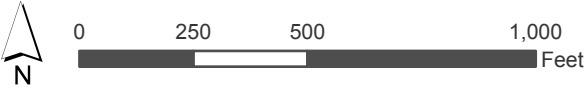




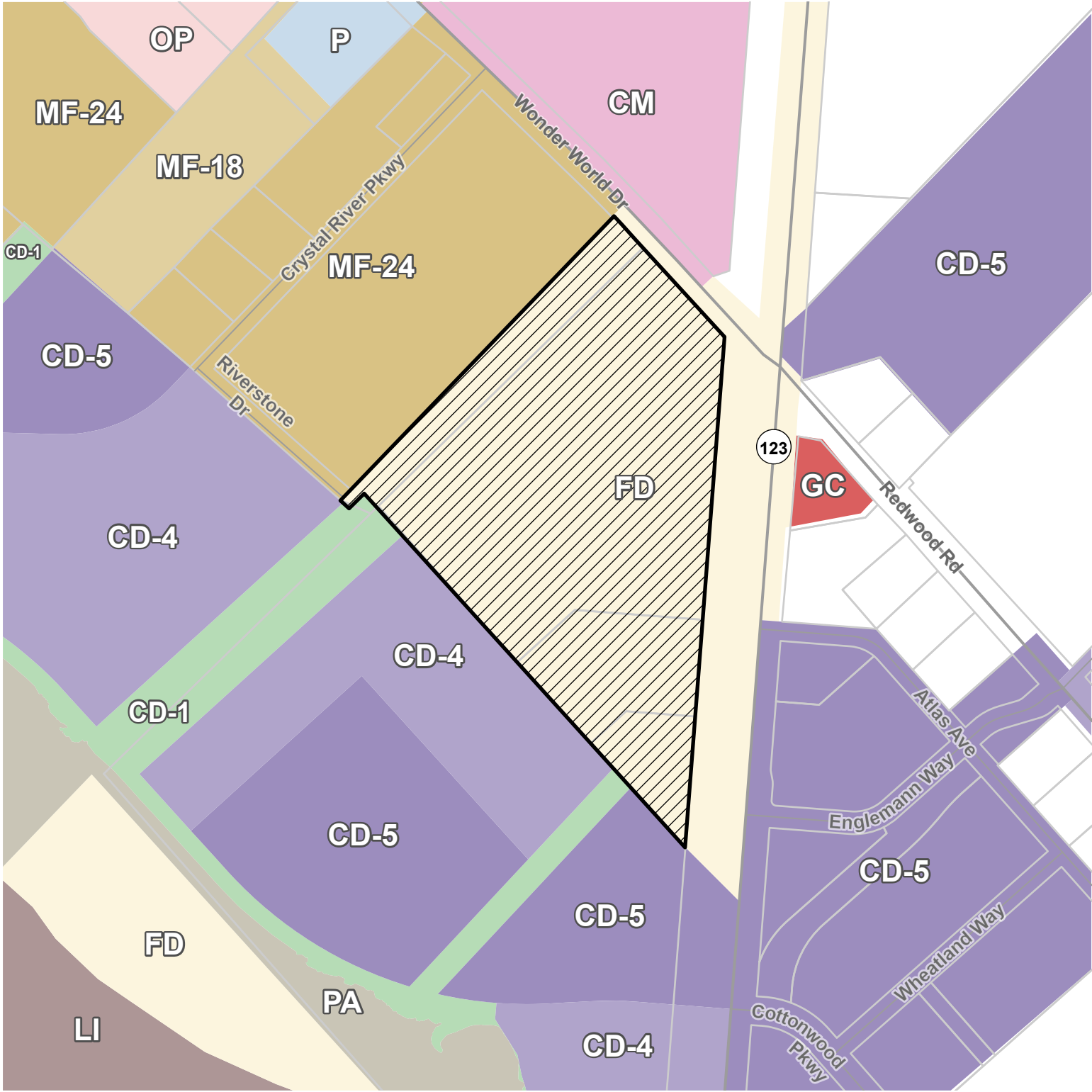
-  Subject Property
-  Parcel
-  ETJ



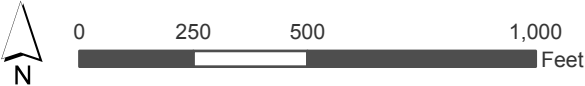
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/17/2025





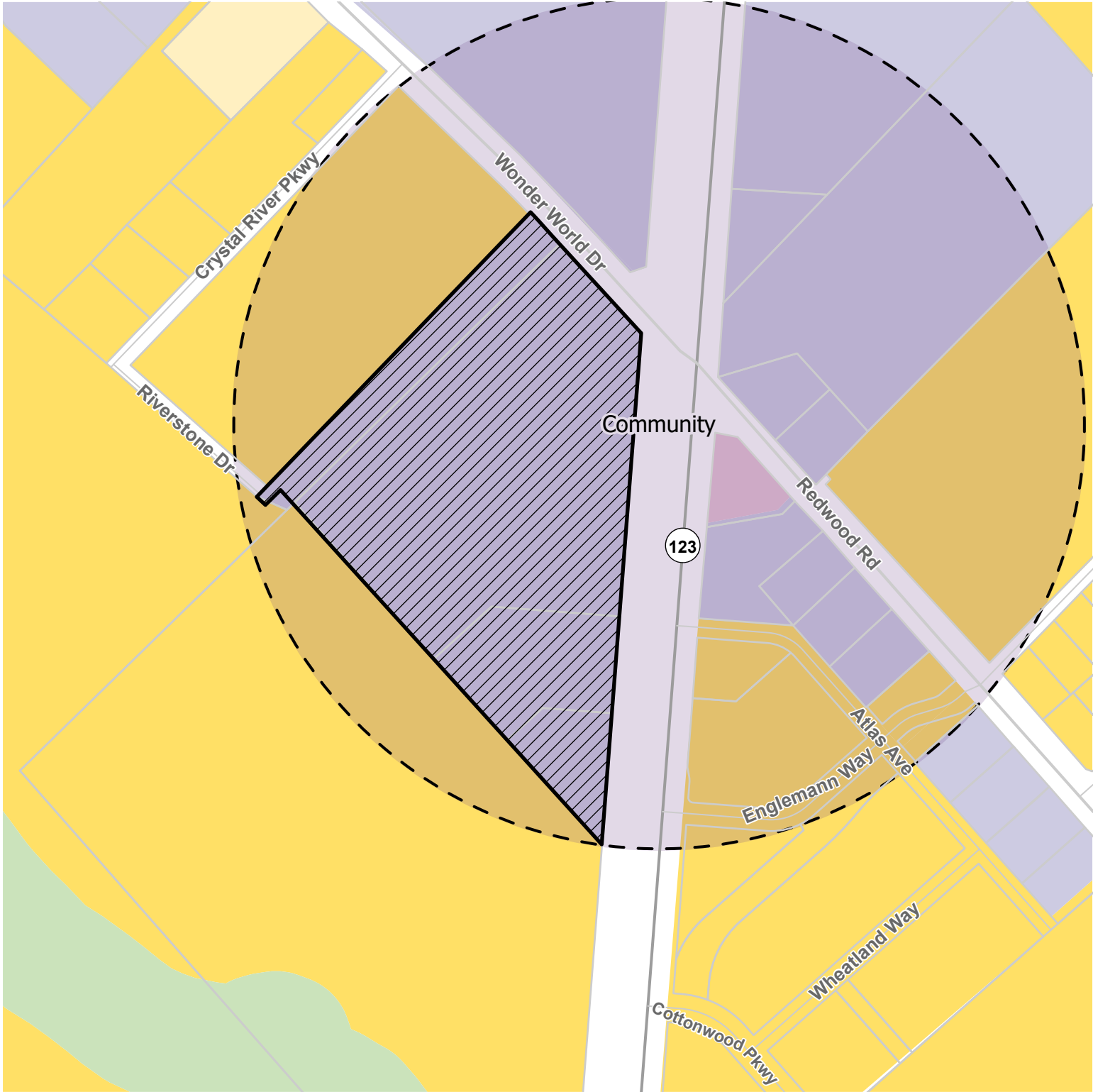
- | | |
|---|---|
|  Subject Property |  MF-18 |
|  PA |  MF-24 |
|  CD-4 |  OP |
|  CD-5 |  P |
|  FD |  CD-1 |
|  GC |  CM |
|  LI | |



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Date: 10/17/2025





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

0 250 500 1,000 Feet

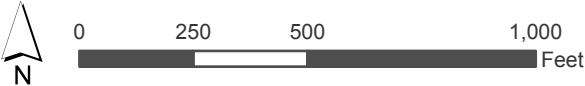
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Date: 10/17/2025





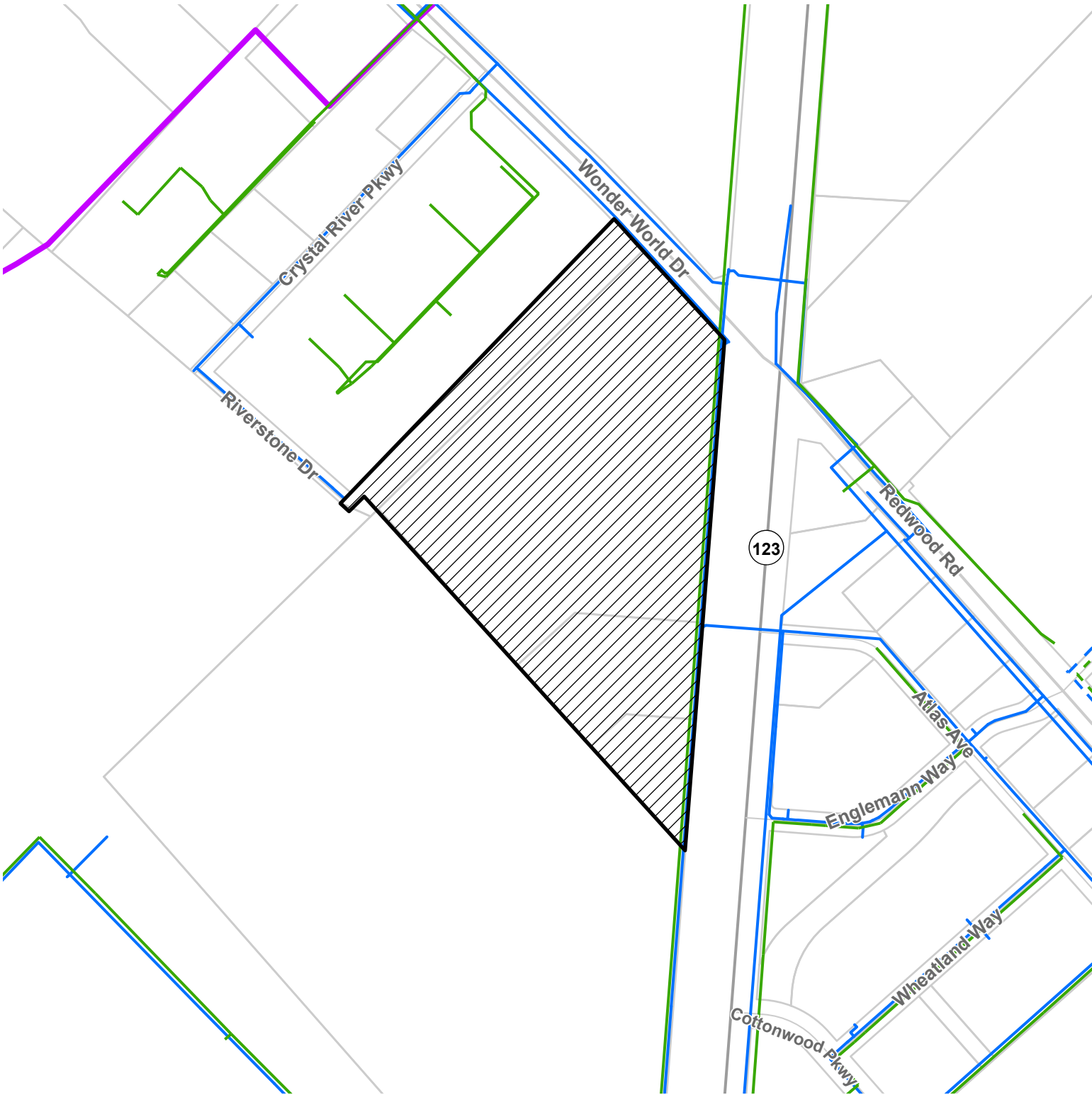
- Subject Property
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Highway
- Major
- Minor



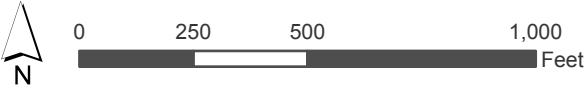
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Date: 10/17/2025





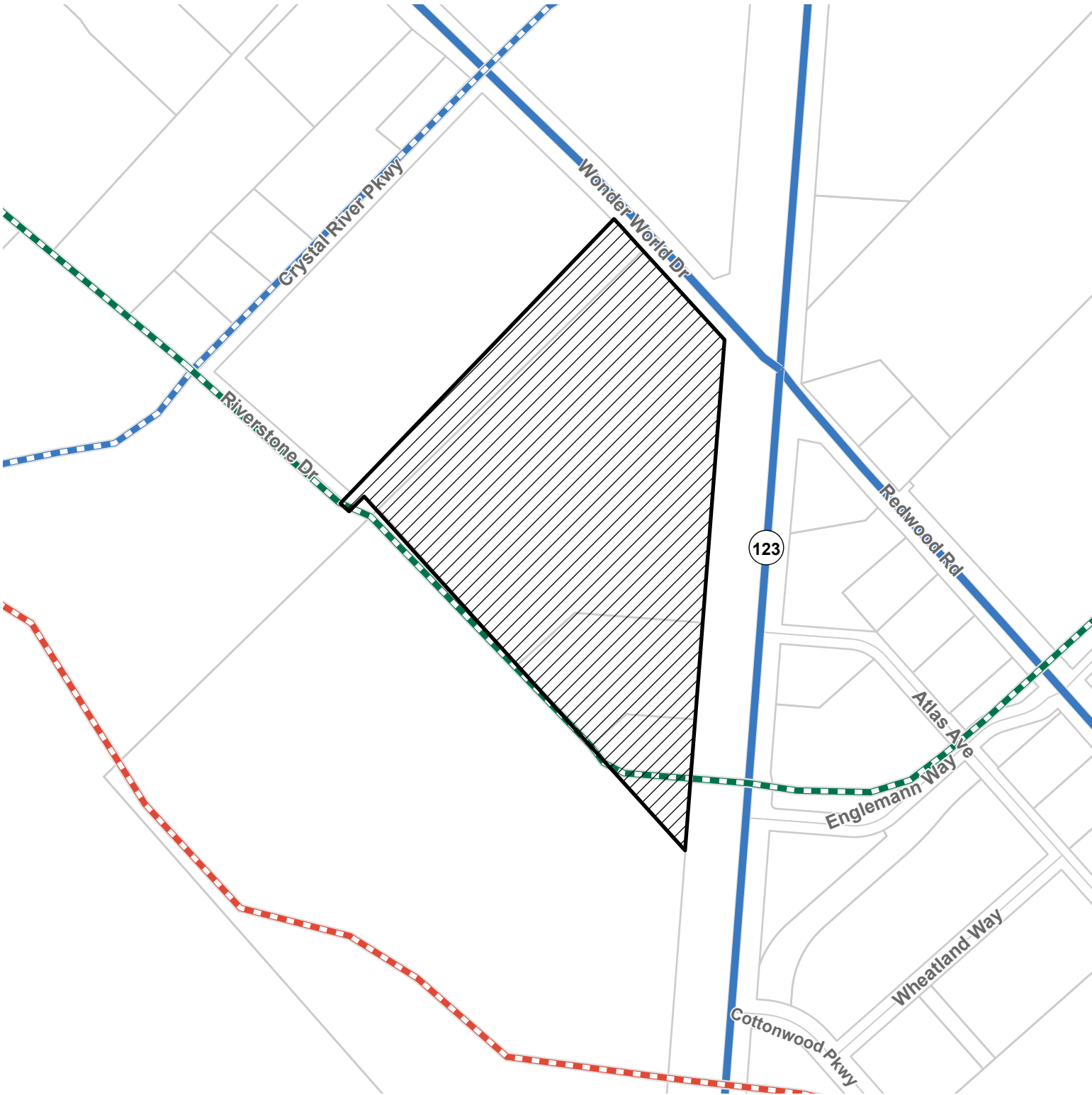
- Subject Property
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Potable Water Main Proposed
- Reclaimed Water Main
- Parcels



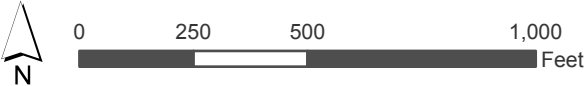
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Date: 10/17/2025





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

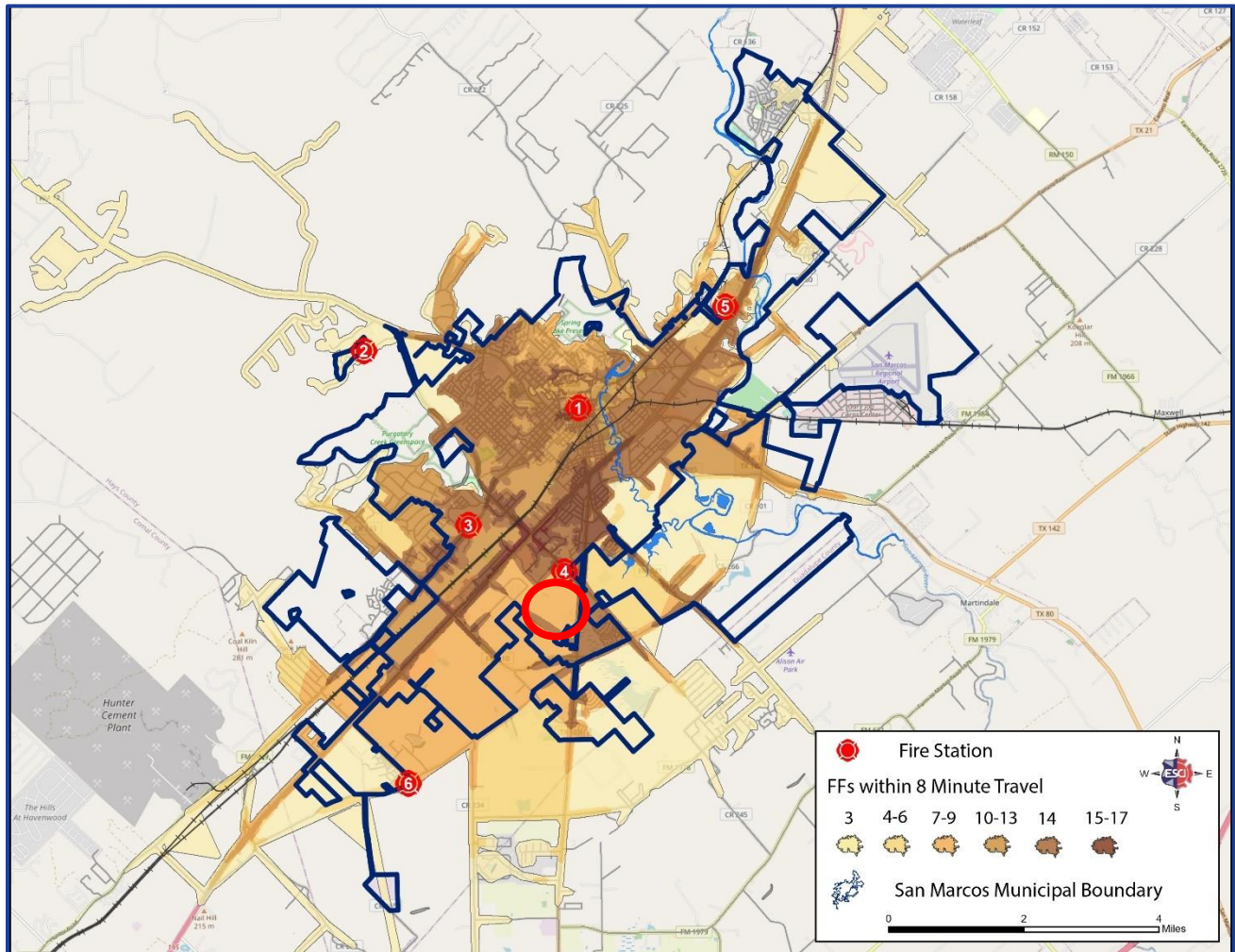


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Date: 10/17/2025



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.

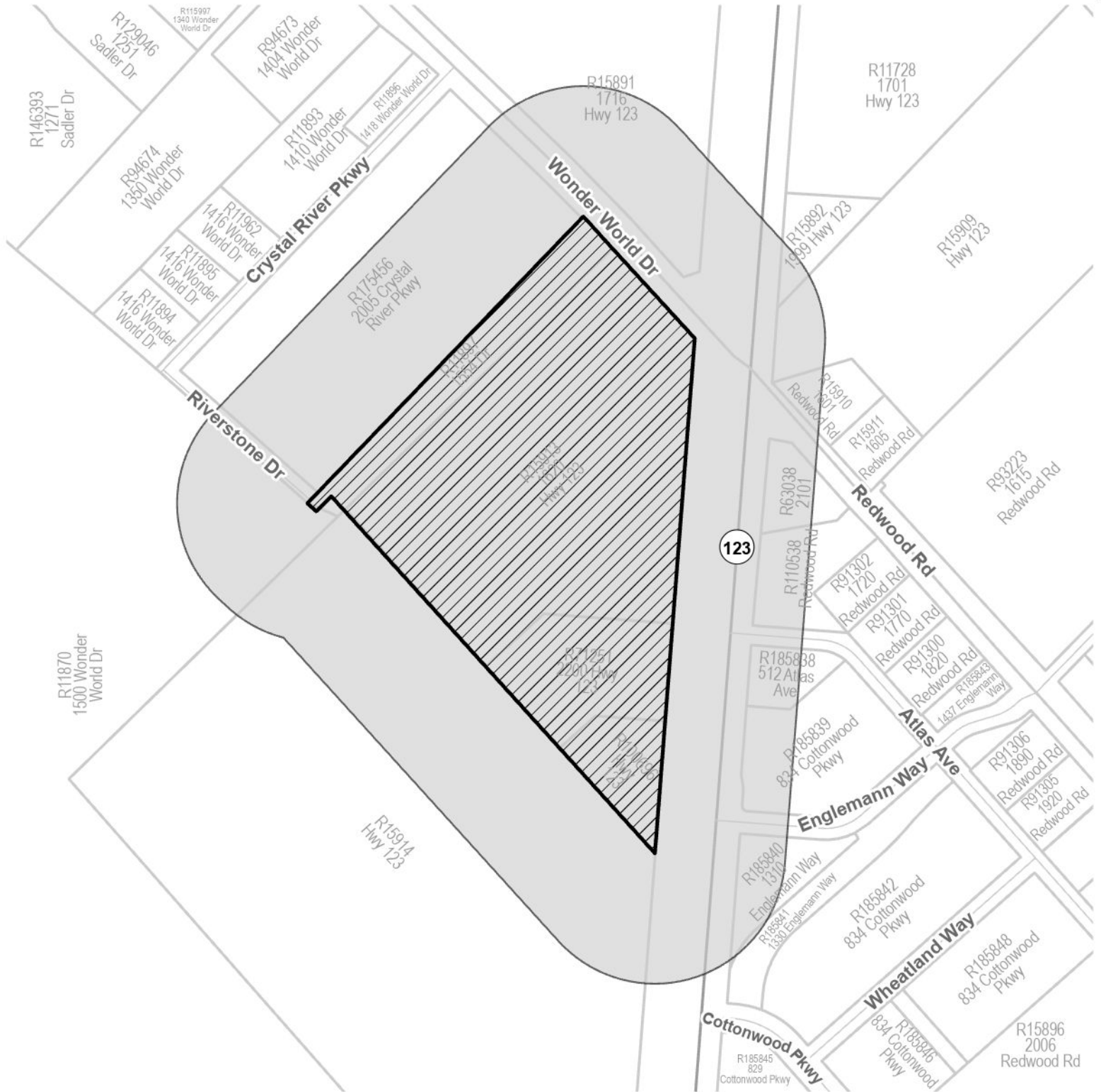


ZC-25-11 APPROXIMATE LOCATION

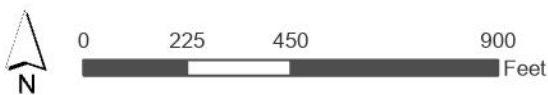
ZC-25-11

1620 SH 123 McCoy FD to CD-5

Notification Map



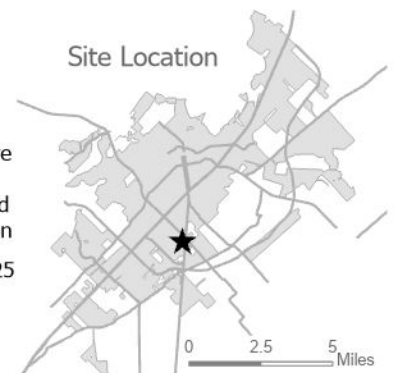
- Subject Property
- 400ft Buffer
- Parcel



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Date: 10/20/2025

SAN MARCOS Planning and Development Services



PLANNING AND DEVELOPMENT SERVICES



10/23/2025

ZC-25-11

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CD-5” Character District-5
1620 SH 123 McCoy**

ZC-25-11 (1620 SH 123 McCoy FD to CD-5) Hold a public hearing and consider a request by SEC Planning, LLC, on behalf of CCMcCoy LLC and Remme-McCoy Property Solutions, LLC, for a Zoning Change from Future Development (FD) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, for approximately 26.798 acres, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, generally located southwest of the intersection Wonder World Drive and State Highway 123 in Hays County, Texas. (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 **Wednesday, November 12, 2025** 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 2, 2025** 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-25-11**.

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

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
15892	1999 SH 123, SAN MARCOS, TX 78666	BACKUS, JOHN	1999 N STATE HIGHWAY 123	SAN MARCOS, TX 78666-9488
11871	WONDER WORLD DR, SAN MARCOS, TX 78666	CCMCCOY LLC	13608 OVERLAND PASS	BEE CAVE, TX 78738-6109
110538	SH 123/REDWOOD RD, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746
15909	SH 123, SAN MARCOS, TX 78666	HABERER, JOHN	21120 FOREST WATERS CIR	GARDEN RIDGE, TX 78266
120524	REDWOOD, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE	SAN MARCOS, TX 78666-5396
93223	1615 REDWOOD RD, SAN MARCOS, TX 78666	LA VISTA FOUNDATION I LIMITED PARTNERSHIP	Attn: RET DEPT - P SEIDENSTRICKER	COLUMBUS, OH 43220-5499
175456	2005 CRYSTAL RIVER PKWY, SAN MARCOS, TX 78666	LDG RIVERSTONE LP	1469 S FOUTRH ST	LOUISVILLE, KY 40208
63038	2101 SH 123, SAN MARCOS, TX 78666	MDC COAST 9 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA 92130
100696	SH 123, SAN MARCOS, TX 78666	REMME-MCCOY PROPERTY SOLUTIONS LLC	11809 YAUPON HOLLY LN	AUSTIN, TX 78738-6068
201075	SH 123, SAN MARCOS, TX 78666	SH 123 WONDER WORLD LLC	5808 BALCONES DR	AUSTIN, TX 78731-4265
15891	SH 123, SAN MARCOS, TX 78666	SM HWY123 LANDHOLDINGS LLC	2705 URSULA CT	LEANDER, TX 78641-3821
142093	N SH 123, SAN MARCOS, TX 78666	STATE OF TEXAS	TEXAS TRANSPORTATION COMMISSION	AUSTIN, TX 78701
141916	SH 123, SAN MARCOS, TX 78666	TEXAS STATE OF	TEXAS DEPARTMENT OF TRANSPORTATION	AUSTIN, TX 78701
11872	1562 WONDER WORLD DR, SAN MARCOS, TX 78666	WB SAN MARCOS SH123 LAND LLC	5210 SPRUCE ST	BELLAIRE, TX 77401-3311
15910	1601 REDWOOD RD, SAN MARCOS, TX 78666	WILLIS, DONALD L, MD	1601 REDWOOD RD STE A	SAN MARCOS, TX 78666
185838	ATLAS AVE, SAN MARCOS, TX 78666	Z MODULAR SAN MARCOS FLATZ 512 LLC	227 W MONROE ST	CHICAGO, IL 60606-5082
		Michael Adams	106 Losoya Dr	San Marcos, TX 78666
		Amy Thomaides	1131 W MLK Dr	San Marcos, TX 78666
		Roland Saucedo	211 Ebony Street	SAN MARCOS, TX 78666