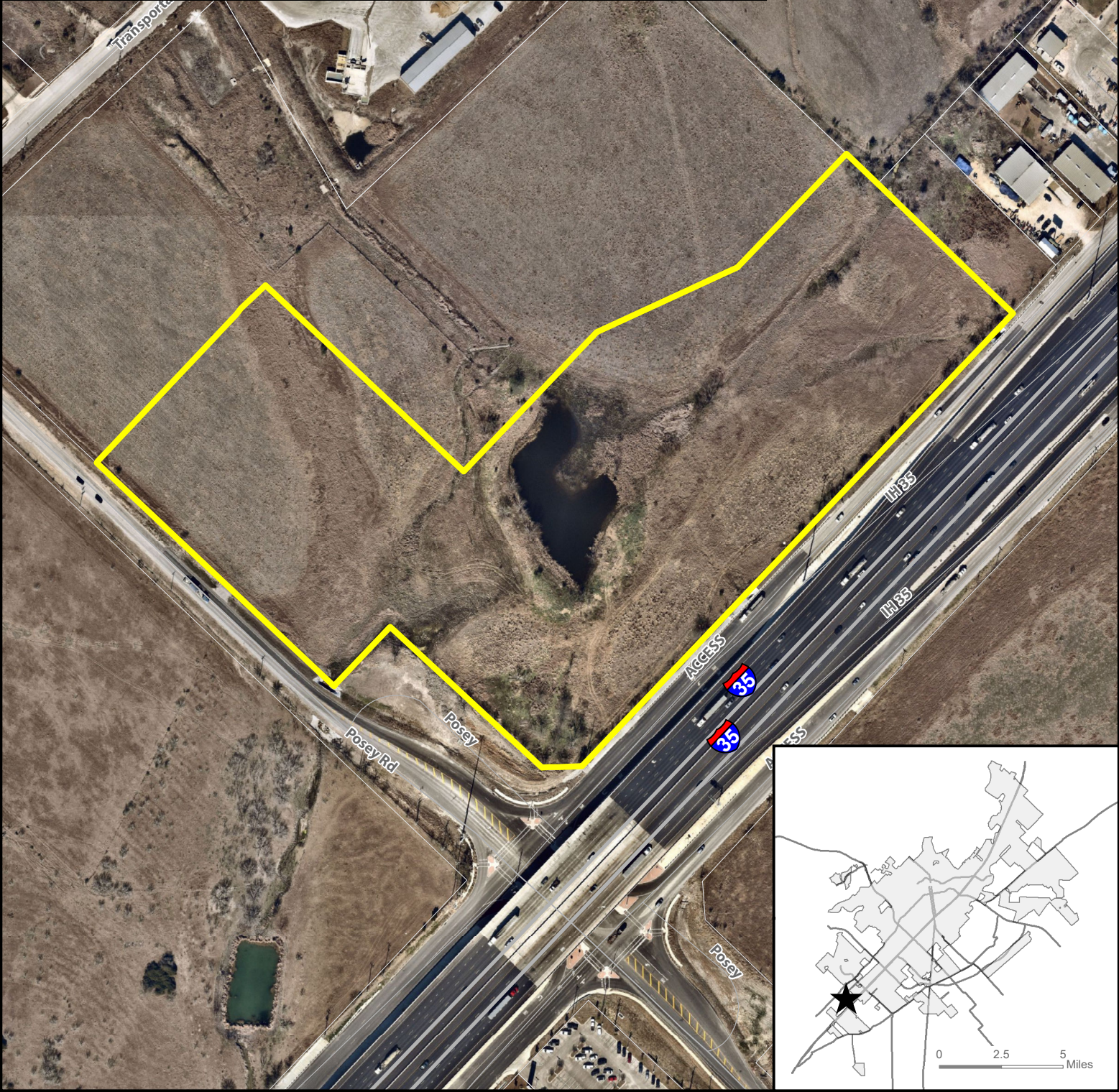
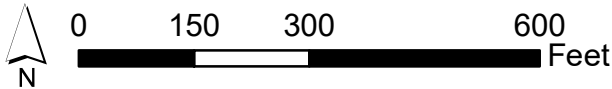


ZC-22-15  
Aerial View  
Posey Road Industrial Ph 2 — Posey Road



- ★ 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: 3/7/2022

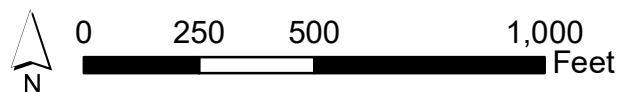


# ZC-22-15 Existing Zoning Posey Rd Industrial Ph 2 HC 4900BLK S IH-35



	Planning Area (PA)		General Commercial (GC)
	Agriculture Ranch District (AR)		Heavy Commercial (HC)
	Future Development (FD)		Light Industrial (LI)

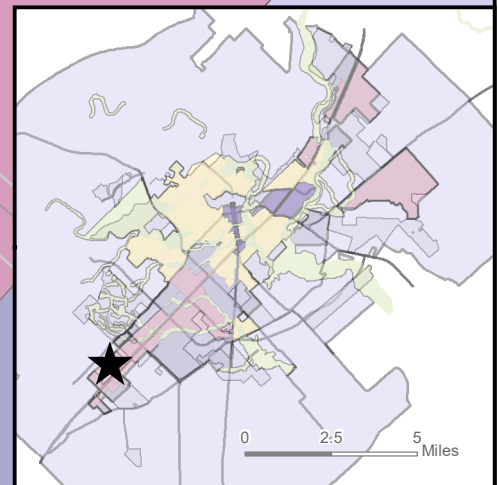
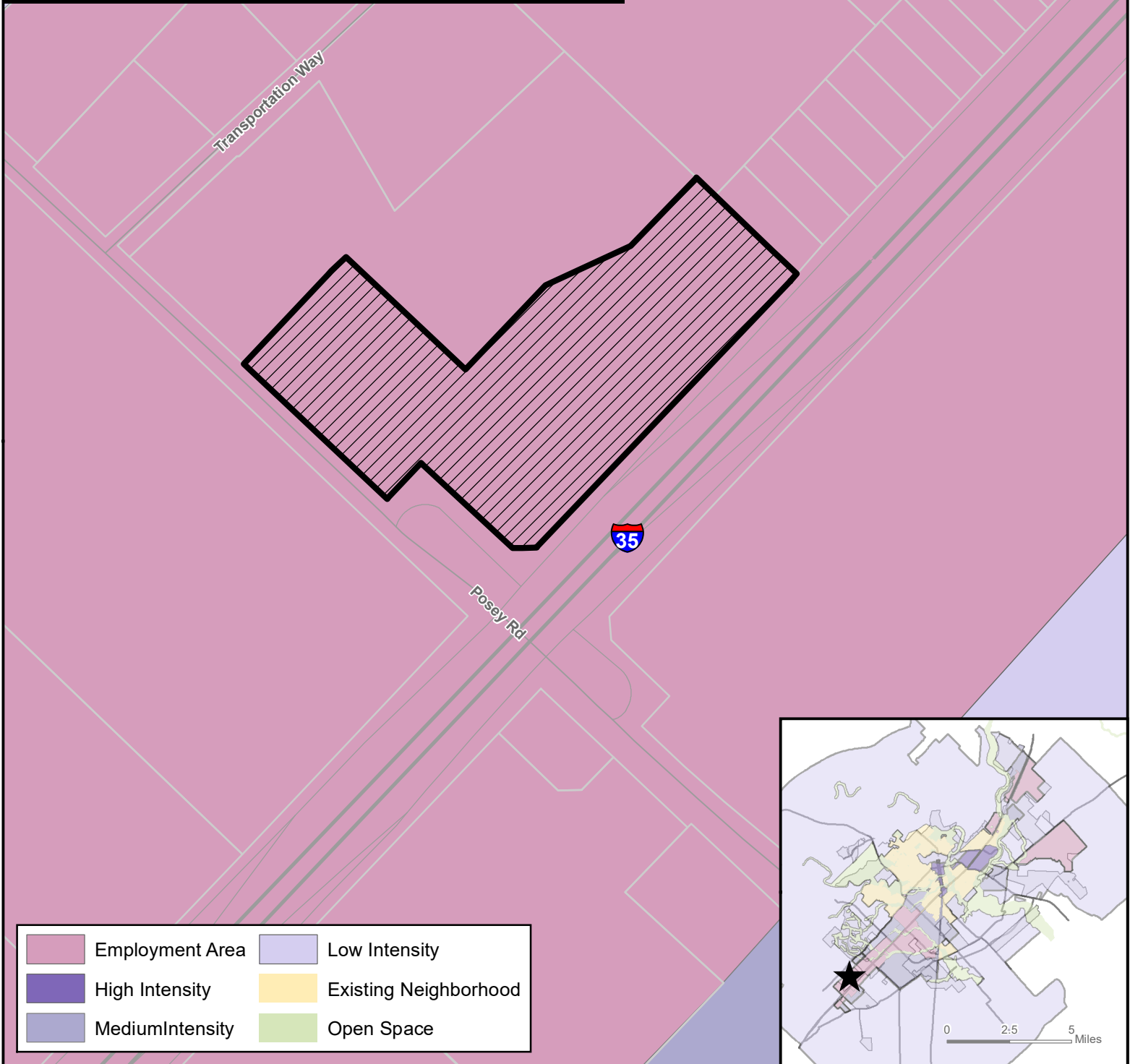
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**







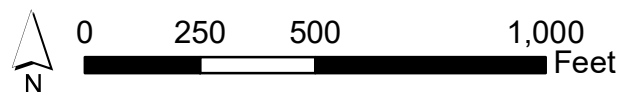
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Map Date: 3/17/2022

# ZC-22-15 Preferred Scenario Posey Industrial Ph 2 HC Transportation Way/ Posey Rd



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



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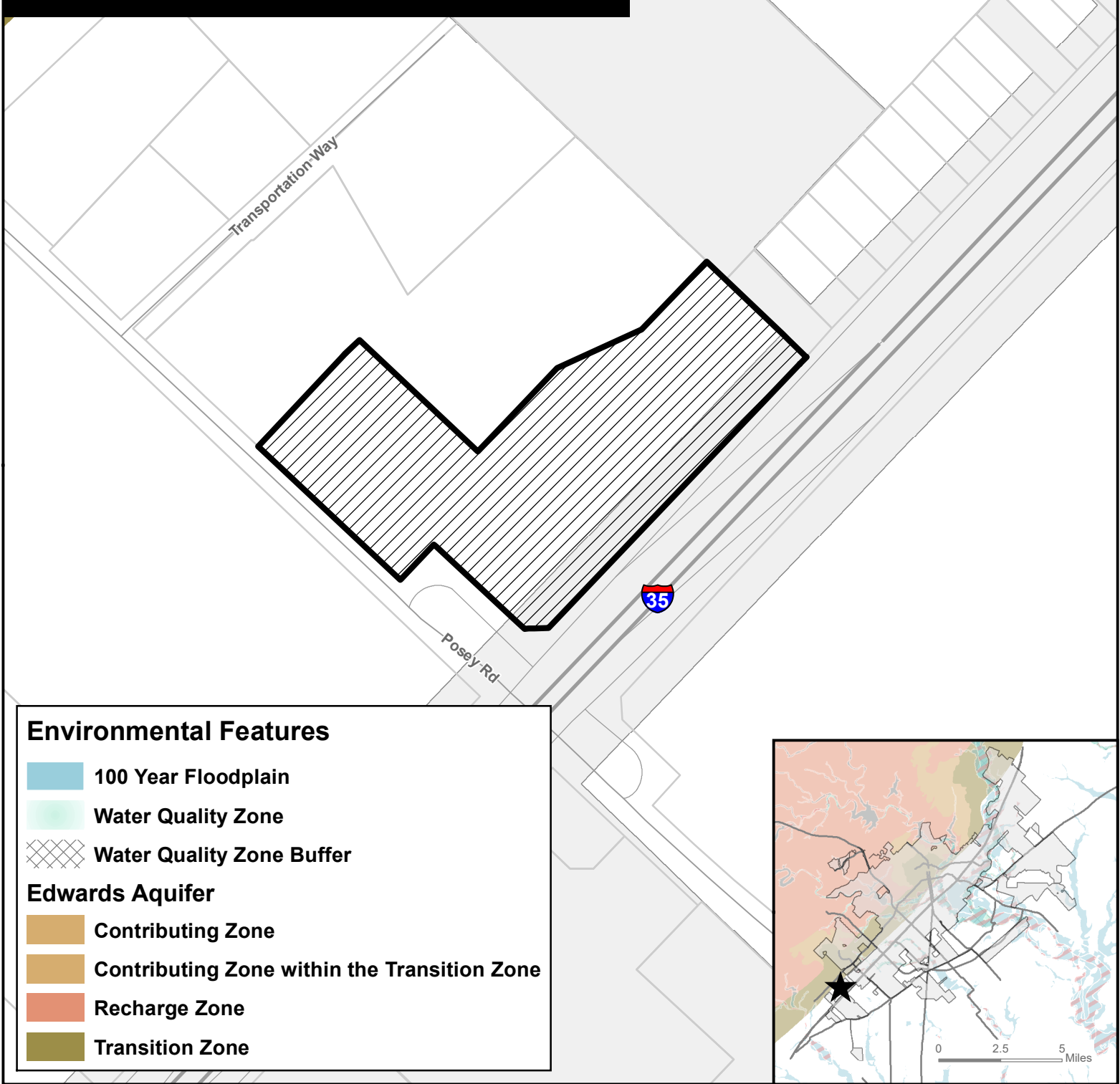
Map Date: 3/17/2022

# ZC-22-15

## Environmental Features

### Posey Rd Industrial Ph 2 HC

### 4900BLK S IH-35



**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

02505001,000

Feet

02.55

Miles

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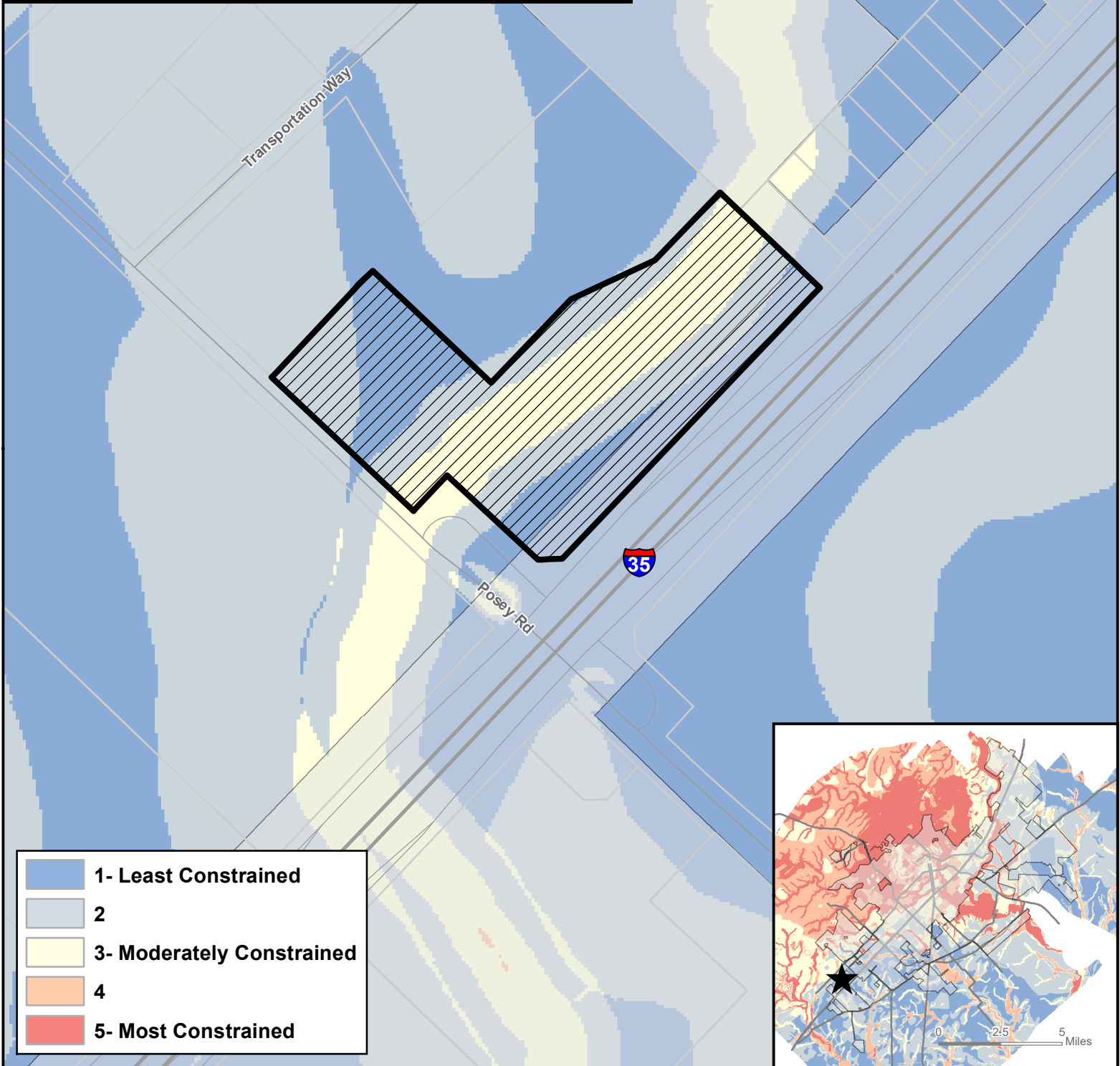
Map Date: 3/17/2022

# ZC-22-15

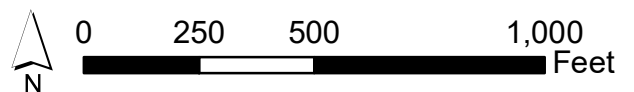
## Land Use Suitability

### Posey Rd Industrial Ph 2 HC

### 4900BLK S IH-35



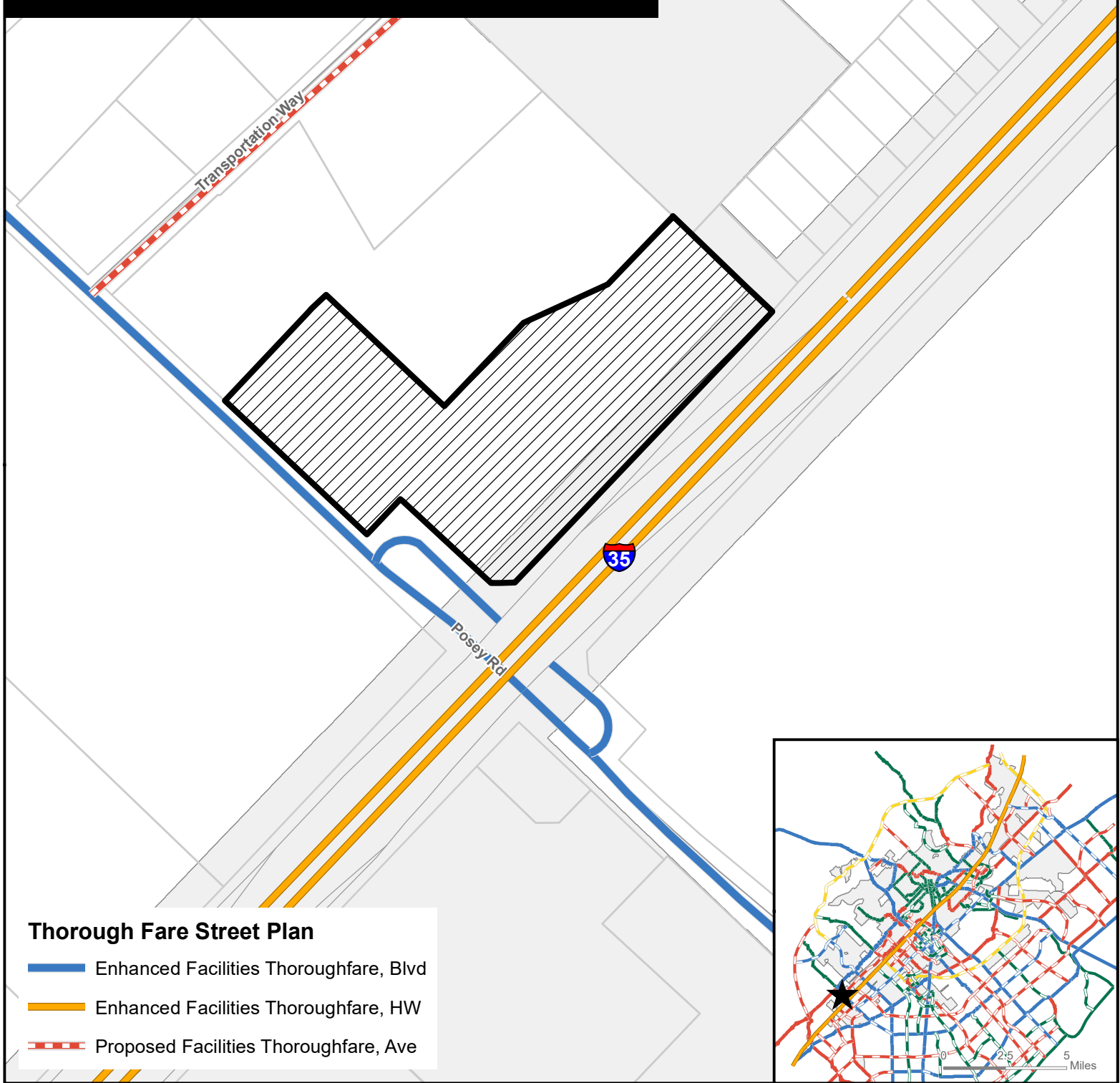
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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Map Date: 3/17/2022

# ZC-22-15 Transportation Master Plan Posey Rd Industrial Ph 2 HC 4900BLK S IH 35

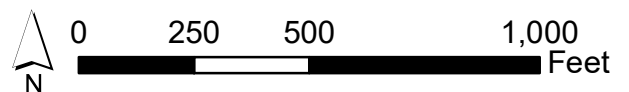


## Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Proposed Facilities Thoroughfare, Ave



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

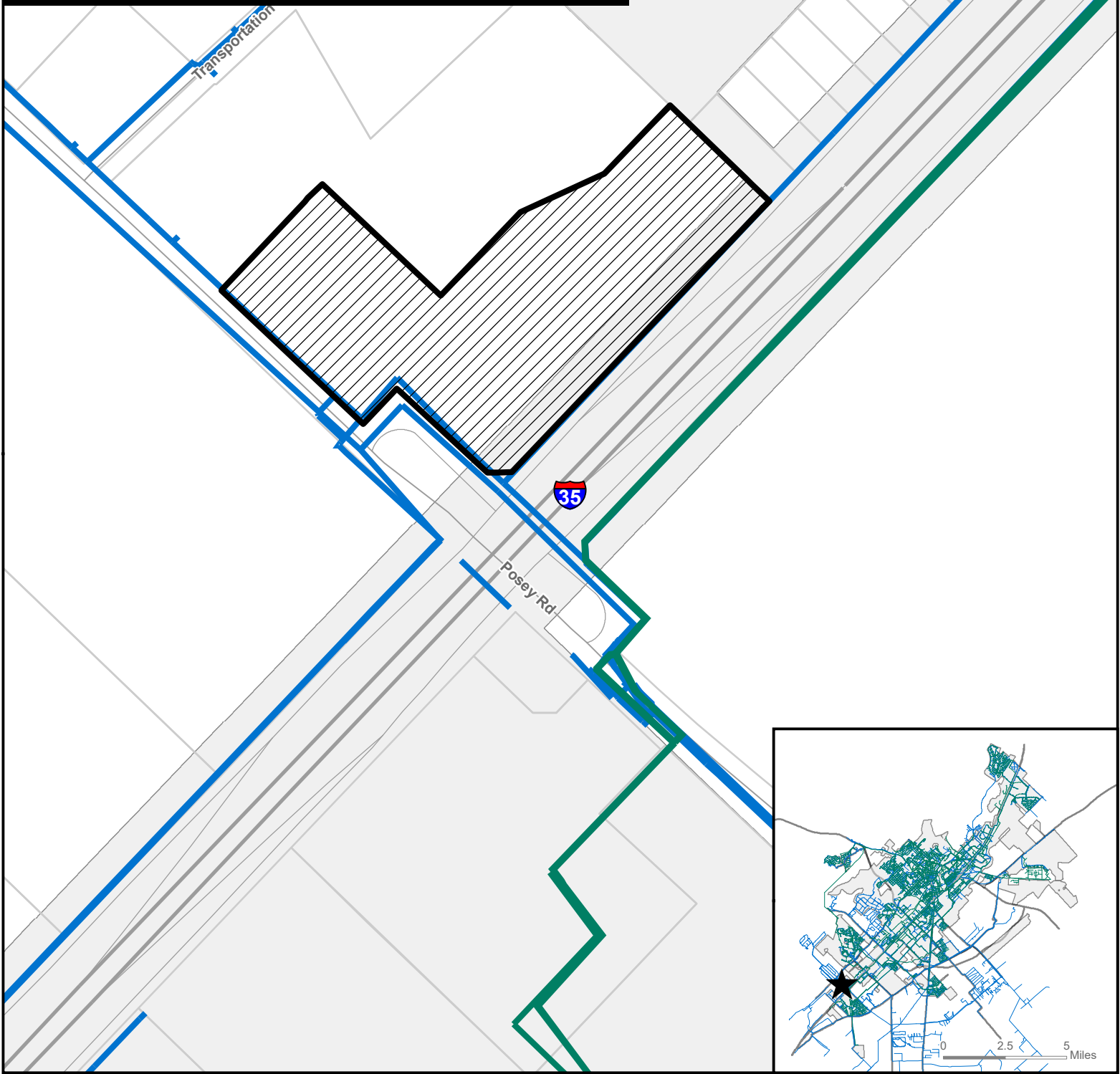


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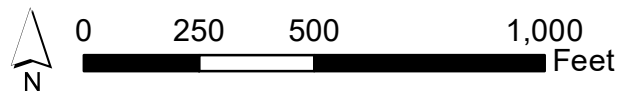
Map Date: 3/17/2022



# ZC-22-15 Water/Wastewater Lines Posey Rd Industrial Ph 2 HC 4900BLK S IH-35



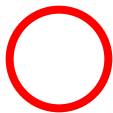
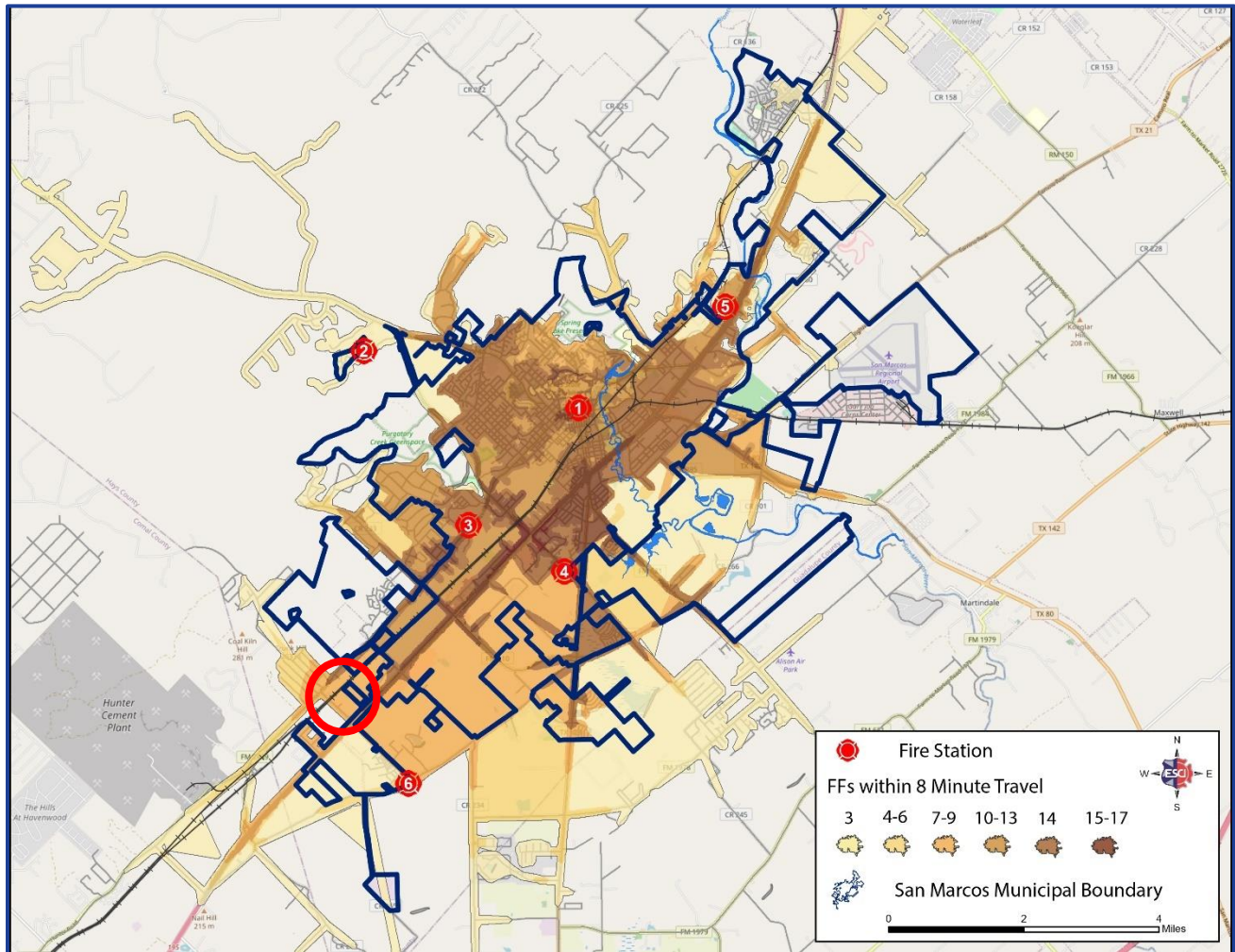
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main



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Map Date: 3/17/2022

**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.***



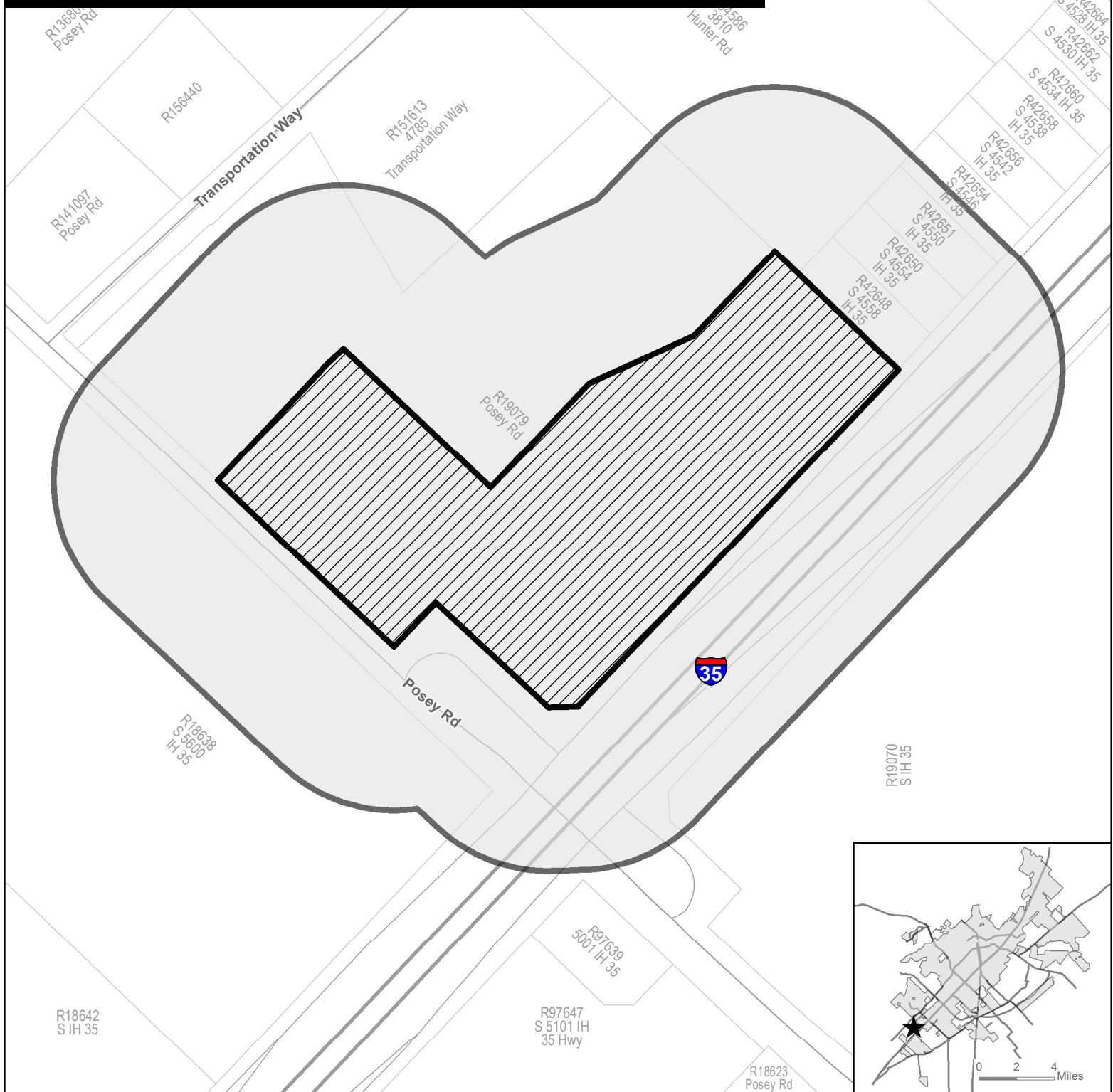
**AN-22-08/ZC-22-15/ZC-22-16 Approximate Location**







# ZC-22-15

## 400' Notification Buffer

### Posey Road Industrial Ph 2 — Posey Rd



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



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Map Date: 3/7/2022

PLANNING AND DEVELOPMENT SERVICES



03/24/2022

ZC-22-15

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development and “AR” Agricultural Ranch to “HC” Heavy Commercial  
4900BLK S IH 35 / Posey Rd Industrial Phase 2 HC**

*ZC-22-15 (4900BLK S IH 35 / Posey Rd Industrial Phase 2 HC) Hold a public hearing and consider a request by KFW Engineers on behalf of Warren Realty Ltd, for a Zoning Change from Future Development (FD) and Agricultural Ranch (AR) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 18.61 acres, more or less, out of the Henry Warnell Survey No. 21, in Hays County, Texas, generally located northwest of the intersection of I-35 South 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, April 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](mailto: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 3, 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**

[citizencomment@sanmarcostx.gov](mailto:citizencomment@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Julia Cleary** at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov). When calling, please refer to case number **ZC-22-15**.

*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](mailto: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
R42653	S IH 35, , TX	440 LIGHT COMPANY	701 W ELMS RD , STE 320	KILLEEN	TX	76542-3096
R42648	S IH 35, , TX	ALLEN LEMUEL B JR & KELLY	PO BOX 49	LULING	TX	78648-0049
R42651	4550 S IH 35, SAN MARCOS, TX 78666	AUVENSHINE FAMILY TRUST	C/O KATHRYN LIMERICK, TRUSTEE, 508 SAGINAW CT	ALLEN	TX	75013-8521
R42650	S IH 35, , TX	BURTTSCHELL DARYL M B	Attn: HEATHER, 2301 WILLOW ARBOR	SAN MARCOS	TX	78666-4928
R18638	202 POSEY RD, SAN MARCOS, TX 78666	GILBERT, BOBBIE POLLARD	15 TIMBERCREST	SAN MARCOS	TX	78666
R156540	N IH 35 & POSEY RD, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST , STE 300	SAN MARCOS	TX	78666-5534
R88603	CR 235/POSEY RD, SAN MARCOS, TX 78666 (roadway easement)	HAYS COUNTY OF	AUDITORS OFFICE, 712 S STAGECOACH TRAIL	SAN MARCOS	TX	78666-5396
R15729	S IH35, SAN MARCOS, TX 78666	HORTON JOHN COLEMAN IV 2012 TRUST, HORTON JOHN COLEMAN II & HORTON NANCY MCCRAY CO-TRUSTEES	903 NUECES	AUSTIN	TX	78701
R151613	4785 TRANSPORTATION WAY, SAN MARCOS, TX 78666	INGRAM READYMIX # 13 LLC	3580 FM 482	NEW BRAUNFELS	TX	78132-5012
R19079	IH 35 S, SAN MARCOS, TX 78666	WARREN REALTY LTD	Attn: BLAIR WARREN, 1910 CENTER POINT RD	SAN MARCOS	TX	78666-9443
		BOBBIE GARZA-HERNANDEZ	122 RIVIERA ST	SAN MARCOS	TX	78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS	TX	78666
		STELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS	TX	78666