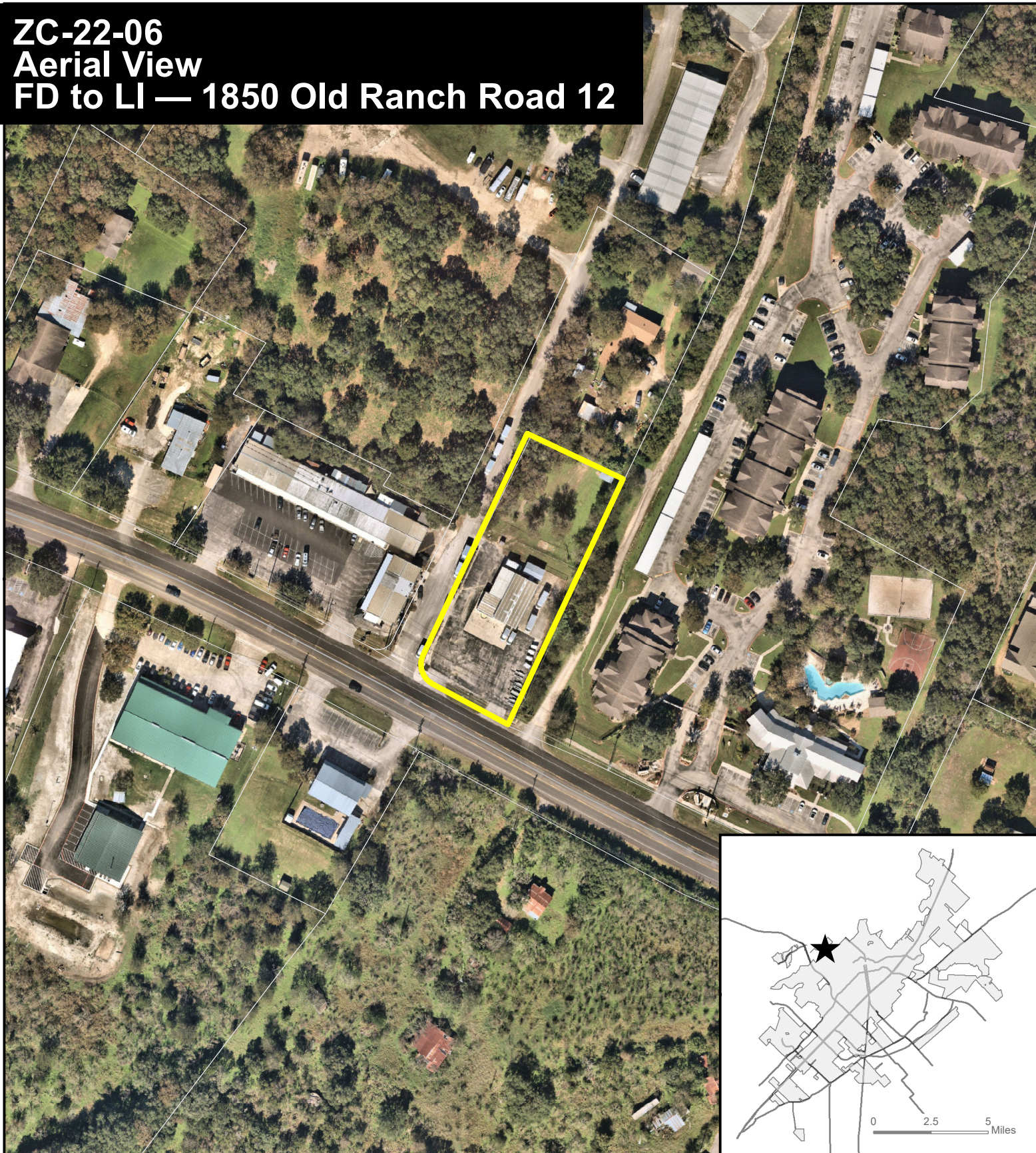


ZC-22-06 Aerial View FD to LI — 1850 Old Ranch Road 12



Site Location



Subject Property



Parcel



City Limit

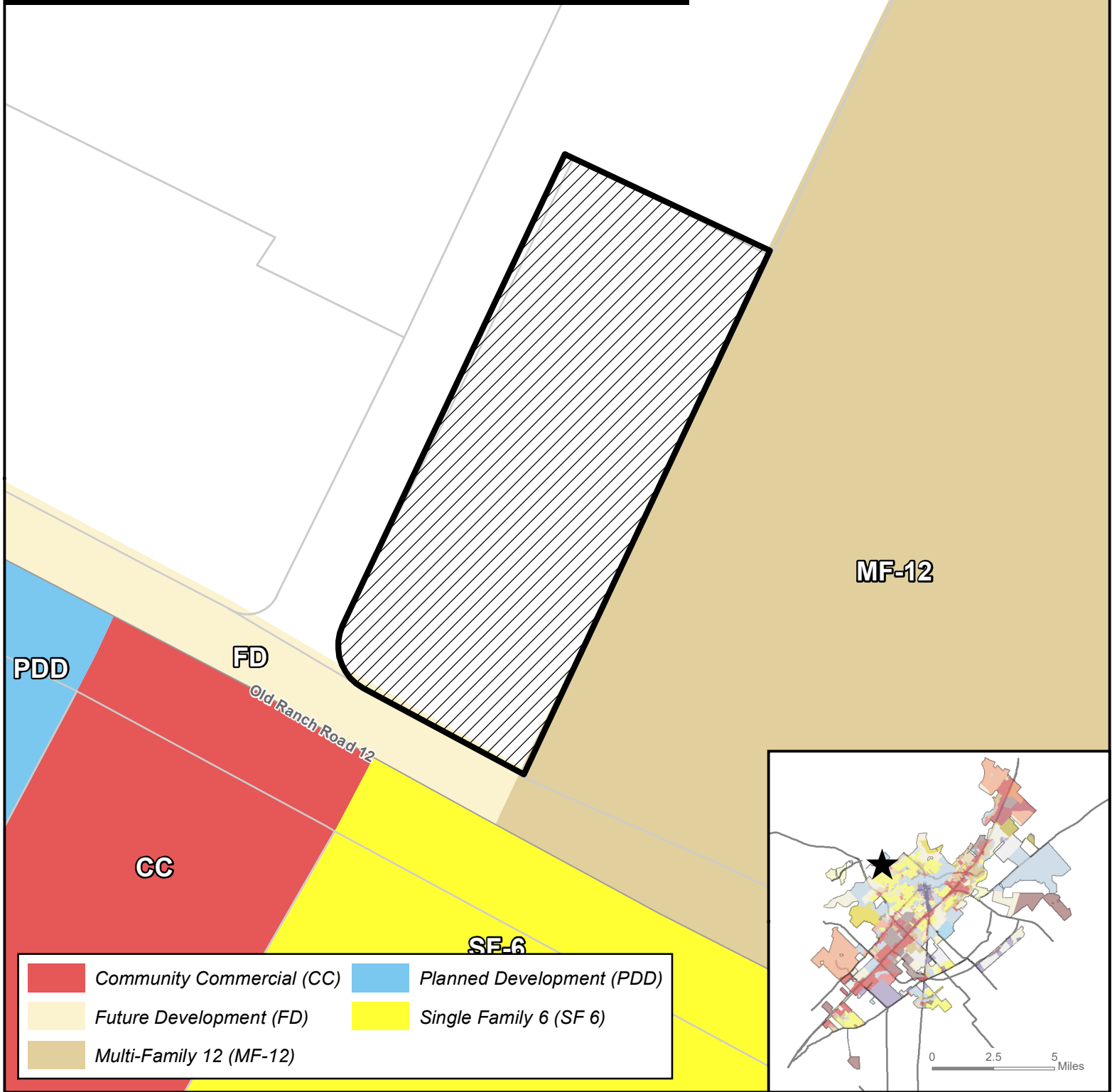


0 100 200 400 Feet

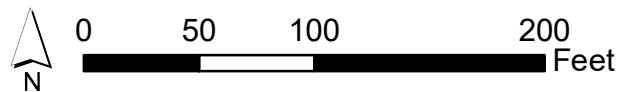
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/29/2021

ZC-22-06 Existing Zoning FD to LI — 1850 Old Ranch Road 12



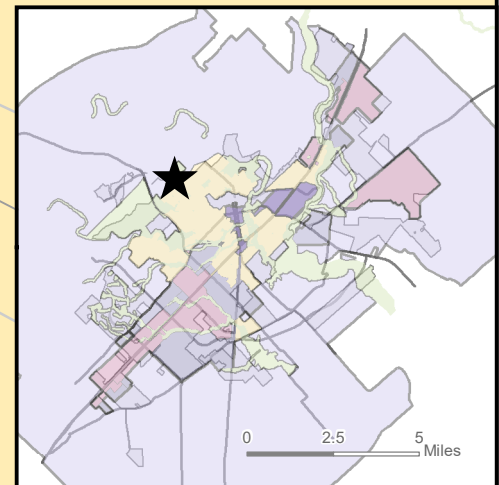
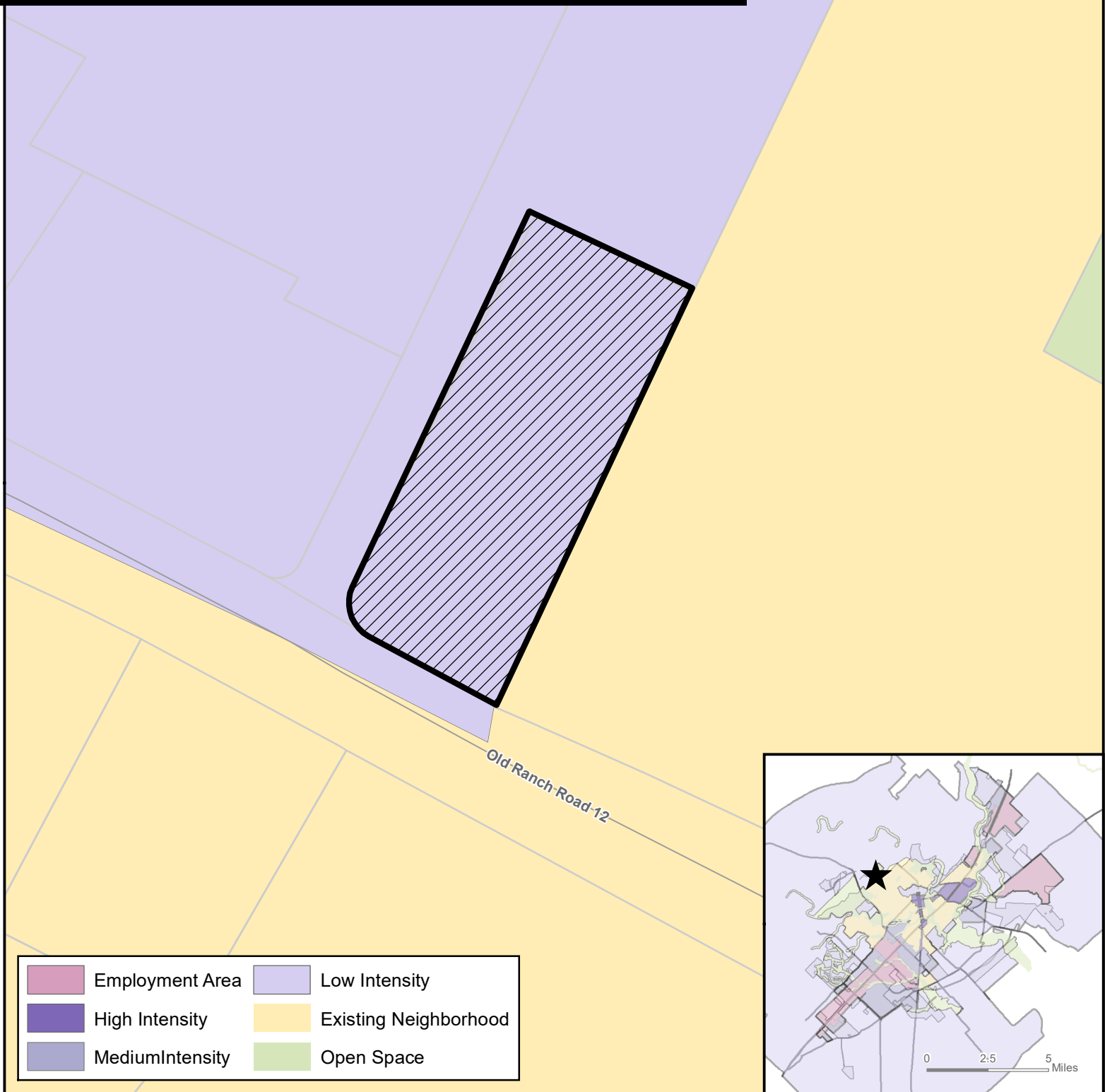
- ★ Site Location
- Subject Property
- Parcels
- City Limit







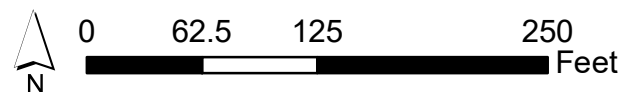
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 1/25/2022

ZC-22-06 Preferred Scenario FD to LI — 1850 Old Ranch Road 12



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



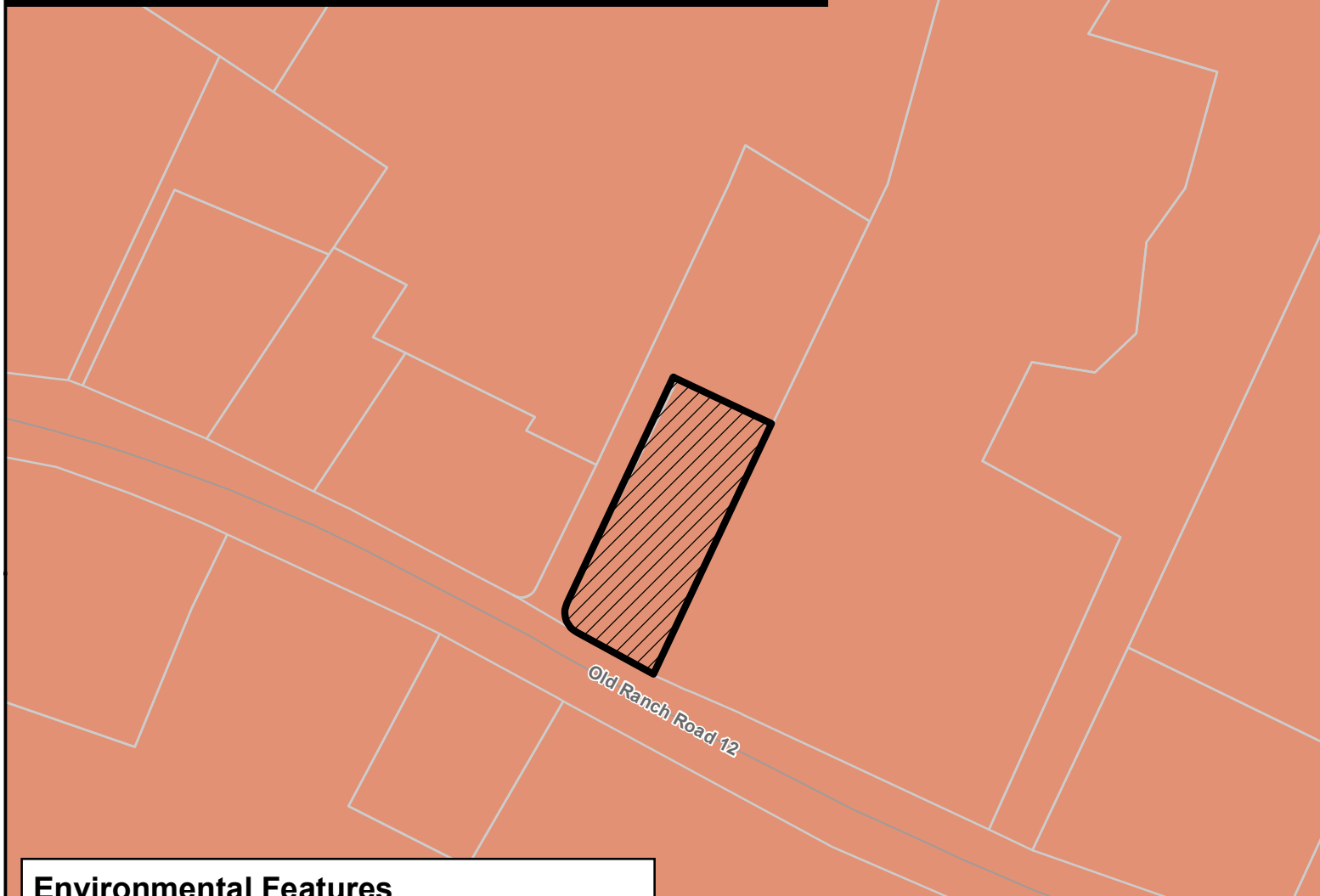
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 1/25/2022

ZC-22-06

Environmental Features

FD to LI — 1850 Old Ranch Road 12

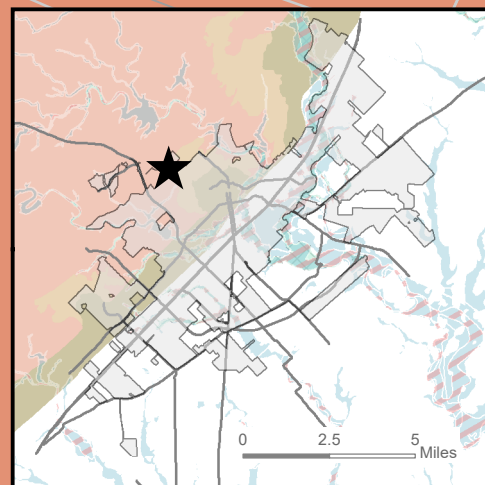


Environmental Features

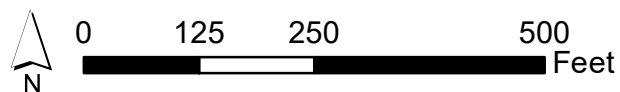
- 100 Year Floodplain
- Water Quality Zone
- Water Quality Zone Buffer

Edwards Aquifer

- Contributing Zone
- Contributing Zone within the Transition Zone
- Recharge Zone
- Transition Zone



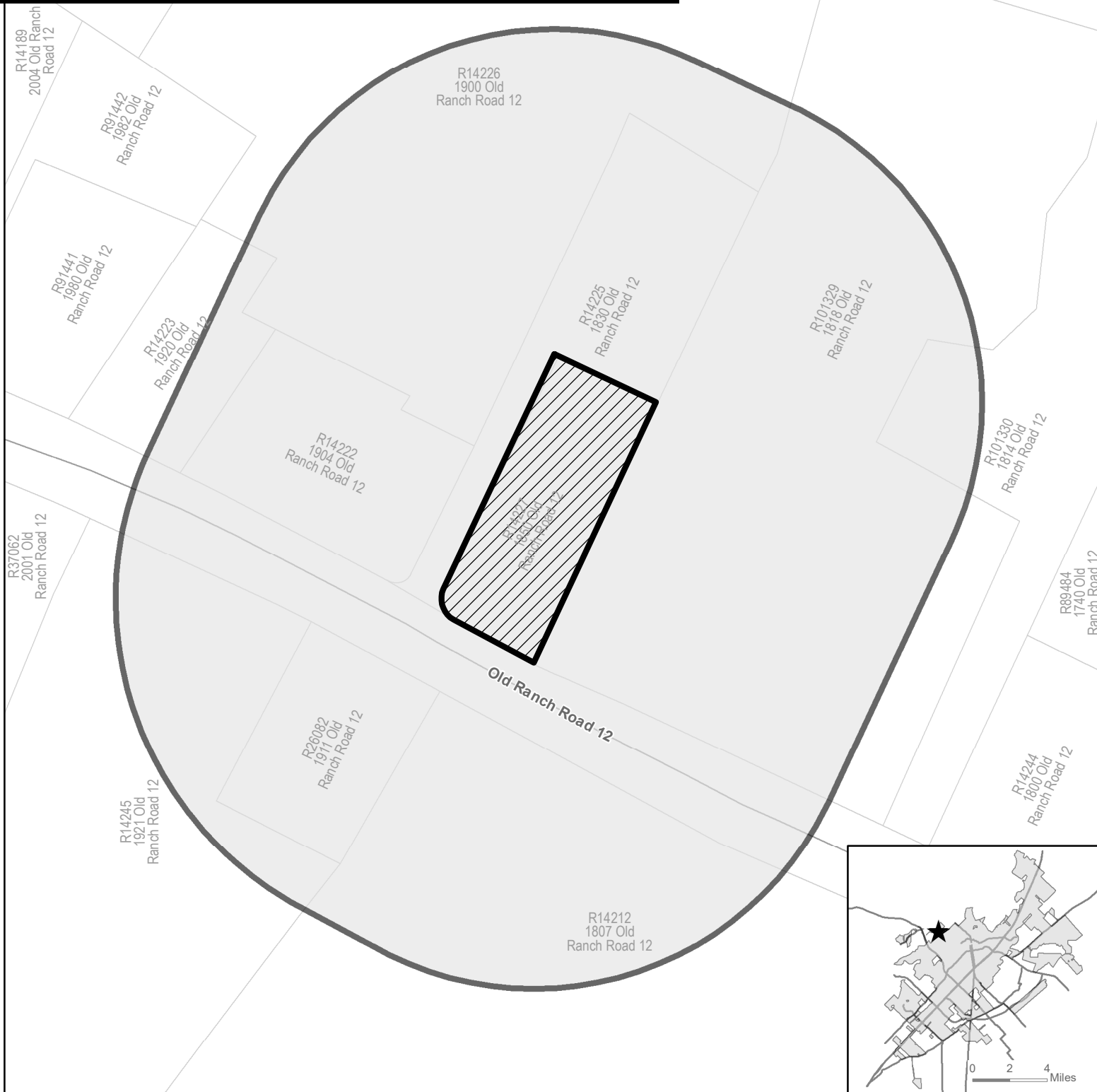
- ★ Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 1/25/2022

ZC-22-06 400' Notification Buffer FD to LI — 1850 Old Ranch Road 12



Site Location



Subject Property



400' Buffer



Parcel



City Limit



0 100 200 400 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.

Map Date: 12/29/2021

PLANNING AND DEVELOPMENT SERVICES



1/21/22

ZC-22-06

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “LI” Light Industrial
1850 Old Ranch Road 12 Self Storage Facility**

ZC-22-06 (1850 Old Ranch Road 12 – “FD” Future Development to “LI” Light Industrial. Hold a public hearing and consider a request by Steven Buffum, on behalf of Costello, Inc., for a zoning change from “FD” Future Development to “LI”, Light Industrial for approximately 1.11 acres out of the T.H.W. Forsyth Survey, Abstract 173 in San Marcos, Hays County, Texas, located approximately 1,900 feet west of the intersection between Craddock Avenue and Old Ranch Road 12. (S. Walker)

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 8, 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, March 1, 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 Spectrum channel 10 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, **Susan Walker**, at **512.393.8234** or **swalker@sanmarcostx.gov**. When calling, please refer to case number **ZC-22-06**.

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

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
R14222	1904 OLD RANCH RD 12	UC2, LTD	3355 BEE CAVE RD, Suite 700	AUSTIN	TX	78746
R14223	1920 RR 12	POCOCK FAMILY PARTNERSHIP LTD	4409 WALSALL LOOP	AUSTIN	TX	78749
R101329	1818 OLD RANCH ROAD 12	AGP DAKOTA OWNER LLC	370 LEXINGTON AVE, Suite 607	NEW YORK	NY	10017
R101330	1814 OLD RANCH ROAD 12	SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS	TX	78666
R26082	1911 OLD RANCH ROAD 12	MXM VENTURE DIVING LLC	1911 OLD RANCH ROAD 12	SAN MARCOS	TX	78666
R14227	1850 RR 12	HOLMAN-FARRAR HOLDINGS LLC	7925 S BROADWAY, Suite 220	TYLER	TX	75703
R14225	1907 OLD RANCH ROAD 12	FLORES HERMAN R & ADELINA	1907 RANCH ROAD 12	SAN MARCOS	TX	78666
R14226	1900 RR 12	HOLMAN-FARRAR HOLDINGS LLC	7925 S BROADWAY, Suite 220	TYLER	TX	75703
R14222	1904 OLD RANCH RD 12	UC2, LTD	3355 BEE CAVE RD, Suite 700	AUSTIN	TX	78746
R18816	OLD RR 12	HILL COUNTRY LAND RESERVE LLC	1600 WINDSOR RD	AUSTIN	TX	78703
R14245	1921 OLD RANCH ROAD 12	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR, JCK 920	SAN MARCOS	TX	78666
R18816	OLD RR 12	HILL COUNTRY LAND RESERVE LLC	1600 WINDSOR RD	AUSTIN	TX	78703
R14218	1901 RR 12	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS	TX	78666