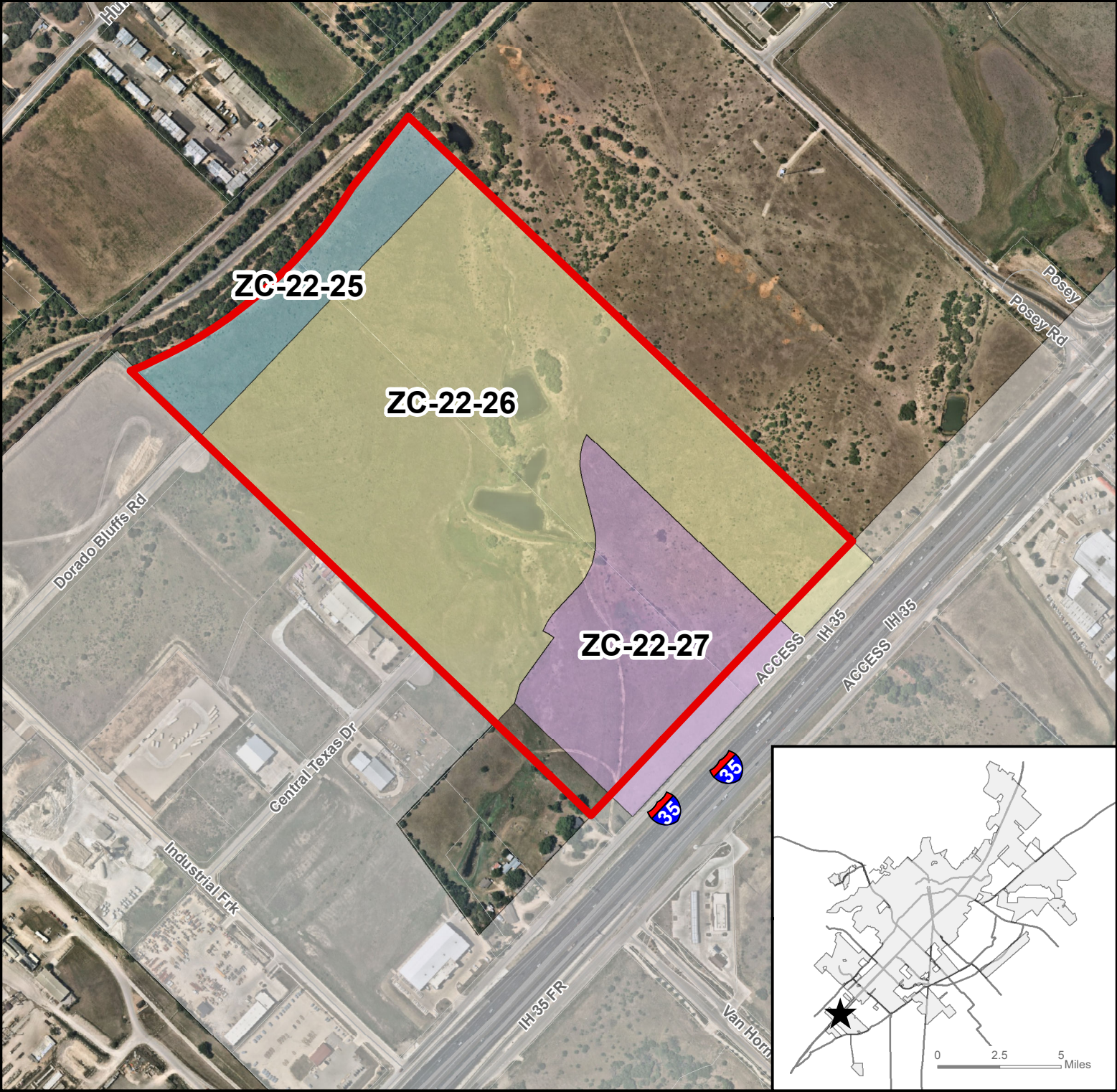


ZC-22-25/26/27

Aerial View

Hampton Business Park — 5300BLK S IH 35



★ Site Location

Parcel

City Limit

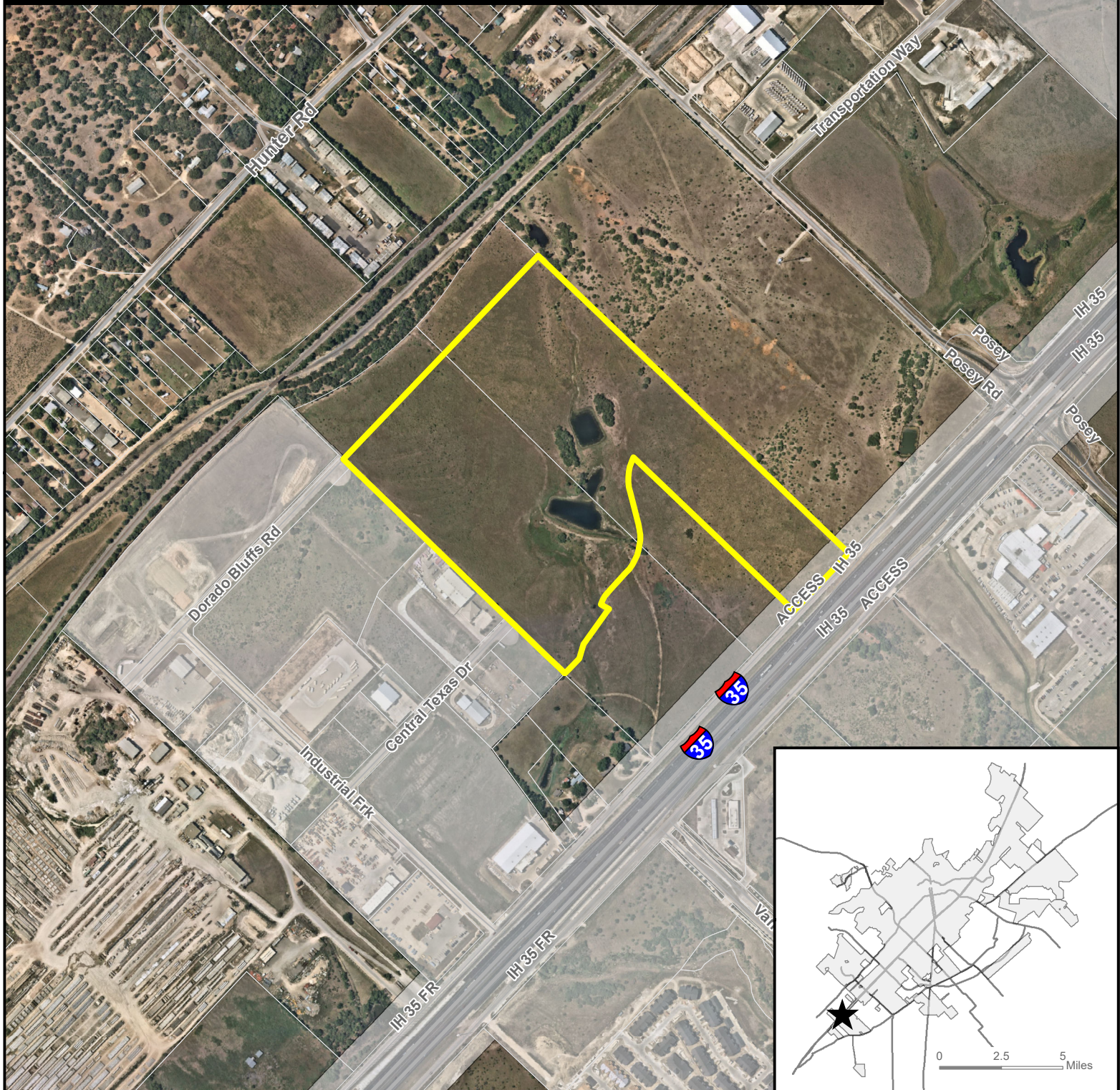


0 300 600 1,200 Feet

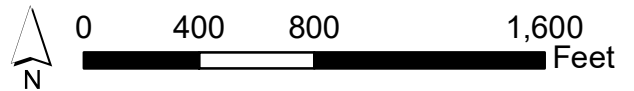
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/23/2022

ZC-22-26 Aerial View Hampton Business Park LI— 5300BLK S IH 35



- ★ Site Location
- Subject Property
- Parcel
- City Limit



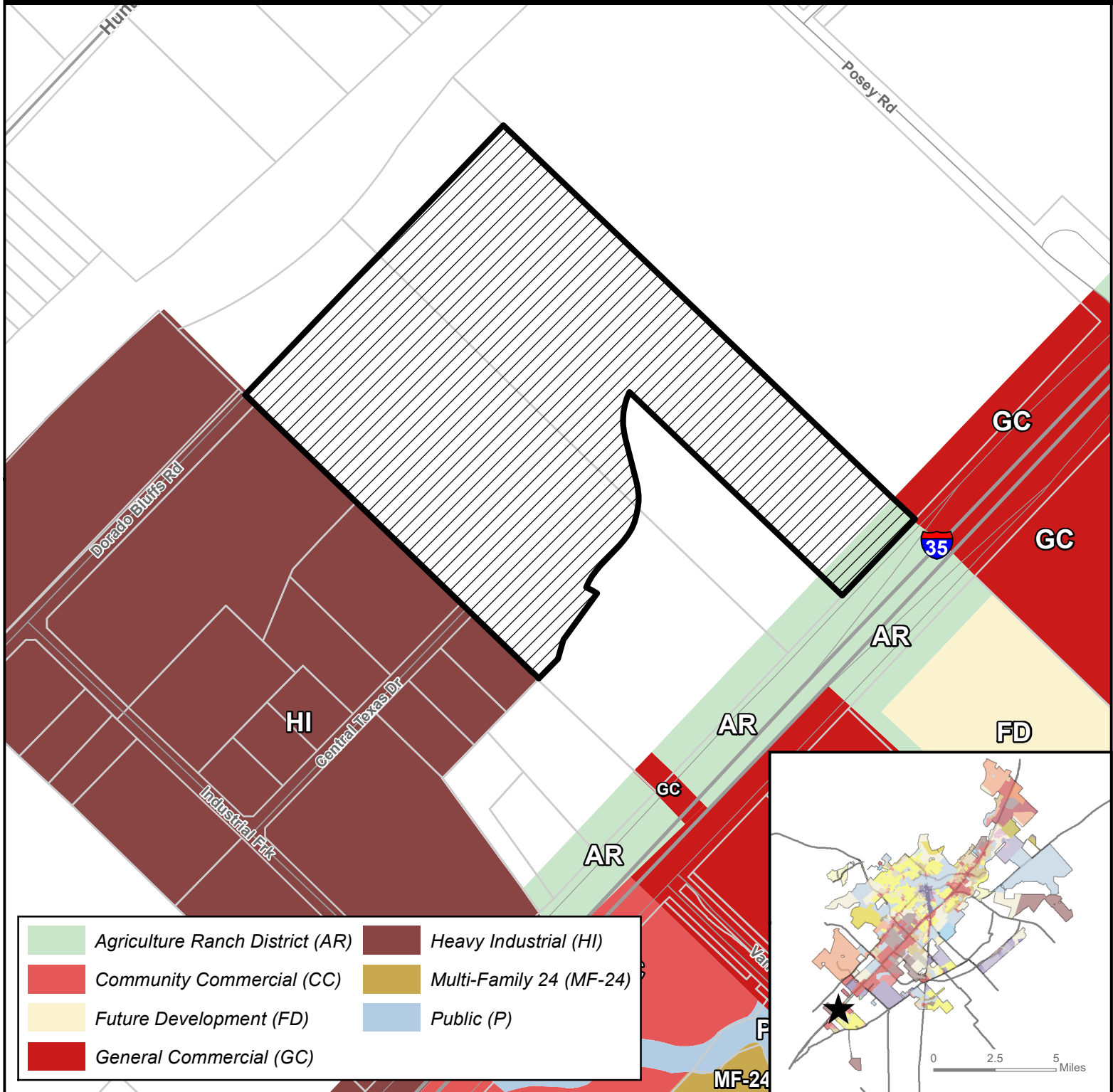
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/6/2022

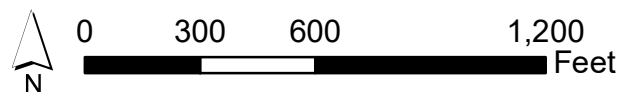
ZC-22-26

Existing Zoning

Hampton Business Park LI — 5300BLK S IH 35



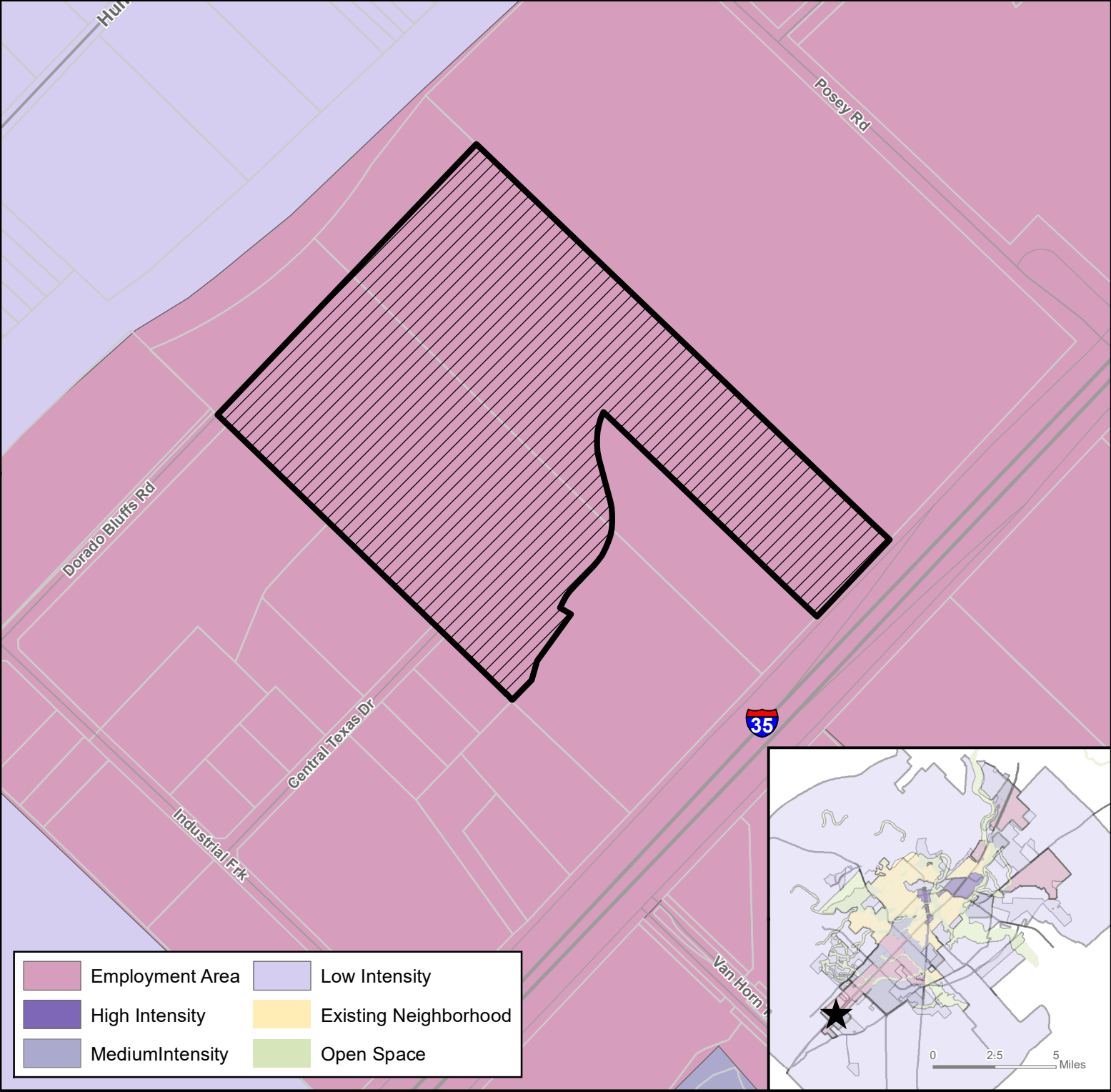
- ★ **Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 6/6/2022

ZC-22-26 Preferred Scenario Hampton Business Park LI —5300BLK S IH 35



★

Site Location

Subject Property

Parcels

City Limit

0

300

600

1,200

Feet

N

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.

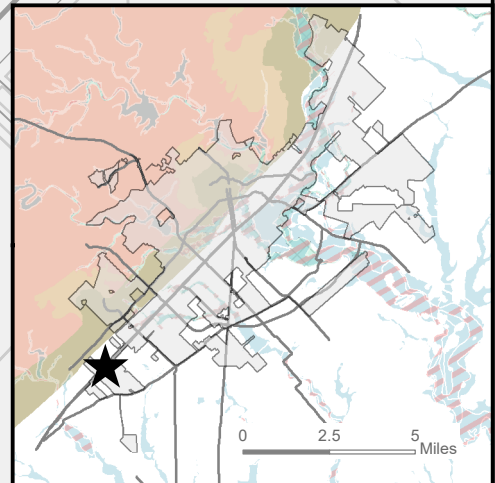
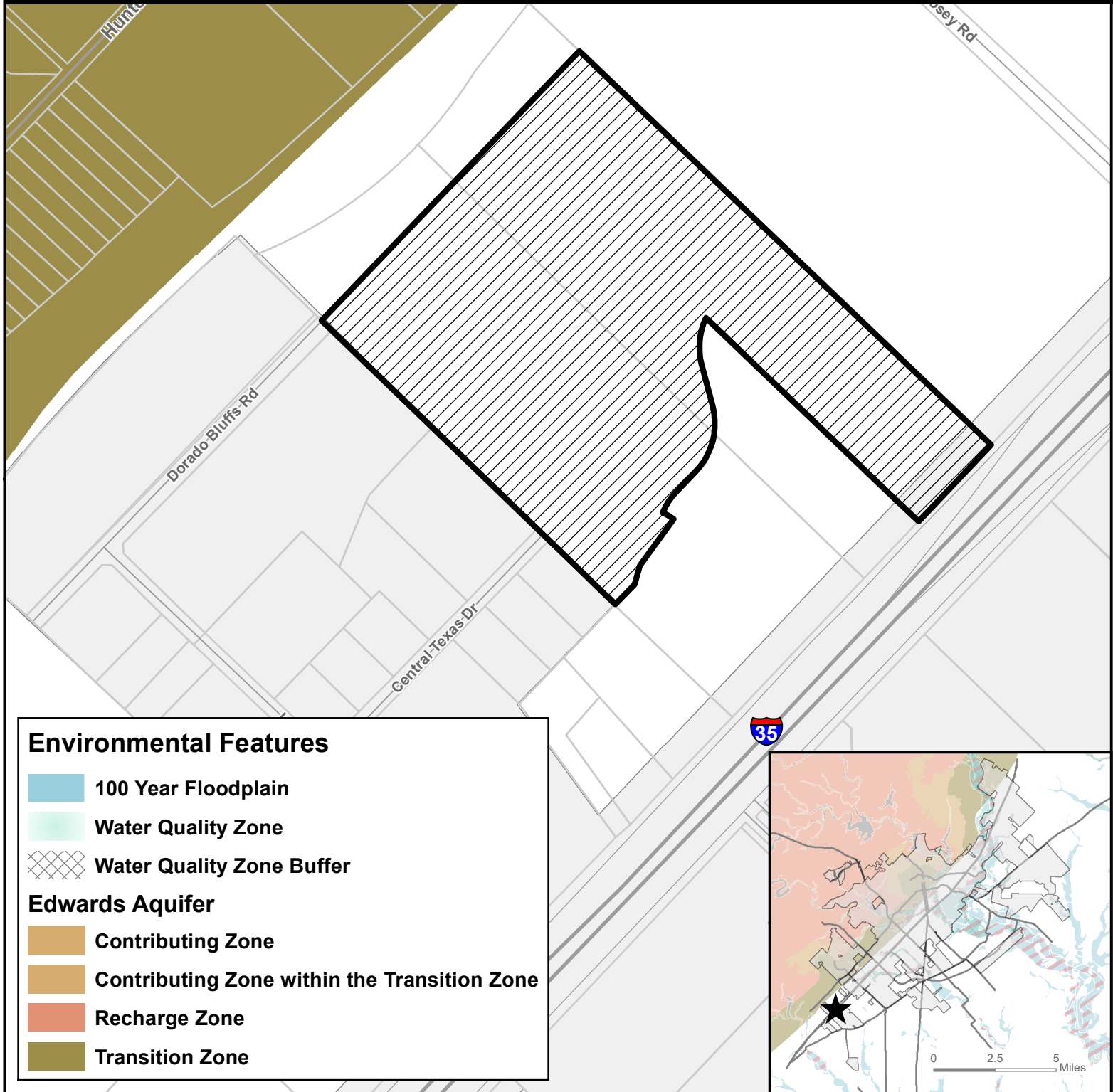
Map Date: 6/6/2022

Document Path: \\San_marcos\files\script\Shares\Planning & Dev\Planning\ Planning Current\IP&Z\2022 Staff Reports\ZC\ZC-22-26 Hampton Business Park (FD to LI)\GIS\ZC-22-26_PREFERRED\PreferredScenario.mxd

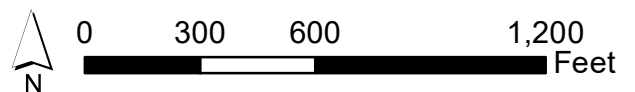
ZC-22-26

Environmental Features

Hampton Business Park LI — 5300BLK S IH 35



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



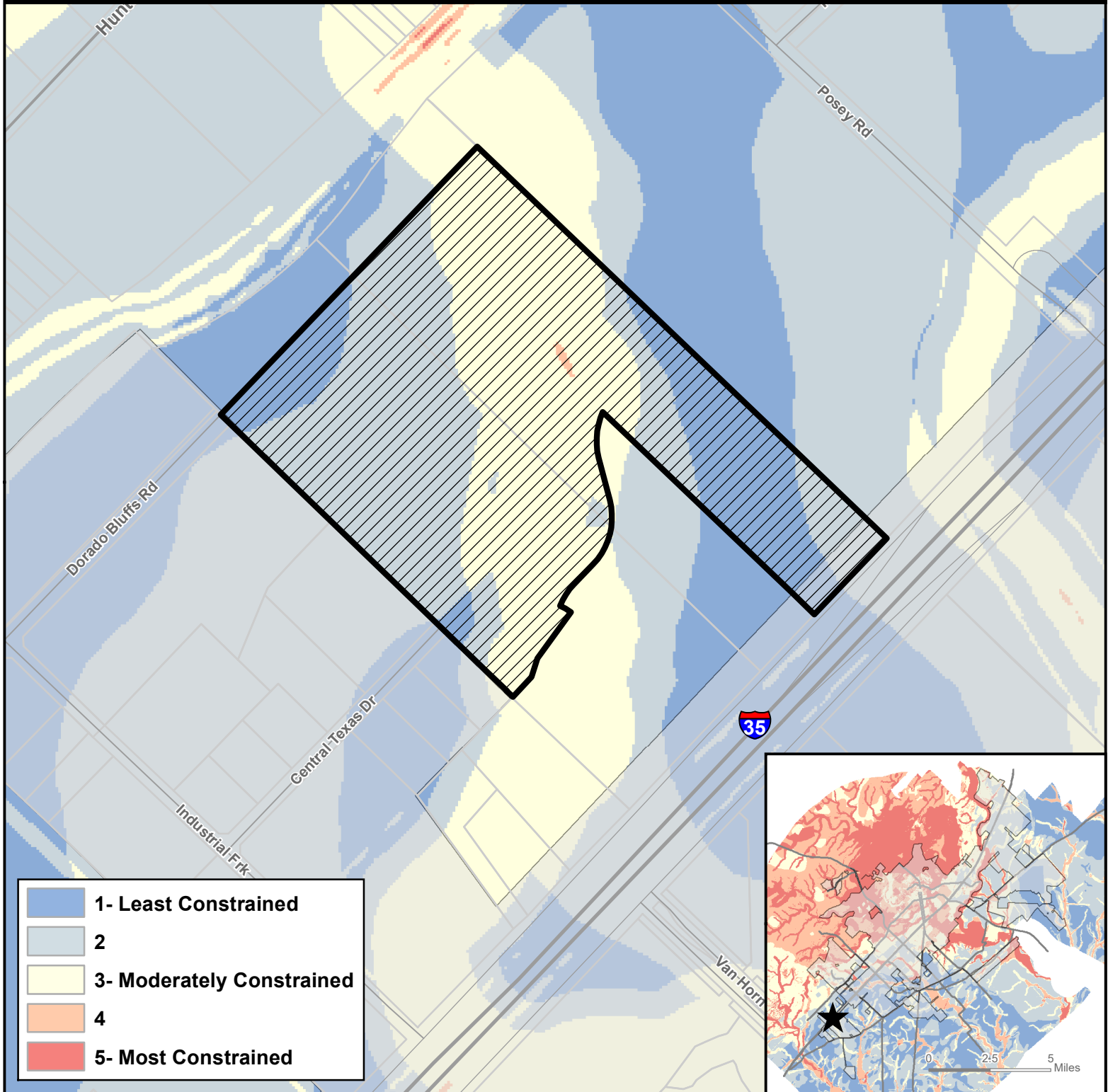
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
Map Date: 6/6/2022

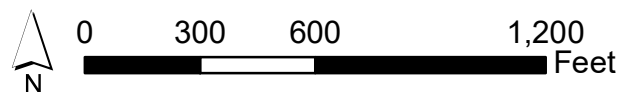
ZC-22-26

Land Use Suitability

Hampton Business Park LI — 5300BLK S IH 35



- ★ Site Location
-  Subject Property
-  Parcels
-  City Limit



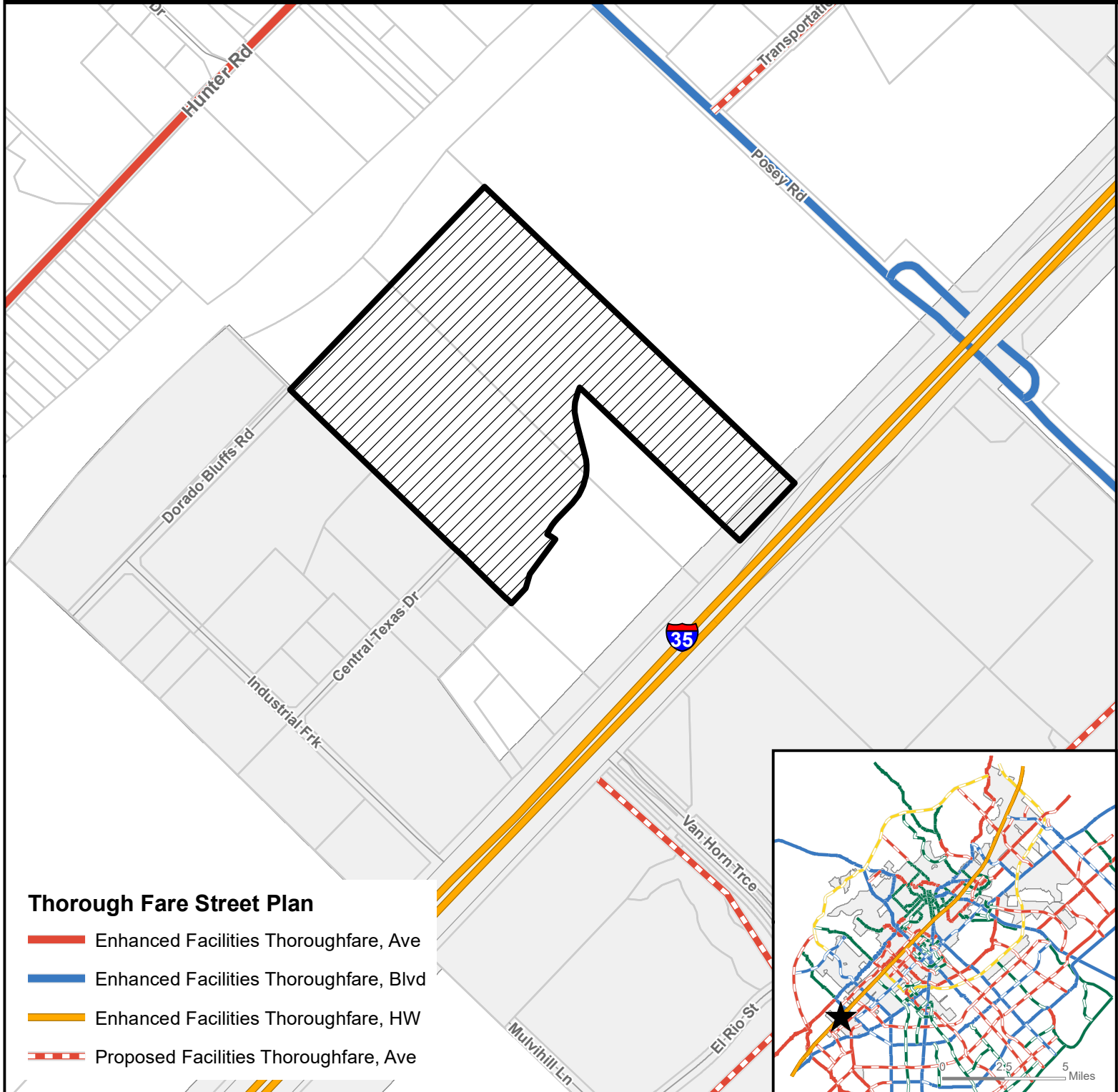
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Map Date: 6/6/2022

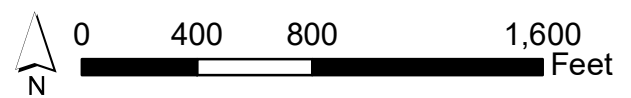
ZC-22-26

Transportation Master Plan

Hampton Business Park LI —5300BLK S IH 35



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



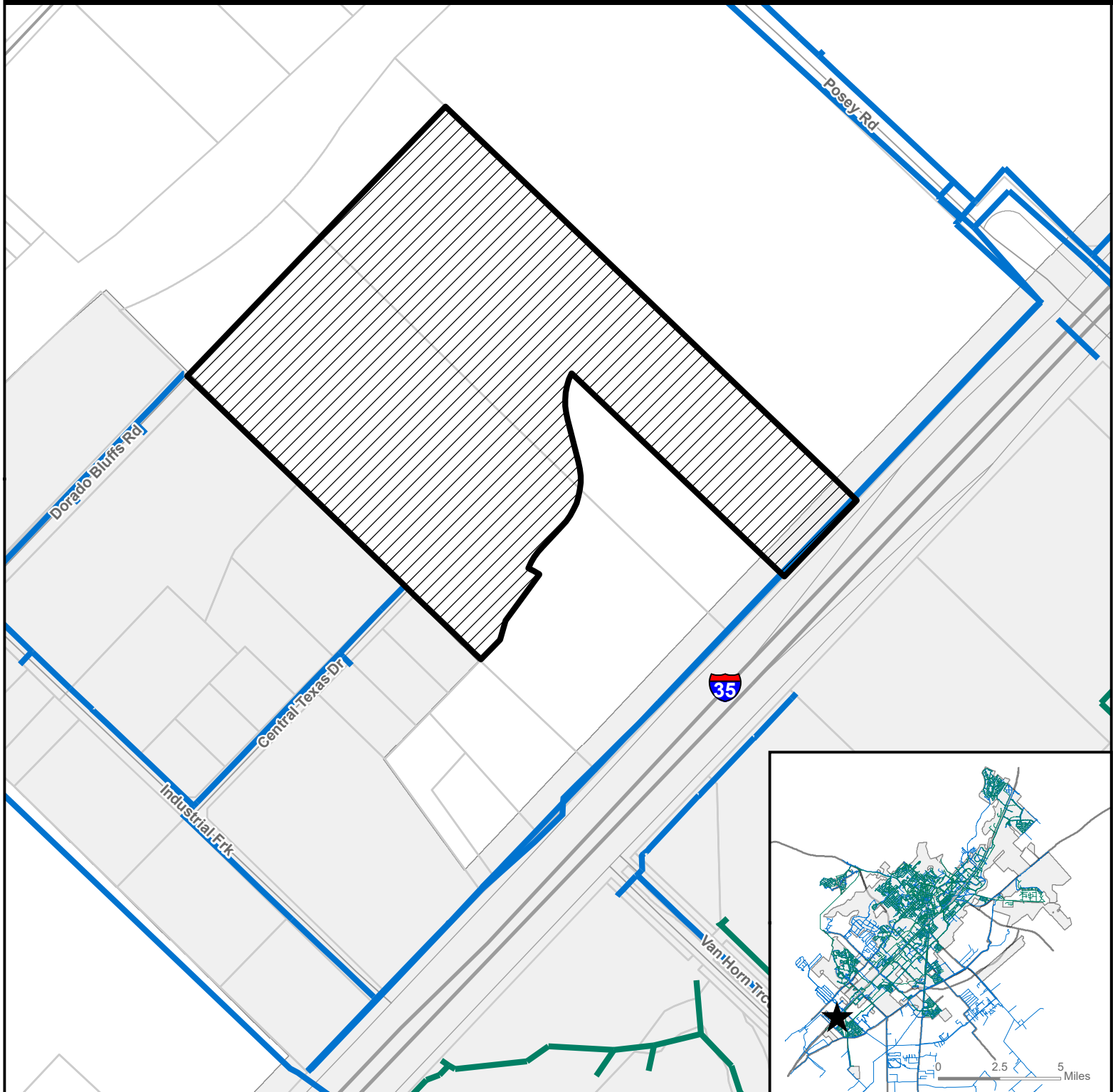
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/6/2022

ZC-22-26

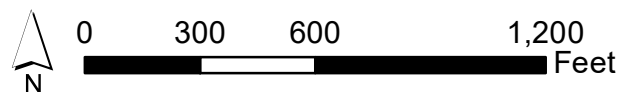
Water/Wastewater Lines

Hampton Business Park LI —5300BLK S IH 35



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

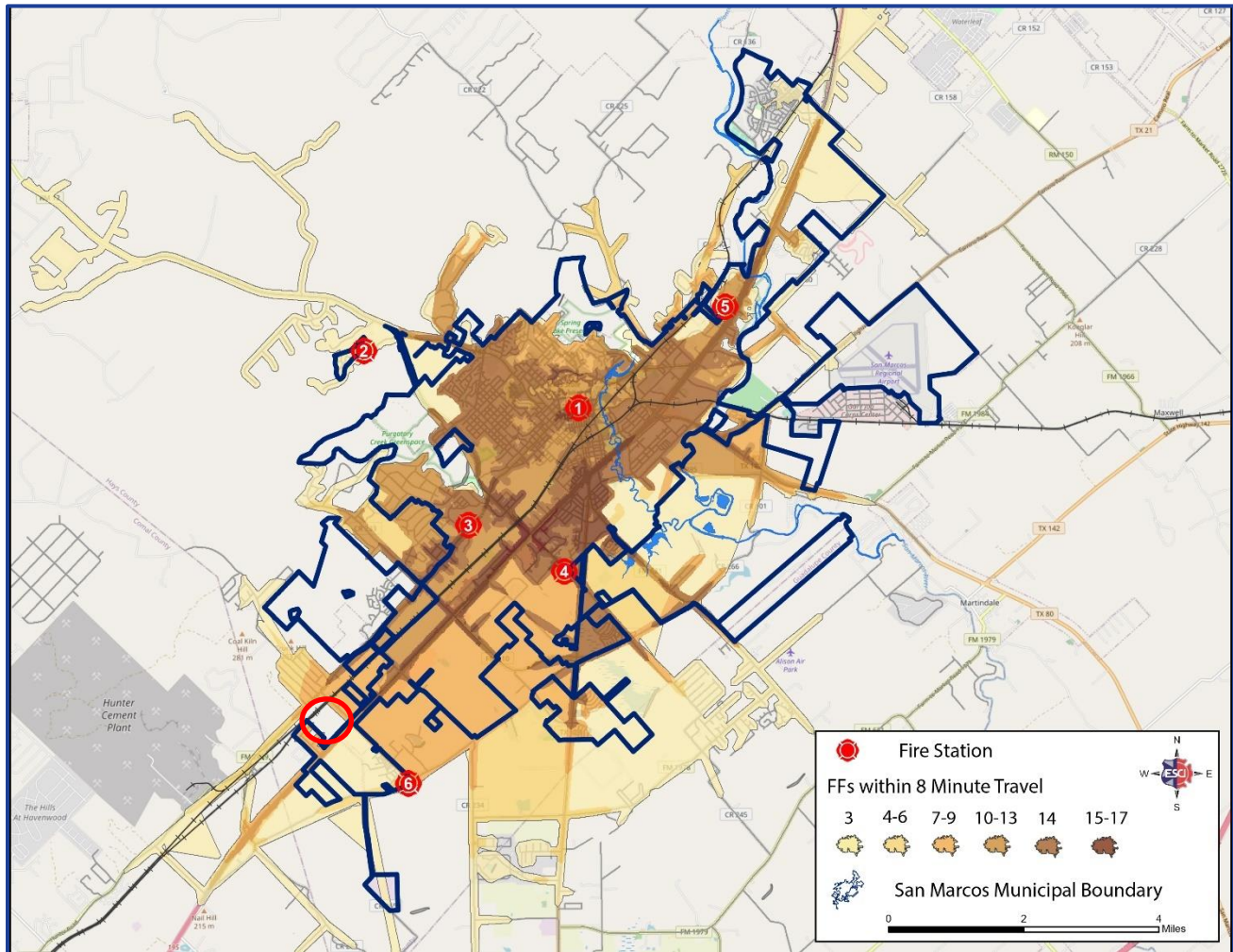
- Sanitary Main
- Water Main



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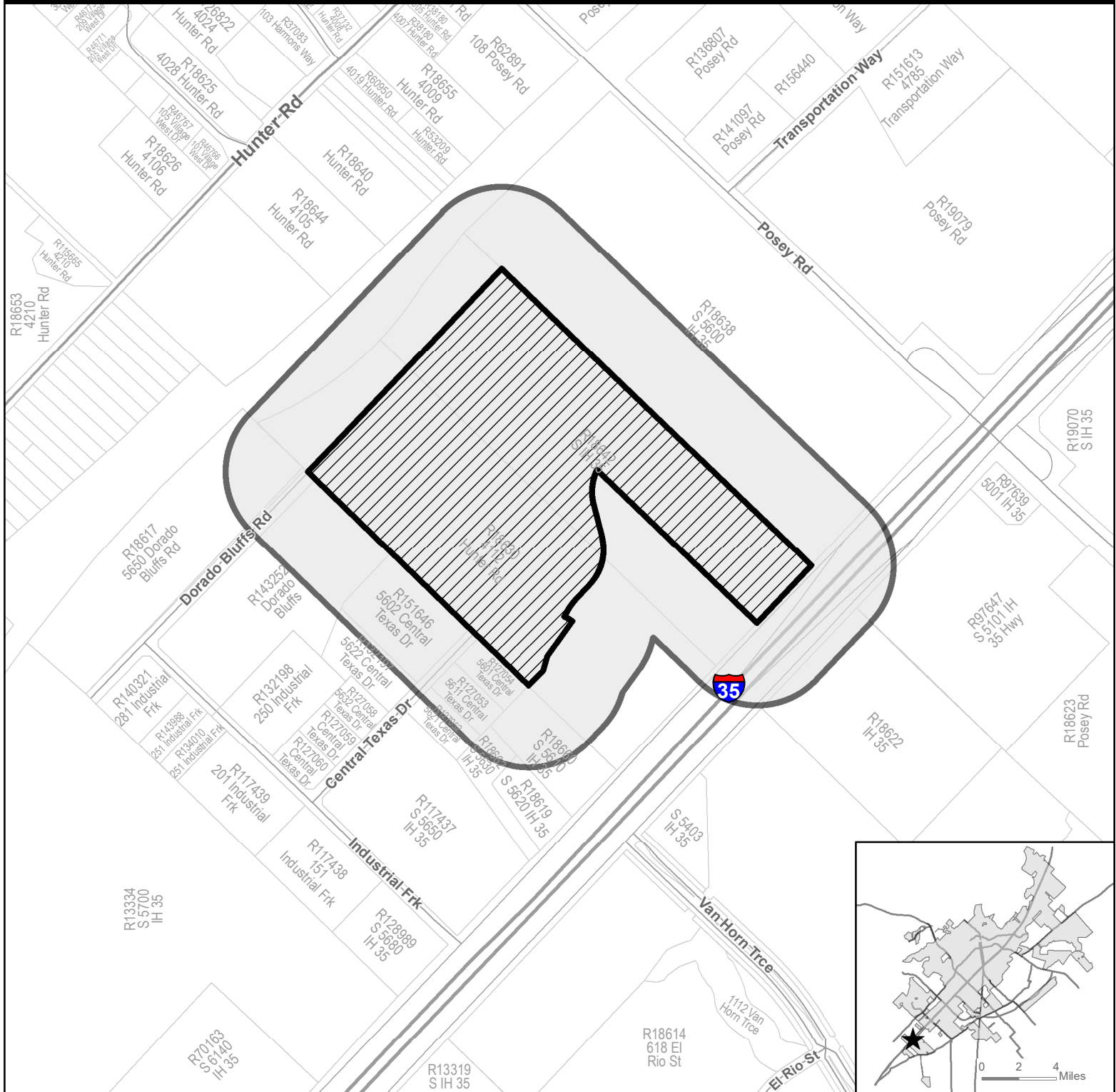
Map Date: 6/6/2022






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.

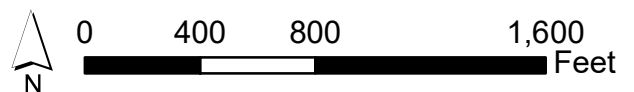


AN-22-02/ ZC-22-25/ZC-22-26/ZC-22-27 Approximate Location

ZC-22-26
400' Notification Buffer
Hampton Business Park LI— 5300BLK S IH 35



-  **Site Location**
 **Subject Property**
 **400' Buffer**
 **Parcel**
 **City Limit**



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Map Date: 6/6/2022

PLANNING AND DEVELOPMENT SERVICES



06/14/2022

ZC-22-26

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development and “AR” Agricultural Ranch to “LI” Light Industrial
5300BLK S IH 35 / Hampton Business Park LI**

ZC-22-26 (4900BLK S IH 35 / Hampton Business Park LI) Hold a public hearing and consider a request by Jackson Walker, LLP on behalf of San Marcos Hampton LLC & CCM San Marcos LLC, for a Zoning Change from Future Development (FD) and Agricultural Ranch (AR) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 48.718 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located on the I-35 South Frontage Road, approximately 1,000 ft south of the intersection of I-35 and Posey Road. (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, July 12, 2022** 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, August 16, 2022** 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, **Julia Cleary** at **512.805.2658** or jcleary@sanmarcostx.gov. When calling, please refer to case number **ZC-22-26**.

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

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

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
R97639	5001 IH 35, SAN MARCOS, TX 78666	BKCK LTD	BENJAMIN KEATING, 5802 N NAVARRO	VICTORIA	TX	77904
R18660	5600 S IH 35, SAN MARCOS, TX 78666	BOYD SHERRYL L	P O BOX 1408	SAN MARCOS	TX	78667-1408
R127054	CENTRAL TEXAS DR, SAN MARCOS, TX 78666	CENTEX COMMERCIAL HOLDINGS LLC	4101 GATEWAY DR	COLLEYVILLE	TX	76034
R132197	CENTRAL TEXAS DR, SAN MARCOS, TX 78666	DCL REAL ESTATE LLC	680 N PEYTONVILLE AVE	SOUTH LAKE	TX	76092
R18619	5620 S IH 35, SAN MARCOS, TX 78666	DELEON, ISABEL	5620 S INTERSTATE 35	SAN MARCOS	TX	78666-9576
R18638	202 POSEY RD, SAN MARCOS, TX 78666	GILBERT, BOBBIE POLLARD	15 TIMBERCREST	SAN MARCOS	TX	78666
R18622	5111 N IH 35 & POSEY RD, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS	TX	78667-0746
R143252	DORADO BLFS, , TX	H&H DORADO LTD	19787 W INTERSTATE 10	SAN ANTONIO	TX	78257-1695
R162349		HIGHPOINTE TRACE LLC	530 TECHNOLOGY DR	IRVINE	CA	92618-1350
R151646	5602 CENTRAL TEXAS DR, SAN MARCOS, TX 78666	IRONSIGHT PSMT LLC	14414 BLANCO RD	SAN ANTONIO	TX	78216-8093
R18628	HUNTER RD, SAN MARCOS, TX 78666	JOHNSTON BENJAMIN H (BLUE)	4106 HUNTER RD	SAN MARCOS	TX	78666
R18642	S IH 35, SAN MARCOS, TX 78666	POSPISIL LANCE EVAN & WHITLOCK KATHLEEN POSPISIL	11908 A WHITEWING AVE	AUSTIN	TX	78753
R18662	IH 35, SAN MARCOS, TX 78666	TIMMERMAN GERALDINE	PO BOX 4784	AUSTIN	TX	78765-4784
R127053	CENTRAL TEXAS DR, SAN MARCOS, TX 78666	WEAL LLC	17723 WILD BASIN	SAN ANTONIO	TX	78258-1613
		BOBBIE GARZA-HERNANDEZ	122 RIVIERA	SAN MARCOS	TX	78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS	TX	78666
		STELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS	TX	78666