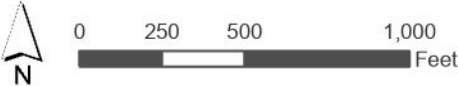




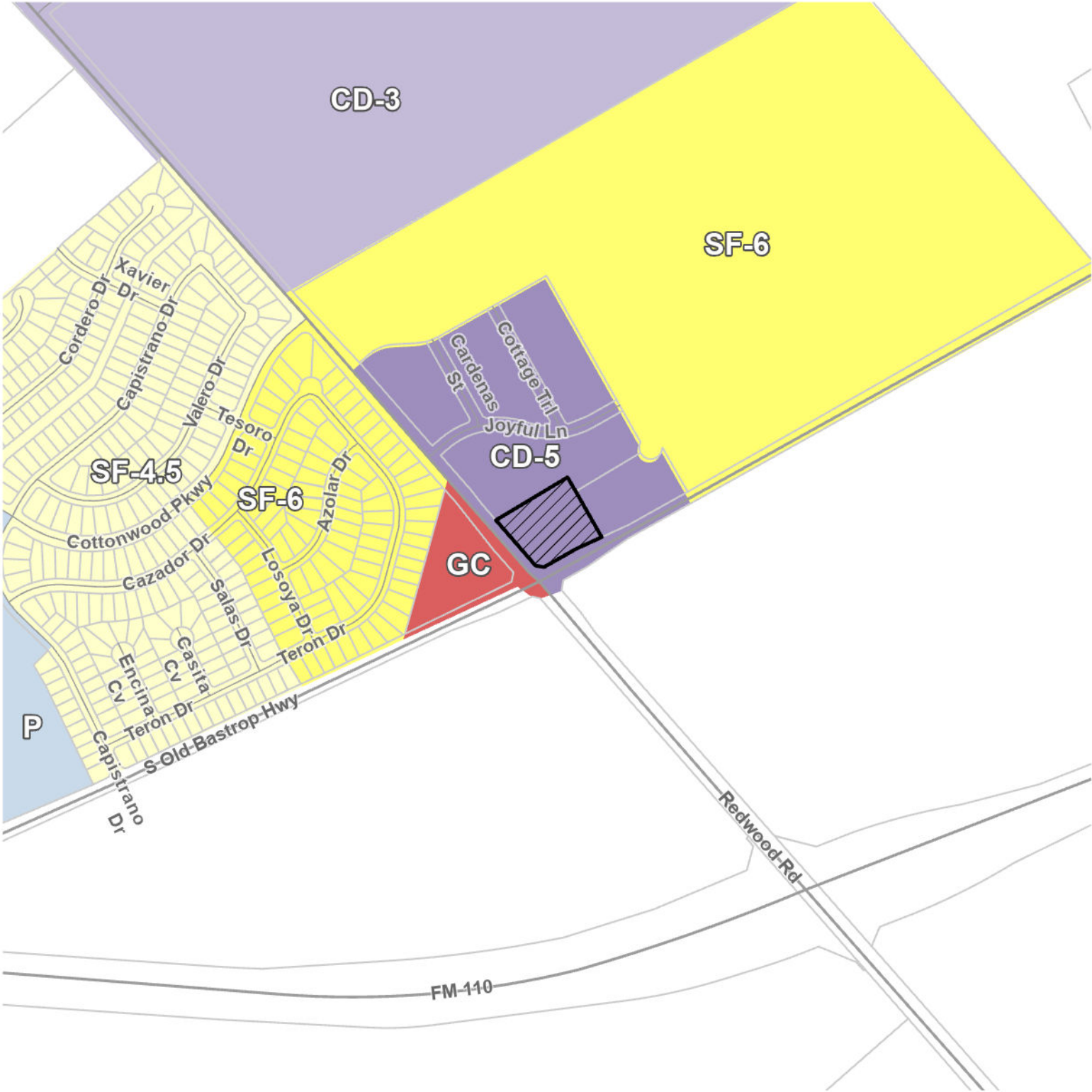
-  Subject Property
-  Parcel
-  City Limit



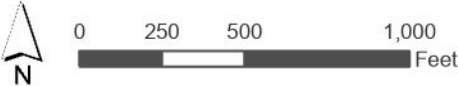
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/9/2024





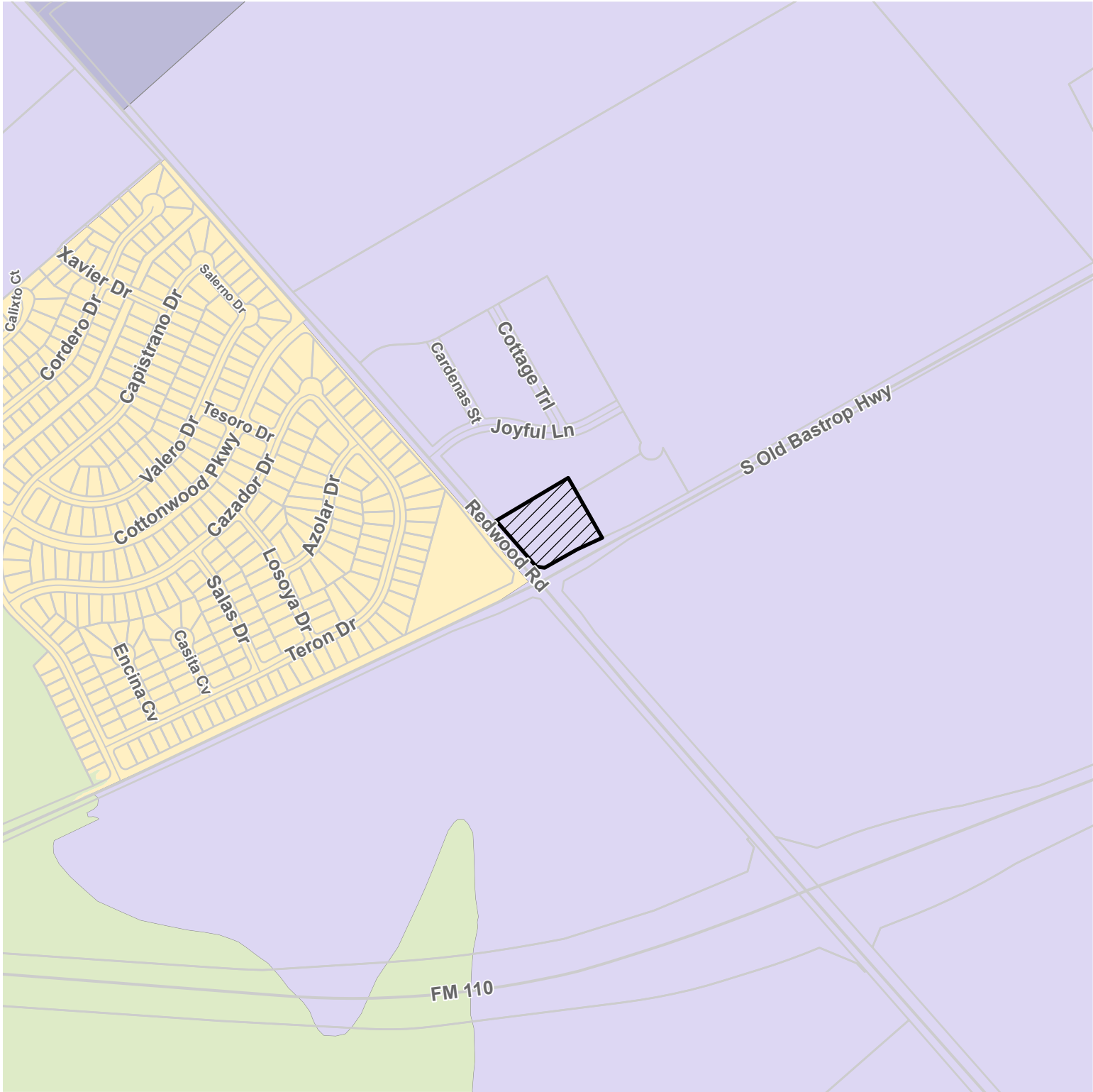
- Subject Property
- CD-3
- CD-4
- CD-5
- GC
- P
- SF-4.5
- SF-6



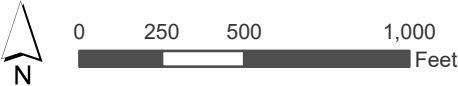
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/9/2024





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



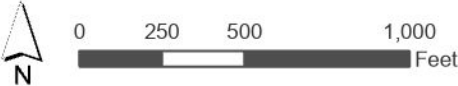
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Date: 1/9/2024





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

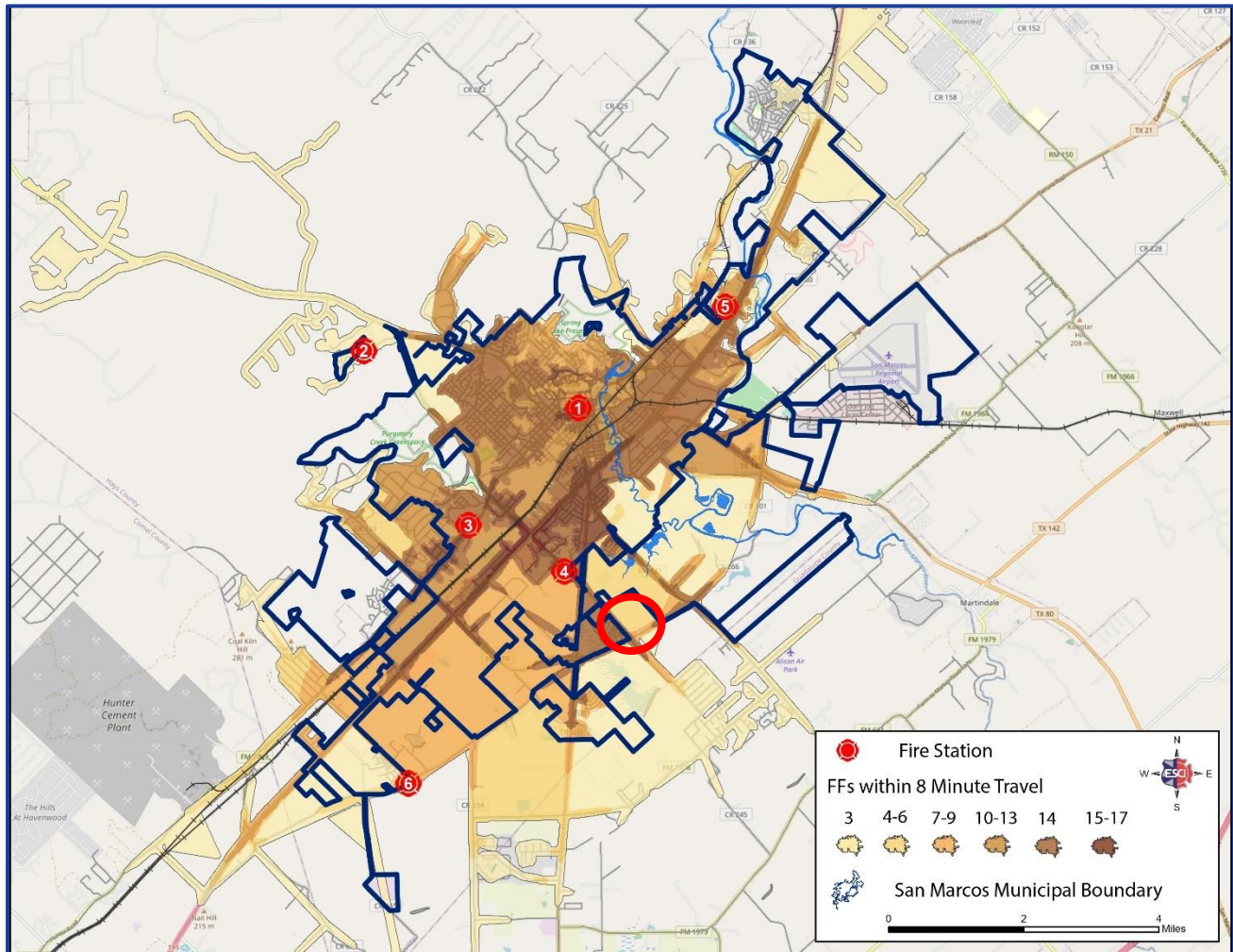


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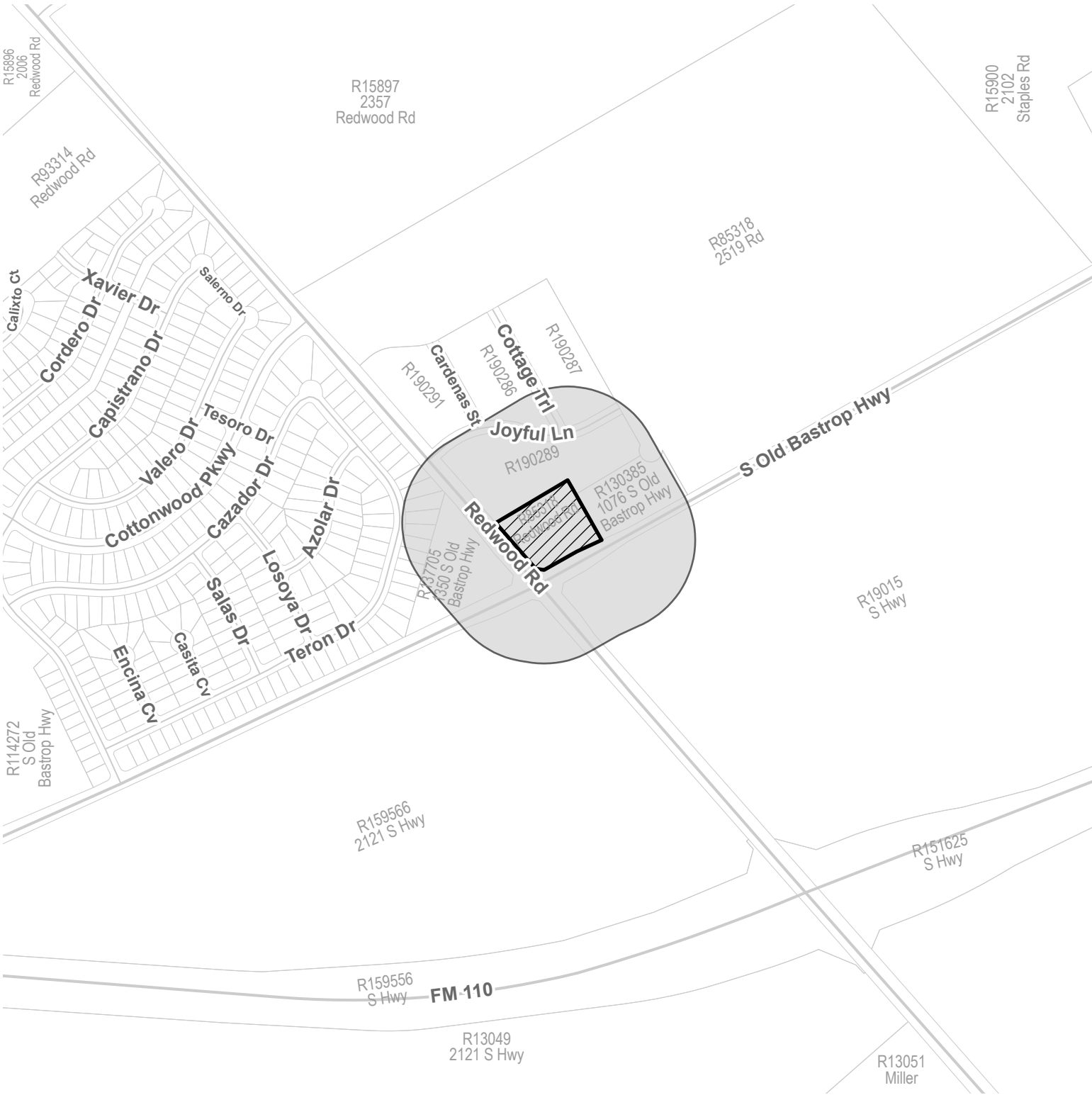
Date: 1/9/2024



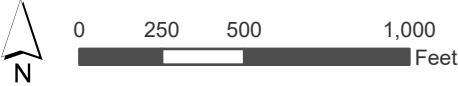
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-24-02 Approximate Location



- Subject Property
- 400ft Buffer
- Parcel



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Date: 1/17/2024



PLANNING AND DEVELOPMENT SERVICES



1/26/2024

ZC-24-02

**Notice of Public Hearing
Zoning Change Request
“CD-5” Character District – 5 to “CM” Commercial
S Old Bastrop Hwy & Redwood Rd / Gas Station**

ZC-24-02 (S Old Bastrop Hwy & Redwood Rd Gas Station / CD-5 to CM) Hold a public hearing and consider a request by Priscilla Gonzalez, on behalf of Jim Smith of SmithCo Development, LLC, for a zoning change from “CD-5” Character District – 5 to “CM” Commercial or, subject to consent of the owner, another less intense zoning district classification, for approximately 2.133 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, and generally located at the northeast corner of the S Old Bastrop Hwy and Redwood Rd intersection (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, 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 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 or by using the following link: <https://sanmarcostx.gov/Videos>. Or email citizencomment@sanmarcostx.gov 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:
citizencomment@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Will Rugeley**, at **512.805.2613** or wrugeley@sanmarcostx.gov. When calling, please refer to case number **ZC-24-02**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843
SANMARCOSTX.GOV**

Notification List ZC-24-02

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
137689	213 TERON DR, SAN MARCOS, TX 78666	BOBLICK MICHAEL	213 TERON DR	SAN MARCOS, TX 78666-7095
116363	S OLD BASTROP HWY, SAN MARCOS, TX 78666	HAYS COUNTY OF AUDITORS OFFICE (ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
137705	1350 S OLD BASTROP HWY, STE #101,103,105, SAN MARCOS, TX 78666	BAYPAM LLC	4302 CALLAGHAN RD	SAN ANTONIO, TX 78228-3401
137691	217 TERON DR, SAN MARCOS, TX 78666	MCCAIN DONNA R	9802 WILLOWBRIDGE PARK BLVD	HOUSTON, TX 77064-8828
137690	215 TERON DR, SAN MARCOS, TX 78666	KRUEGER BROOKE & ALLISON ALVIN KENT & RUTH A	215 TERON DR	SAN MARCOS, TX 78666
137687	209 TERON DR, SAN MARCOS, TX 78666	REYES FIDENCIO	209 TERON DR	SAN MARCOS, TX 78666
137692	219 TERON DR, SAN MARCOS, TX 78666	CORDOVA, JUAN C & ISABEL M	219 TERON DR	SAN MARCOS, TX 78666-7095
137685	205 TERON DR, SAN MARCOS, TX 78666	JAYME ARTURO	18619 WOODDED CRK	SAN ANTONIO, TX 78259-3315
19015	S OLD BASTROP HWY, SAN MARCOS, TX 78666	HK RILEYS POINTE LLC	24607 FAIRWAY SPGS	SAN ANTONIO, TX 78260-4802
137688	211 TERON DR, SAN MARCOS, TX 78666	GARCIA SANDRA N & GARCIA ERIC J	211 TERON DR	SAN MARCOS, TX 78666-7095
159566	S OLD BASTROP HWY, SAN MARCOS, TX 78666	PAPE, GLENN RAY	2123 S OLD BASTROP HWY	SAN MARCOS, TX 78666
137686	207 TERON DR, SAN MARCOS, TX 78666	ARRIAGA WILLIAM ALBERTO & HERNANDEZ ELIZABETH AGUILAR	207 TERON DR	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666-5396
		Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666-5396