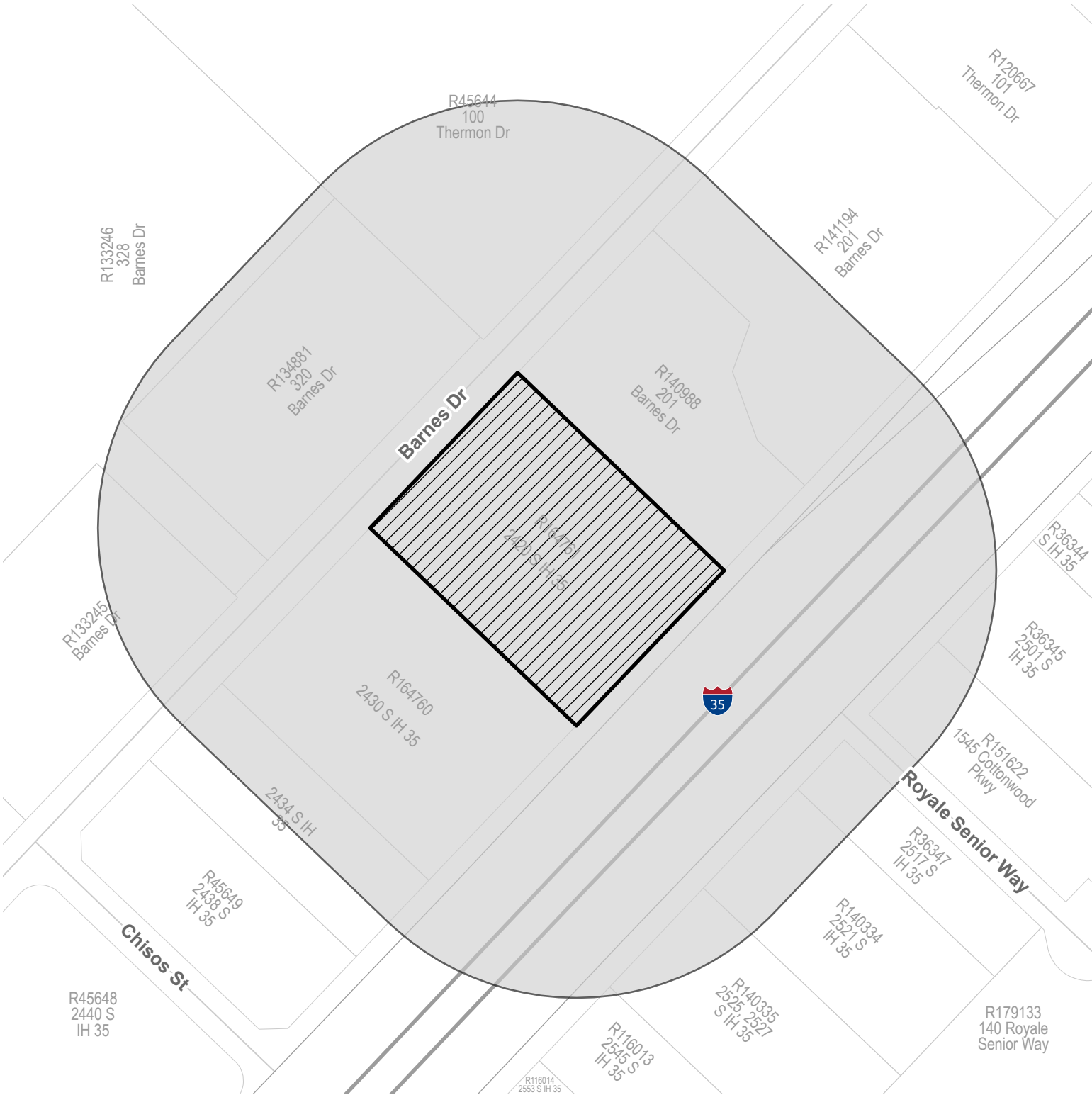
Date: 1/18/2024



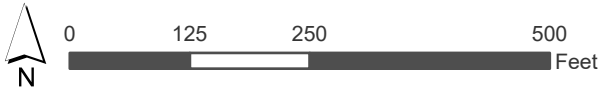
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-24-01 Approximate Location



- Subject Property
- 400ft Buffer
- Parcel



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Date: 1/18/2024



PLANNING AND DEVELOPMENT SERVICES



01/26/2024

ZC-24-01

**Notice of Public Hearing
Zoning Change Request
“HC” Heavy Commercial to “CM” Commercial
2420 S IH 35 Hotel**

ZC-24-01 (2420 S IH 35 Hotel / HC to CM) Hold a public hearing and consider a request by Randy Warner, on behalf of Daniel McCutchen, for a Zoning Change from Heavy Commercial “HC” to Commercial “CM”, or, subject to consent of the owner, another less intense zoning classification, for approximately 3.04 acres, commonly known as Thermon Industrial Park No. 2, Unit 1, Lot 2-B, Block 2, located at 2420 S IH 35. (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, February 13, 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, March 5, 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, **Lauren Clanton**, at **512.393.8238** or **lclanton@sanmarcostx.gov**. When calling, please refer to case number **ZC-24-01**.

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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
133246	BARNES DR, SAN MARCOS, TX 78666	320 BARNES 2020 LP	2705 BEE CAVES RD, STE 230	AUSTIN, TX 78746-5685
151622	S IH 35, SAN MARCOS, TX 78666	SENIOR LIVING SAN MARCOS LLC & PACTX RE SM LLC &	24903 NORTHAMPTON FOREST DR	SPRING, TX 77389
		CONA Rep Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666
164760	2430 S IH 35, STE #106 & 110, SAN MARCOS, TX 78666	CTEC SM PROPERTY LLC	5724 HEIDRICH CT	NEW BRAUNFELS, TX 78132
36345	2501 IH 35 S, SAN MARCOS, TX 78666	CVSM LLC	10806 N HWY 620	AUSTIN, TX 78726
45649		CW 9 SAN MARCOS LLC & EMBARK ENERGY LLC	8870 BUSINESS PARK DR, STE 100	AUSTIN, TX 78759-7519
36347	2517 S IH 35, SAN MARCOS, TX 78666	HABBIT SCOTT D & HABBIT MYRA ALLEN	2618 ROLLING OAKS	SAN MARCOS, TX 78666-5023
164761	2420 S IH 35, SAN MARCOS, TX 78666	MCB INVESTMENT PARTNERS LLC	125 ASH JUNIPER DR	NEW BRAUNFELS, TX 78132-3551
		Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Neighborhood Rep Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		Neighborhood Rep Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666
140334	2521-2527 S IH 35, SAN MARCOS, TX 78666	T5M PROPERTIES LLC	4910 OLD LEHMAN RD	KINGSBURY, TX 78638-1406
133245	350 BARNES DR, SAN MARCOS, TX 78666	TELENETWORK PROPERTIES LTD	350 BARNES DR, STE 105	SAN MARCOS, TX 78666-6174
116013	S IH 35, SAN MARCOS, TX 78666	TEXAS RESERVE PROPERTIES II LP	2500 MILFOIL CV	AUSTIN, TX 78704
45641	270 & 300 BARNES DR, SAN MARCOS, TX 78666	THERMON MANUFACTURING CO	P O BOX 609	SAN MARCOS, TX 78667-0609
140988	328 BARNES DR, BLDG #2, SAN MARCOS, TX 78666	UNAM CORPORATION	1000 WIEGAND BLVD	LAWRENCEVILLE, GA 30043-5868