

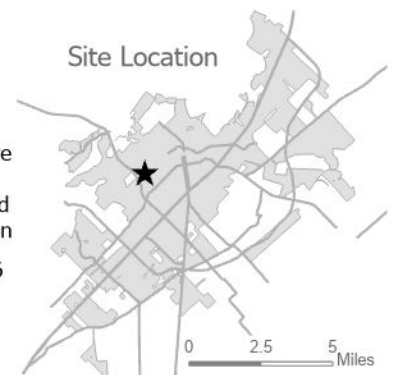


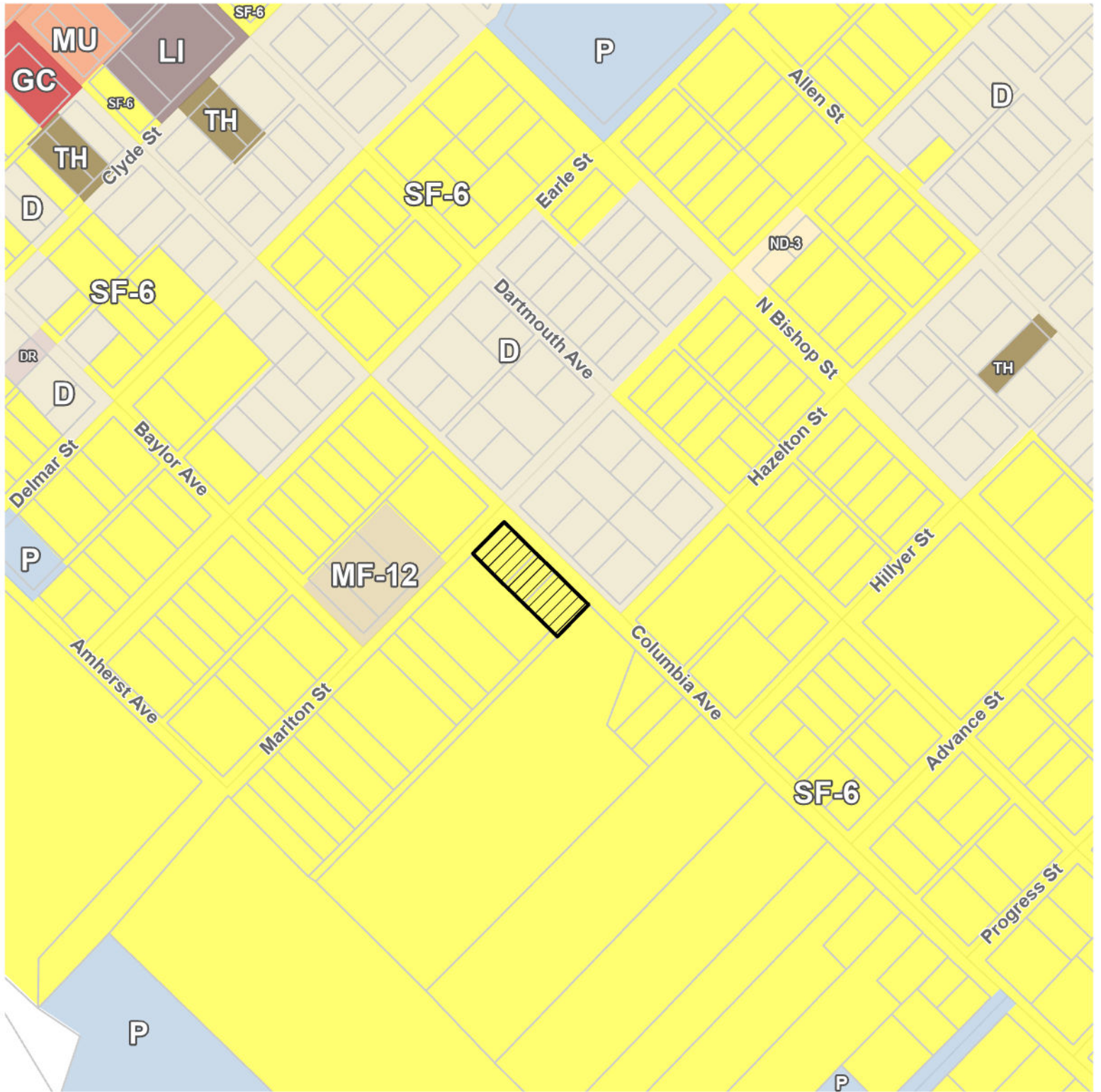
- Subject Property
- Parcel
- City Limit









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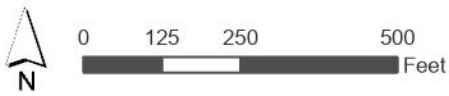
Date: 3/24/2026





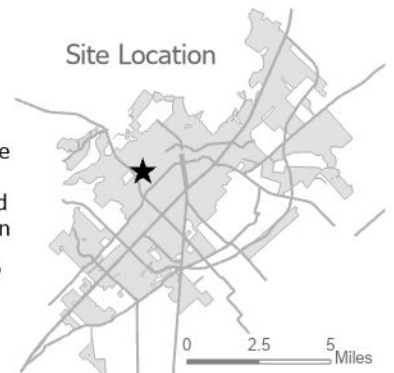
-  Subject Property
-  ND-3
-  D
-  DR
-  GC
-  LI

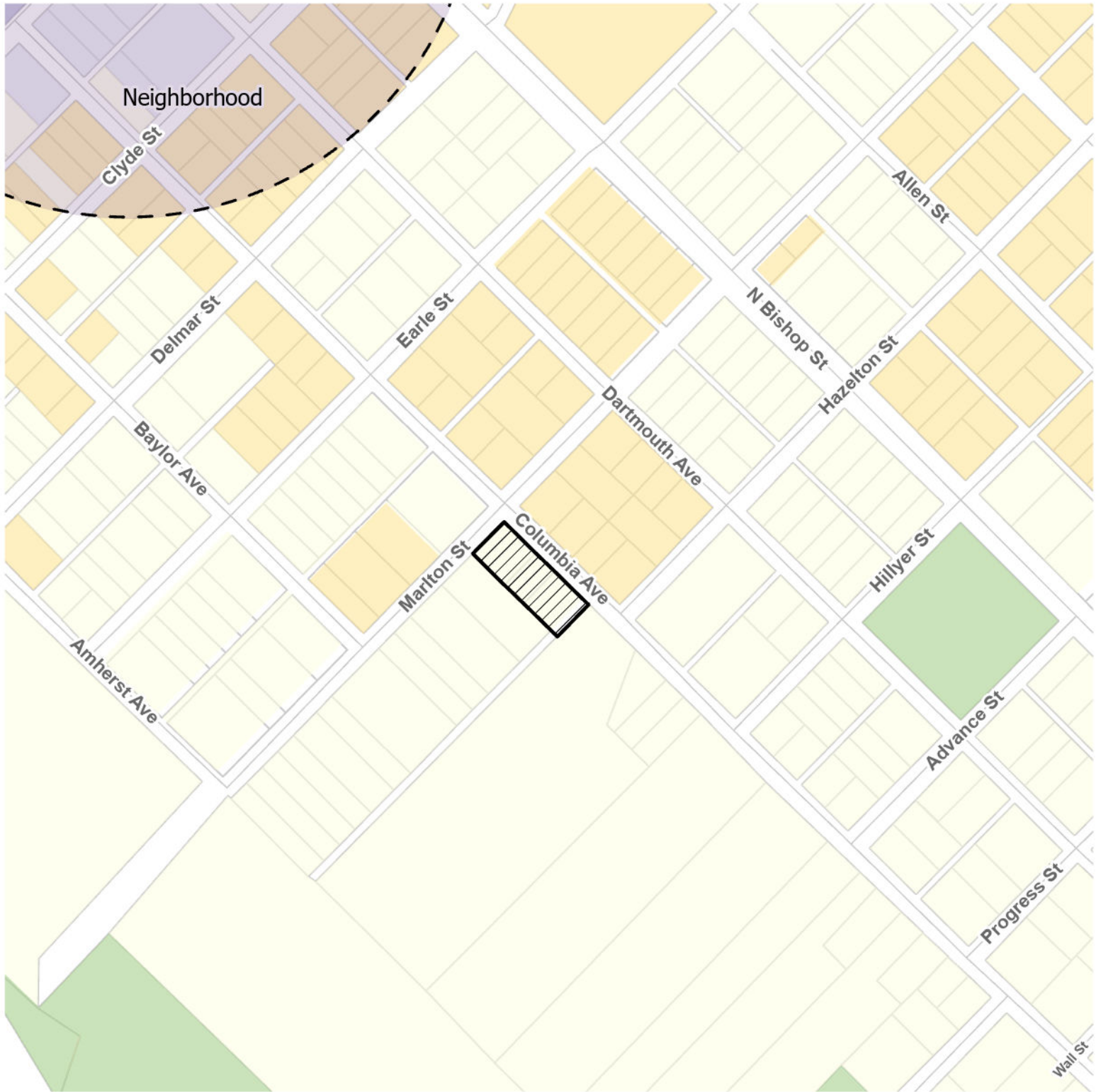
-  MF-12
-  MU
-  P
-  SF-6
-  TH










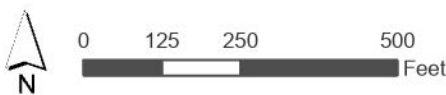
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Date: 3/24/2026



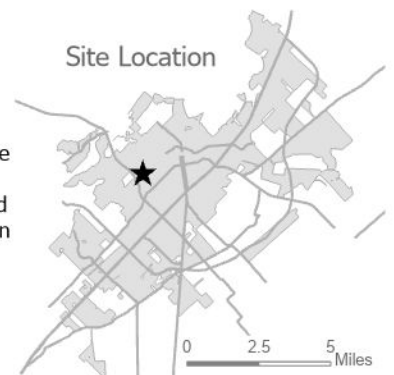


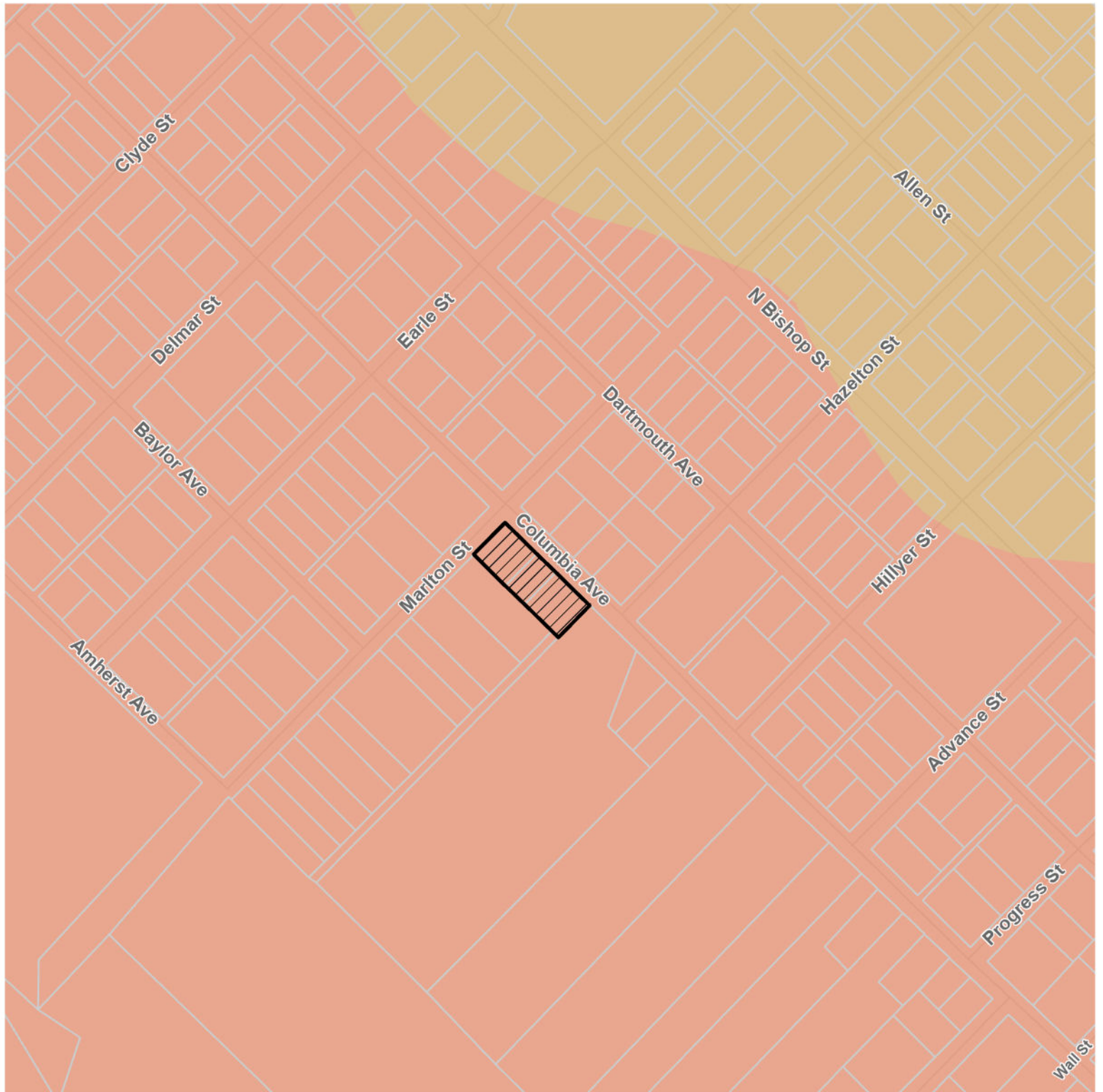
-  Subject Property
-  Preferred Scenario Centers
-  Neighborhood Medium
-  Neighborhood Low
-  Mixed Use Medium
-  Mixed Use Low
-  Conservation/Cluster






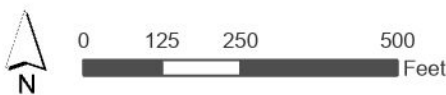
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Date: 4/2/2026



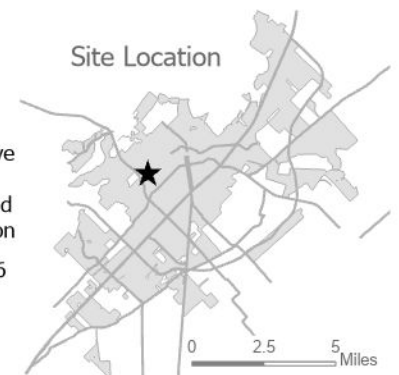


-  Subject Property
-  Contributing Zone within Transition Zone
-  Recharge Zone






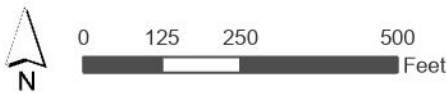
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Date: 3/24/2026





-  Subject Property
-  Enhanced, Blvd
-  Enhanced, St



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Date: 3/24/2026

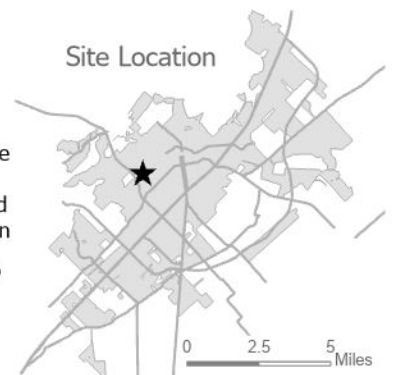
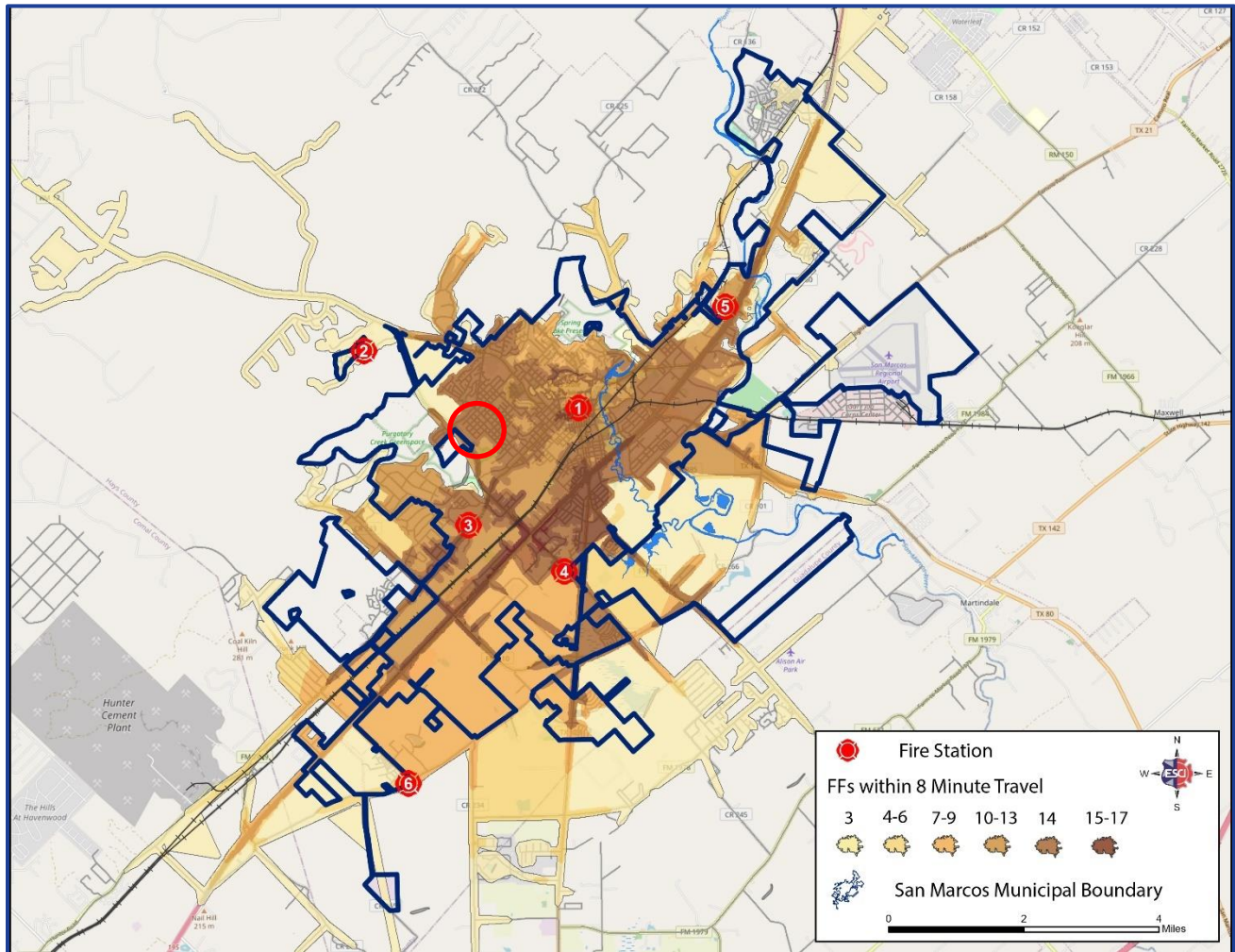
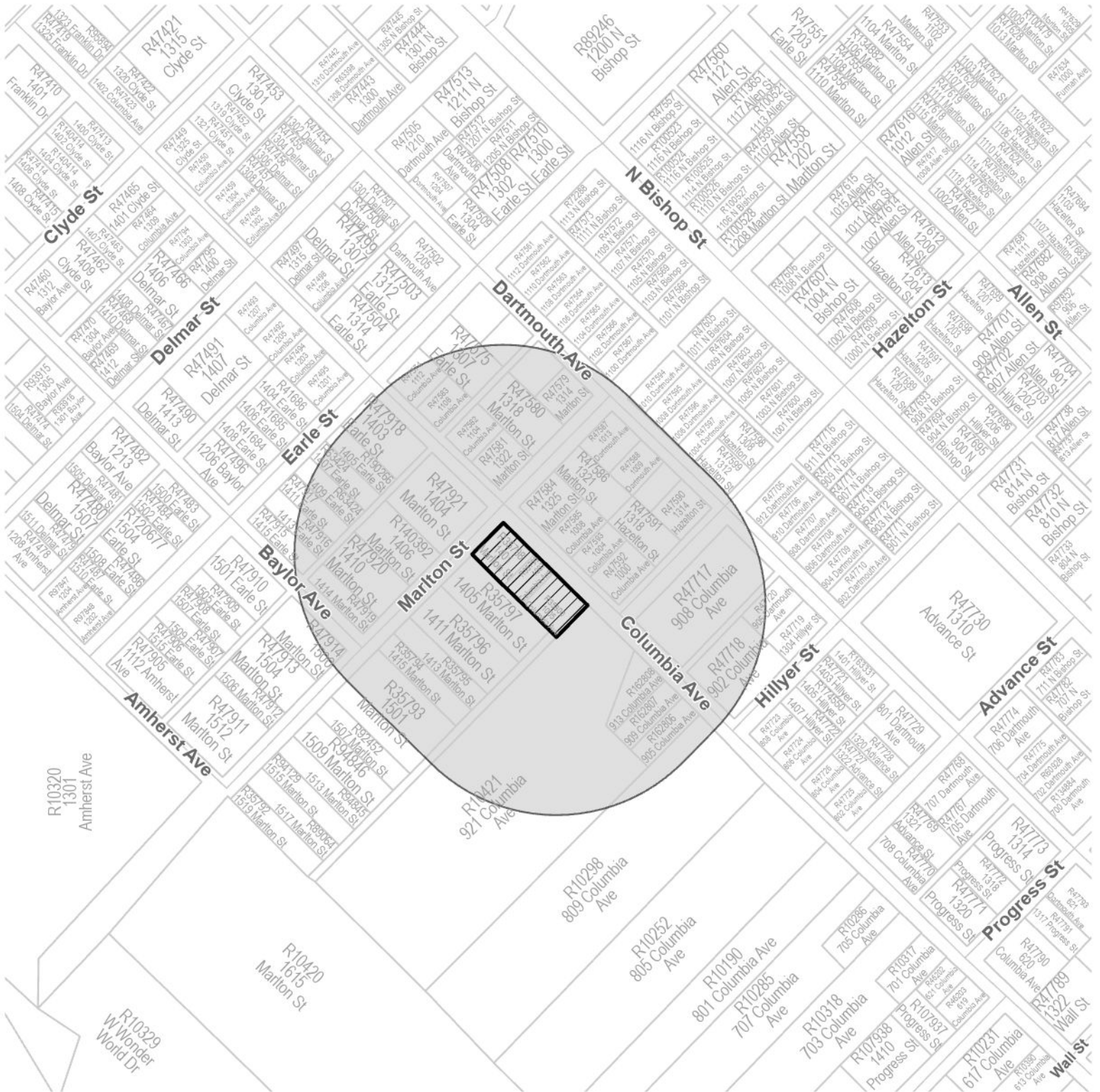


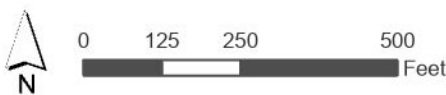
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



 **ZC-26-01 Approximate Location**

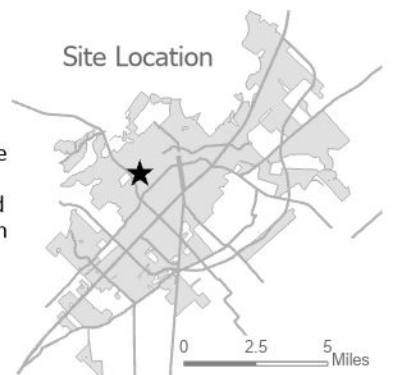


-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 3/24/2026



PLANNING AND DEVELOPMENT SERVICES



3/27/2026

ZC-26-01

**Notice of Public Hearing
Zoning Change Request
“SF-6” Single Family - 6 to “SF-4.5” Single Family - 4.5
1005 and 1007 Columbia Ave and 1401 Marlton St.**

ZC-26-01 (1005 & 1007 Columbia Ave & 1401 Marlton St / SF-6 to SF-4.5) Hold a public hearing and consider a request by Lindsey Oskoui, on behalf of Samuel Saldana and Araceli Saldana, for a Zoning Change from Single Family - 6 (SF-6) to Single Family - 4.5 (SF-4.5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.60 acres located at 1005 and 1007 Columbia Ave and 1401 Marlton St. (W. Rugeley)

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, **Will Rugeley**, at **512.393.2613** or **WRugeley@SanMarcosTx.gov**. When calling, please refer to case number **ZC-26-01**.

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

Enclosure: Map (See Reverse)

Notification List ZC-26-01

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
47577	1109 A/B DARTMOUTH, SAN MARCOS, TX 78666	1109 DARTMOUTH AVENUE REVOCABLE TRUST ANNE JILLIAN SABADO (TRUSTEE)	1109 DARTMOUTH ST	SAN MARCOS, TX 78666-2617
140392	1408 MARLETON ST, SAN MARCOS, TX 78666	1408 MARLTON STREET SERIES A PROTECTED SERIES OF HC REAL EST	5900 BALCONES DR STE 100	AUSTIN, TX 78731-4298
47919	1412 MARLTON ST, SAN MARCOS, TX 78666	1412 MARLTON STREET SERIES A PROTECTED SERIES OF HC REAL EST	5900 BALCONES DR STE 100	AUSTIN, TX 78731-4298
47574	1112 COLUMBIA AVE, SAN MARCOS, TX 78666	ACKER, MARK	215 N MAIN ST	CORSICANA, TX 75110-4619
47584	1325 A/B MARLTON ST, SAN MARCOS, TX 78666	ALLBRIGHT JAMES G & MARY E	1807 W 23RD ST	ODESSA, TX 79763-2102
47579	1314 A/B MARLTON ST, SAN MARCOS, TX 78666	AZAR, ALAN B	200 GRANDE ST	DRIFTWOOD, TX 78619
47594	1010 DARTMOUTH AVE, SAN MARCOS TX	CARRILLO ROBERT	1010 DARTMOUTH ST	SAN MARCOS, TX 78666-2712
47596	DARTMOUTH AVE, SAN MARCOS TX	CARRILLO, JOHN	3107 INDIAN MOUND RD	GEORGETOWN, TX 78628-1216
162808	COLUMBIA AVE, SAN MARCOS, TX 78666	CINCO H PROPERTIES LLC	1615 MARLTON ST	SAN MARCOS, TX 78666
198670	1407 EARLE ST, SAN MARCOS, TX 78666	CISNEROS, AMANDA ROSE	1407 EARLE ST	SAN MARCOS, TX 78666-2631
63424	1409 EARLE ST, SAN MARCOS TX	DE LA CRUZ HERNAN & VEGA AMALIA	1409 EARLE ST	SAN MARCOS, TX 78666-2631
47585	1008 A/B COLUMBIA AVE, SAN MARCOS, TX 78666	DONNELLY JAMES ROBERT	724 WILLOW RIDGE DR	SAN MARCOS, TX 78666-4912
47920	1410 MARLETON ST, SAN MARCOS, TX 78666	EMMA RANCH HOLDINGS LLC SERIES 1410 MARLTON CARDINAL	PO BOX 118	BUDA, TX 78610-0118
47578	1105 A/B DARTMOUTH, SAN MARCOS, TX 78666	FISHER JAMES S	602 SORITA CIR	ROCKWALL, TX 75032-8912
35797	1405 MARLTON ST, SAN MARCOS, TX 78666	GONZALES, MARIA ISABEL	1405 MARLTON ST	SAN MARCOS, TX 78666-2635
47720	905 DARTMOUTH AVE, SAN MARCOS TX	HALFIN, VERONICA & ZACHARY	905 DARTMOUTH ST	SAN MARCOS, TX 78666-3119
35795	1413 MARLTON ST, SAN MARCOS, TX 78666	HART RONALD K & HELEN G	P O BOX 11	SAN MARCOS, TX 78667-0011
35794	1415 MARLTON ST, SAN MARCOS, TX 78666	HART, RONALD	P O BOX 11	SAN MARCOS, TX 78667-0011
47921	1404 MARLTON ST, SAN MARCOS, TX 78666	HERNANDEZ FERNANDO & YOLANDA	P O BOX 1363	SAN MARCOS, TX 78667-1363
47597	1004 DARTMOUTH ST, SAN MARCOS, TX 78666	HOBBS, SIERRA	1004 MARLTON ST	SAN MARCOS, TX 78666-2732
47593	1004 COLUMBIA AVE, SAN MARCOS TX	HOWARD MICHAEL ANDY	1004 COLUMBIA ST	SAN MARCOS, TX 78666-2710
10421	1615 MARLTON ST, SAN MARCOS, TX 78666	HOWARD RUTH & HOWARD MAC D	1615 MARLTON ST	SAN MARCOS, TX 78666
10298	809 COLUMBIA AVE, SAN MARCOS, TX 78666	HOWARD, MICHAEL A	1004 COLUMBIA ST	SAN MARCOS, TX 78666-2710
123788	MARLTON ST, SAN MARCOS, TX 78666	HOWARD, RUTH	1615 MARLTON ST	SAN MARCOS, TX 78666
35796	1411 MARLTON ST, SAN MARCOS, TX 78666	HUFF, KAYLA	1411 MARLTON ST	SAN MARCOS, TX 78666-2635
47591	1318 A/B HAZELTON, SAN MARCOS TX	HUGHSON INVESTMENTS LTD	3300 S OLD STAGECOACH RD	KYLE, TX 78640
47587	1013 A/B DARTMOUTH AVE, SAN MARCOS, TX 78666	LEAL, ADRIAN O	3207 JOHN CAMPBELLS TRL	AUSTIN, TX 78735-6917
47581	1322 A/B MARLTON ST, SAN MARCOS, TX 78666	LOCKHART KATHY	1345 CYPRESS BEND CV	NEW BRAUNFELS, TX 78130-3060
47599	1312 HAZELTON, SAN MARCOS TX	LOPEZ ELIAS B JR & DEYANIRA Q	2044 Northview DR	San Marcos, TX 78666-2295
190266	1405 EARLE ST, SAN MARCOS, TX 78666	MCQUITTY CHARLES DANIEL II AND MCQUITTY WHITNEY NELL	1405 EARLE ST	SAN MARCOS, TX 78666-2631
47914	1500 MARLTON ST, SAN MARCOS TX	MENDOZA, JUANITA DELIA	412 KNOX ST	SAN MARCOS, TX 78666
47588	1009 A/B DARTMOUTH AVE, SAN MARCOS TX	MILLENNIUM TRUST COMPANY LLC FBO BRYAN J MILLARD IRA	2001 SPRING RD STE 700	OAK BROOK, IL 60523
47580	1318 A/B MARLTON ST, SAN MARCOS, TX 78666	MITCHELL SFR LLC C/O FLOCK HOMES INC	2942 N 24TH ST STE 115	PHOENIX, AZ 85016-7849
47575	1307 A/B EARLE, SAN MARCOS, TX 78666	MYERS FAMILY TRUST MYERS EDWARD & ANDREA TRUSTEES	765 POLARIS WAY	LIVERMORE, CA 94550
47917	1411 EARLE ST, SAN MARCOS TX	NAVARRO, ERIC R & MICHELE M	1411 EARLE ST	SAN MARCOS, TX 78666-2631
47918	1403 EARLE ST, SAN MARCOS TX	PINALES PHILLIP & PINALES MARTHA ESTATE	1403 EARLE	SAN MARCOS, TX 78666
47589	1005/1007 DARTMOUTH AVE, SAN MARCOS, TX 78666	RAYMUNDO FAMILY TRUST RAYMUNDO RAMON P & JEAN S TRUSTEES	31712 SILK VINE DR	WINCHESTER, CA 92596
35793	1501 MARLTON ST, SAN MARCOS, TX 78666	RIZK, JOE	1701 HARRIS HILL RD	SAN MARCOS, TX 78666
47590	1314 A&B HAZELTON, SAN MARCOS, TX 78666	TITTLE GARY L & REBECCA R	12635 ASHFORD HILLS DR	HOUSTON, TX 77077
35800	1005 COLUMBIA AVE, SAN MARCOS, TX 78666	TREJO SAMUEL SALDANA & SALVADOR ARACELI TREJO	184 LIVE OAK DR	CEDAR CREEK, TX 78612-4805
47583	1108 A/B COLUMBIA AVE, SAN MARCOS, TX 78666	UGALDE PROPERTIES MARLTON-COLUMBIA LLC	1808 GLENCLIFF DR	AUSTIN, TX 78704-2733
47915	1415 EARLE ST, SAN MARCOS TX	WOOTEN WILLIAM PAUL & RINA CHUNG	1413 EARLE ST	SAN MARCOS, TX 78666-2631
47916	1413 EARLE ST, SAN MARCOS TX	WOOTEN WILLIAM PAUL & RINA CHUNG	1413 EARLE ST	SAN MARCOS, TX 78666-2631
47718	902 COLUMBIA AVE, SAN MARCOS TX	WRIGHT, JACOB K	902 COLUMBIA ST	SAN MARCOS, TX 78666-3116
		CONA Rep Betsy Robertson	1410 Progress St	SAN MARCOS, TX 78666
		Neighborhood Rep Robert Eby	1007 Dale Drive	SAN MARCOS, TX 78666

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666