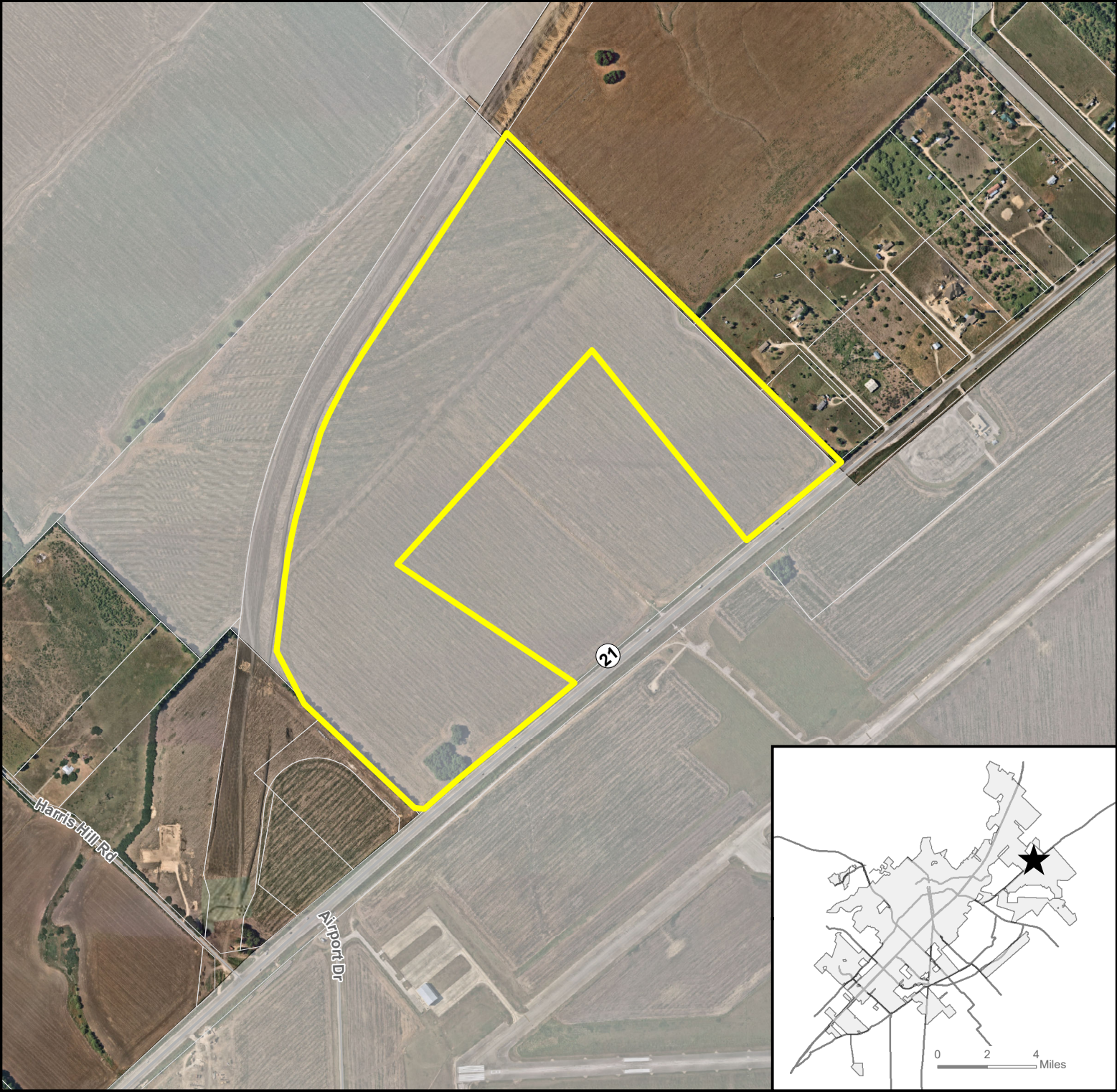
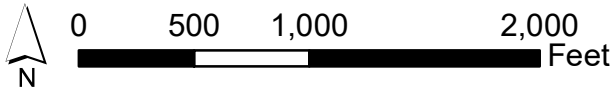


ZC-22-33
Aerial View
Spooner (P to LI) — 4100BLK HWY 21



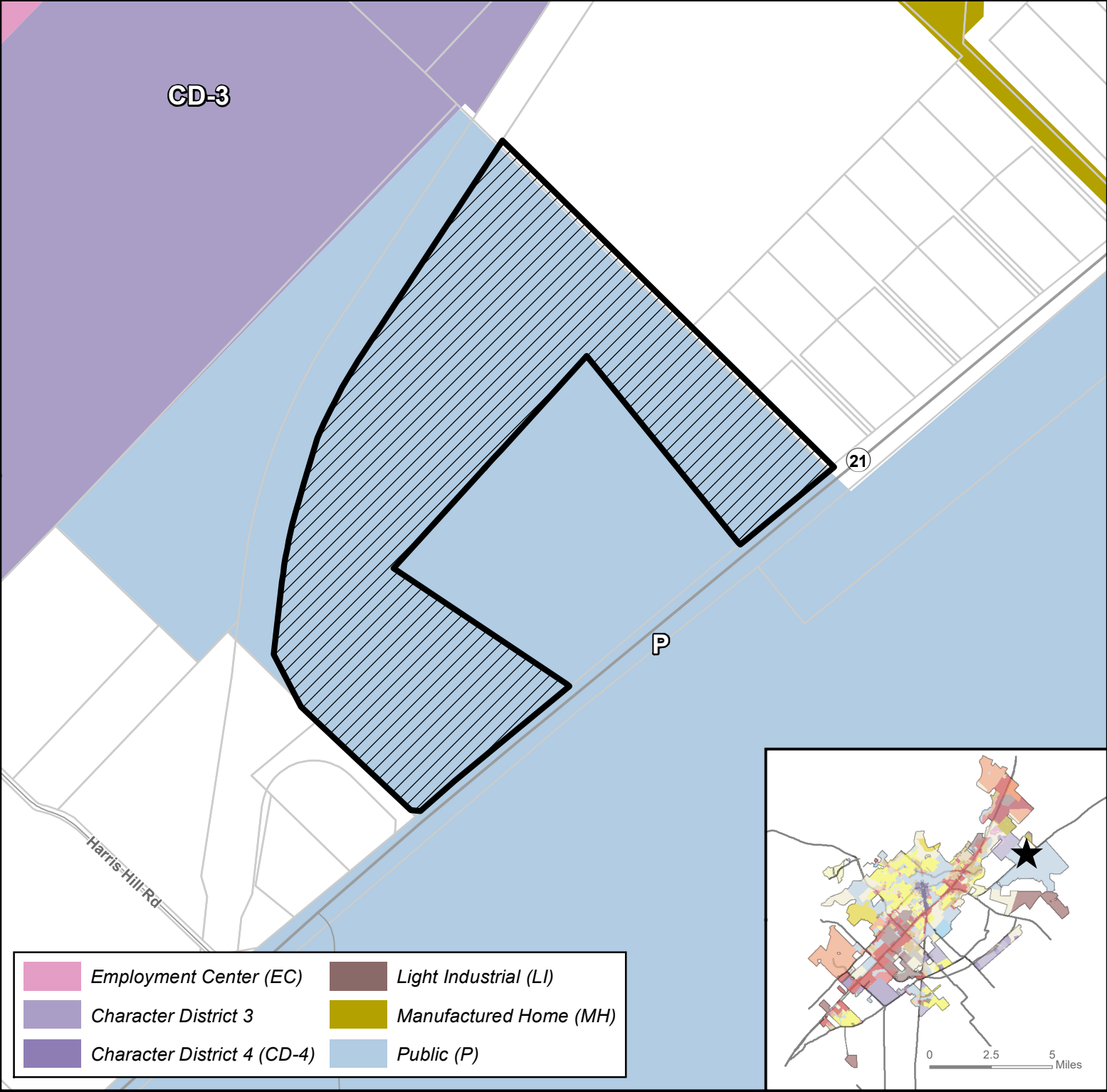
- ★ Site Location
- Subject Property
- Parcel
- City Limit



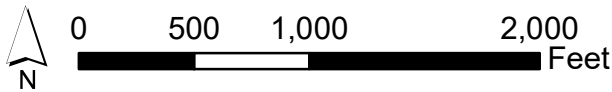
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/15/2022

ZC-22-33 Existing Zoning Spooner (P to LI) — 4100BLK HWY 21



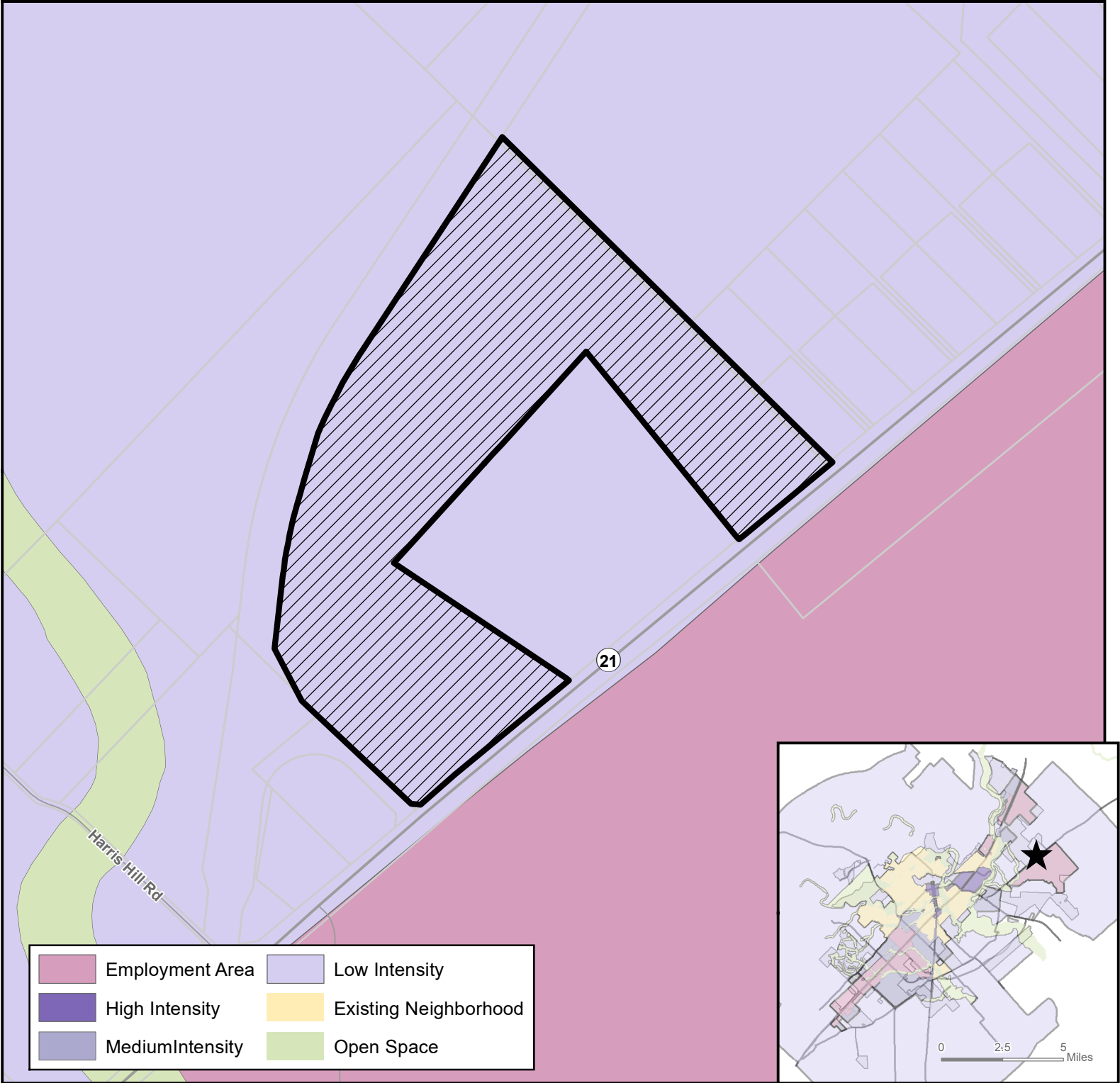
- ★ Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 8/15/2022

ZC-22-33 Preferred Scenario Spooner (P to LI) — 4100BLK HWY 21



★ Site Location

Subject Property

Parcels

City Limit

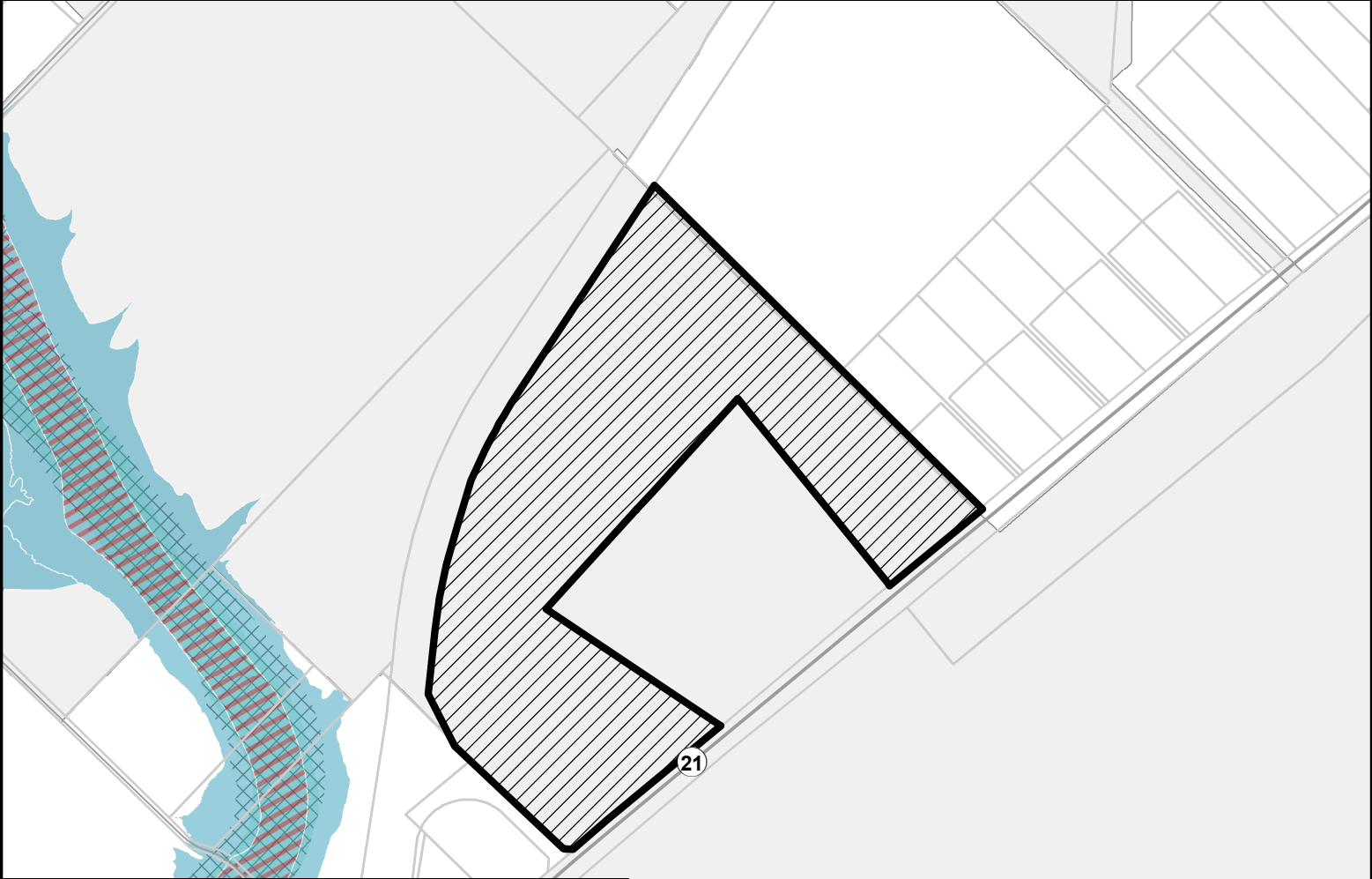
N

0 500 1,000 2,000 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.

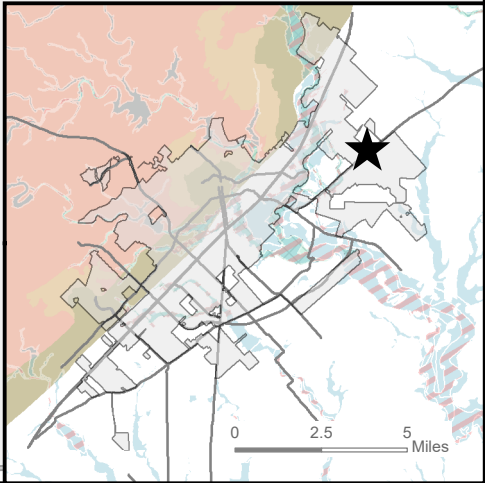
Map Date: 8/15/2022

ZC-22-33 Environmental Features Spooner (P to LI) — 4100BLK HWY 21



Environmental Features
 Floodway
 100 Year Floodplain
 Water Quality Zone
 Water Quality Zone Buffer

Edwards Aquifer
 Contributing Zone
 Contributing Zone within the Transition Zone
 Recharge Zone
 Transition Zone

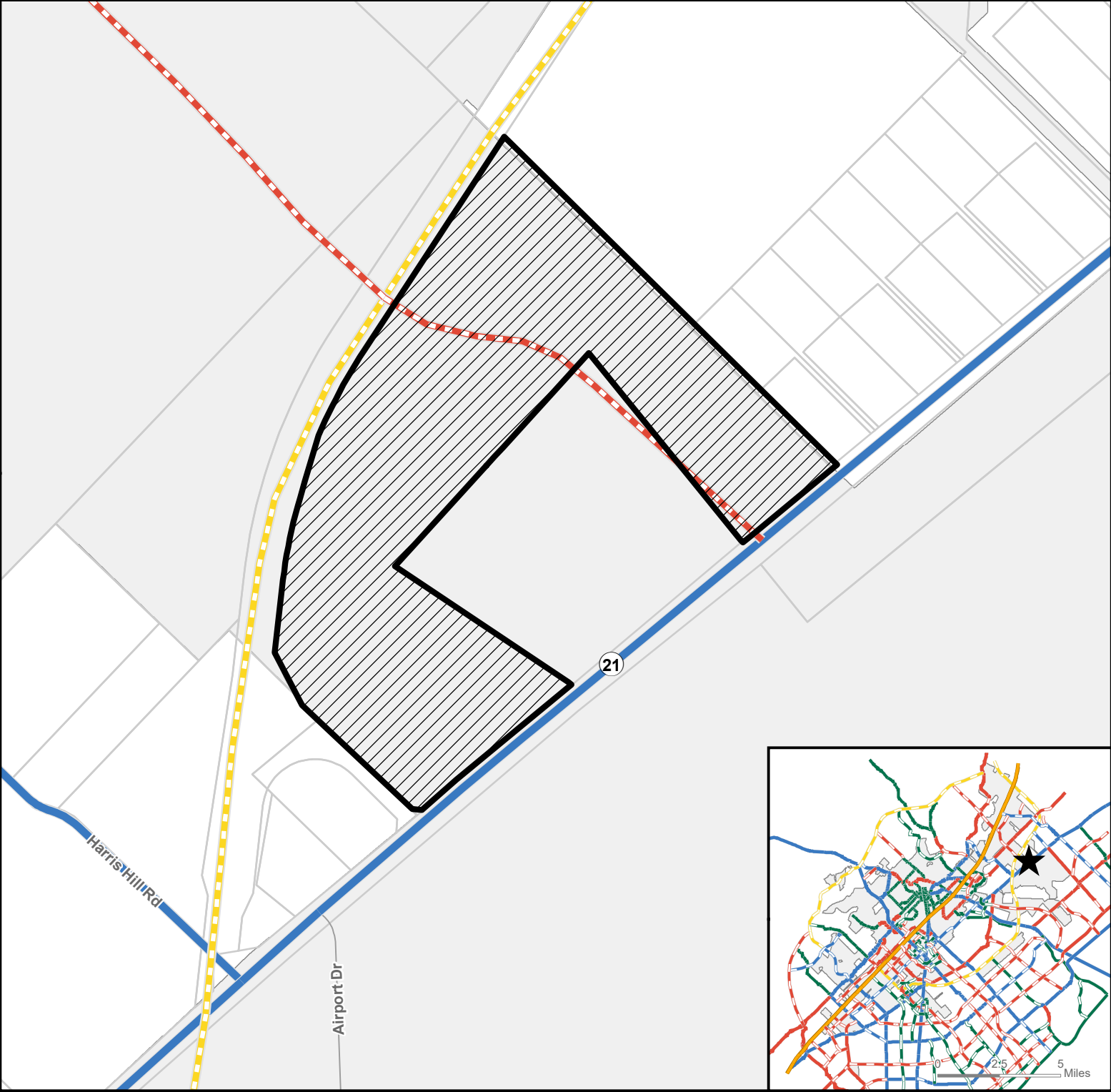


Site Location
 Subject Property
 Parcels
 City Limit

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: 8/15/2022

ZC-22-33 Transportation Master Plan Spooner (P to LI) — 4100BLK HWY 21



★

Site Location

Subject Property

Parcels

City Limit

Thorough Fare Street Plan

Enhanced Facilities Thoroughfare, Ave
Enhanced Facilities Thoroughfare, Blvd
Proposed Facilities Thoroughfare, Ave
Proposed Facilities Thoroughfare, Pkwy

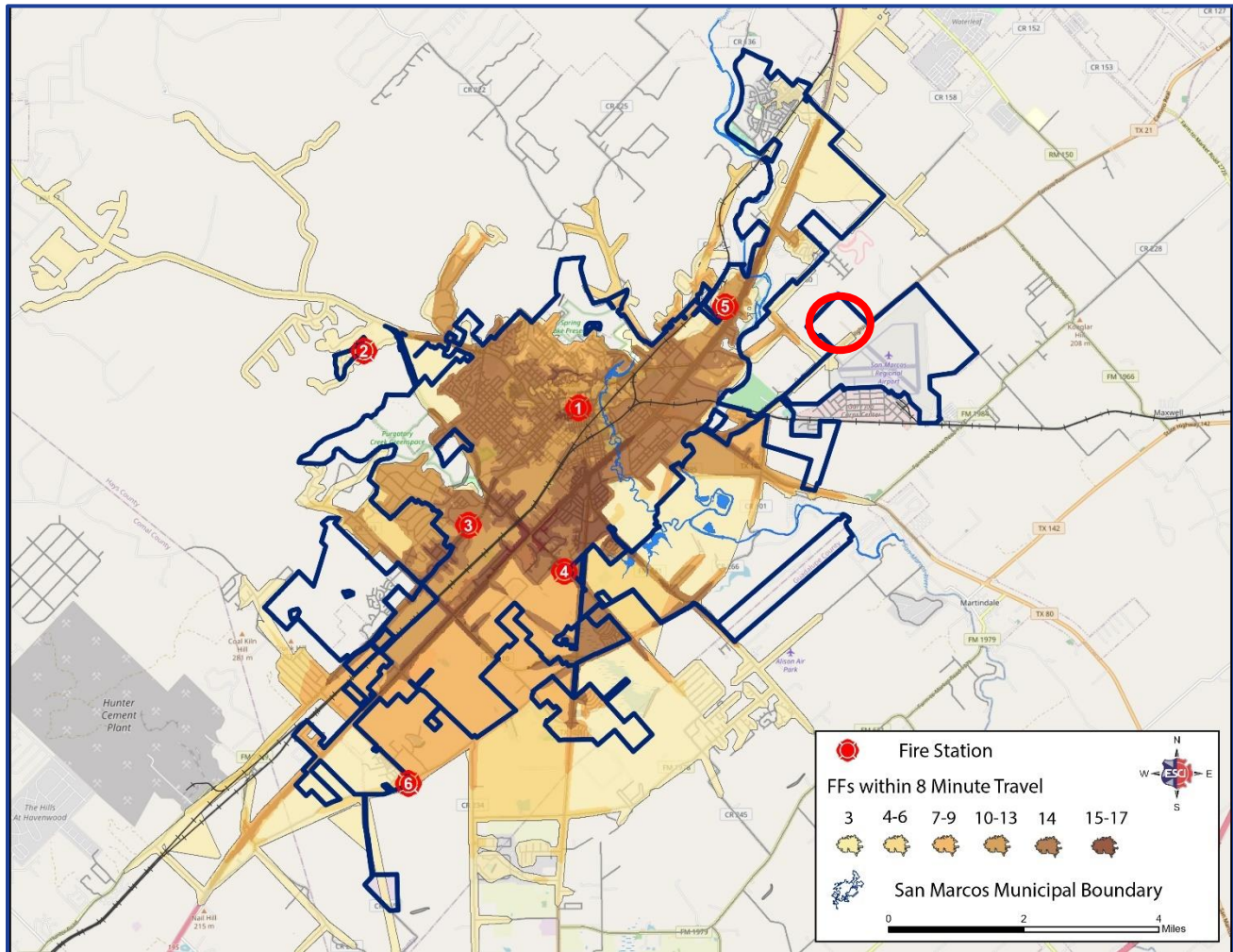
0 500 1,000 2,000 Feet

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: 8/15/2022

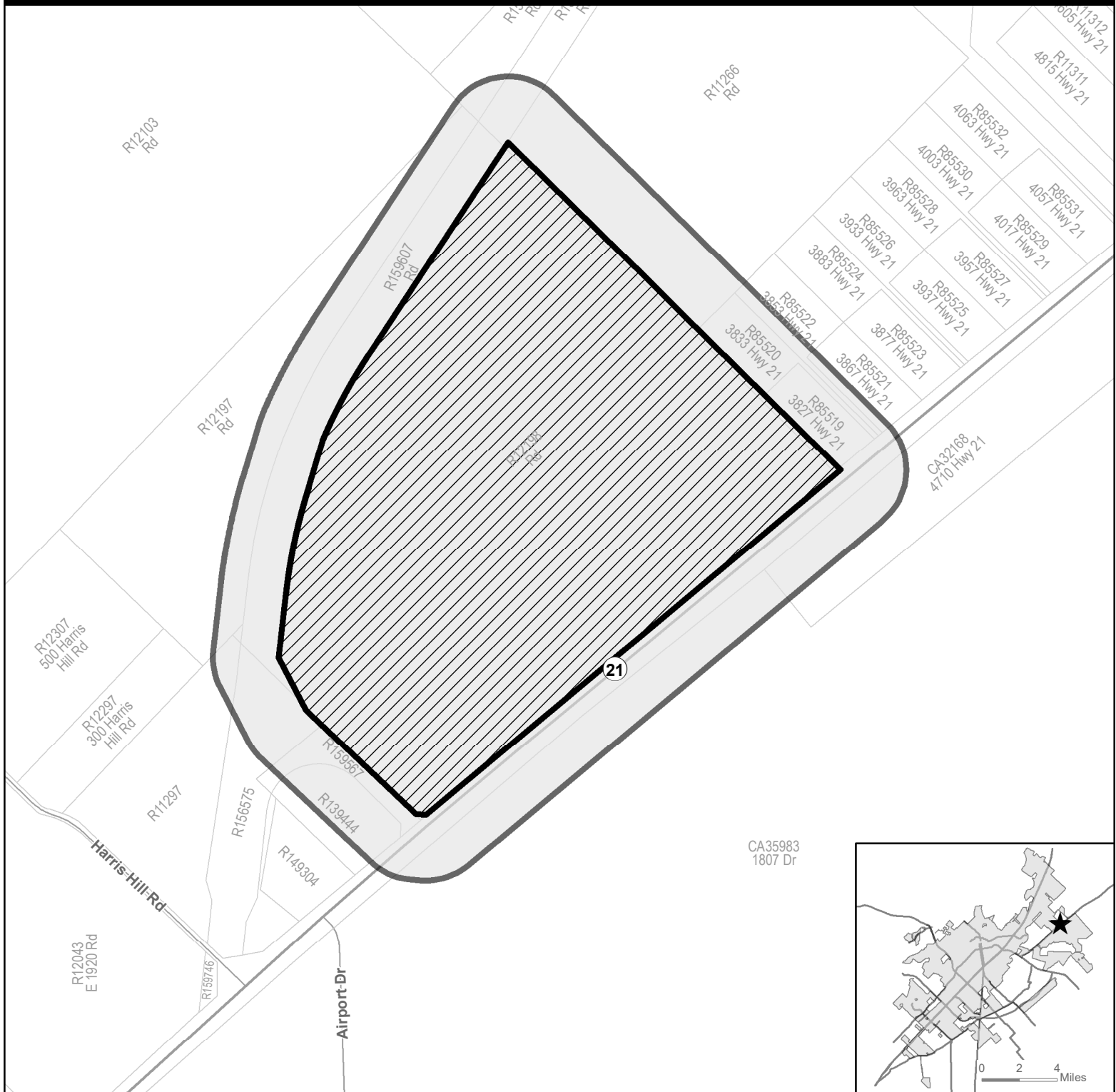
Document Path: G:\Planning Current\8/2022 Staff Reports\ZC\ZC-22-33 Spooner (P to LI)\GIS\ZC-22-33 TMP.mxd

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-22-33 APPROXIMATE LOCATION

ZC-22-33
400' Notification Buffer
Spooner (P to LI) — 4100BLK HWY 21



Site Location



Subject Property



400' Buffer

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.

Map Date: 7/19/2022



08/02/2022

ZC-22-33

**Notice of Public Hearing
Zoning Change Request
“P” ZONING DISTRICT to “LI” ZONING DISTRICT
4100 Block of Hwy 21**

ZC-22-33 (4100 Block of Hwy 21) Hold a public hearing and consider a request by Roe Pitstick, on behalf of James C Spooner, for a Zoning Change from Public and Institutional (P) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 169 acres out of the Juan Martin Veramendi Survey, Abstract No. 17, and the Thomas G. McGehee Survey, Abstract No. 11, located west of SH 21 approximately 1,400 feet north of Harris Hill Road. (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, August 23, 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, September 20, 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, **Amanda Hernandez**, at **512.393.8237** or **ahernandez@sanmarcostx.gov**. When calling, please refer to case number **ZC-22-33**.

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
Enclosure: Map (See Reverse)

Prop ID	Site Address	Owner	Owner Mailing Address	Address Line 2	Address Line 3	City, State, Zip
R85519	3827 SH 21	GARZA JAMES MARTINEZ (VLB)	3523 HIGHWAY 21			SAN MARCOS, TX 78666-8837
R85521	3867 SH 21	STALLINGS RUSSELL P ESTATE	% RAY PATRICK STALLINGS IND EXE	9701 AIRPARK DR		GRANBURY, TX 76049
R85522	3853 SH 21	CAMARILLO ISABEL G & MANUEL M	3853 HIGHWAY 21			SAN MARCOS, TX 78666-8838
R85520	3833 SH 21	MENDOZA DAVID & SONIA G	P O BOX 1248			CARRIZO SPRINGS, TX 78834-7248
R11297		VCD CENTURION TRUST & REZ CENTURION TRUST	9811 S IH 35	BUILDING 3, STE 100		AUSTIN, TX 78744
R12362	SH 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R11288	HWY 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R12362	SH 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R11288	HWY 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R12362	SH 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R139444	HARRIS HILL RD	BARWE 21 LLC	5902 MOUNTAIN VILLA DR			AUSTIN, TX 78731
R159561	HARRIS HILL RD	HAYS COUNTY	111 E SAN ANTONIO ST	STE 202		SAN MARCOS, TX 78666
R156575	HARRIS HILL RD	HAYS COUNTY	111 E SAN ANTONIO ST	STE 202		SAN MARCOS, TX 78666
R11266		WEATHERFORD LAURA ELIZABETH & HOPSON WILLIAM &	HOPSON JAMES ROSS & HOPSON KENNETH MOORE &	HOPSON JOHN WILBUR JR & COLE CAROL SUE HOPSON	421 W SAN ANTONIO ST., APT D3	SAN MARCOS, TX 78666-5565
R11288	HWY 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R12198	HARRIS HILL RD	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R12362	SH 21	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R151666	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST	STE 101		SAN MARCOS, TX 78666
R159607	FM 110	HAYS COUNTY	111 E SAN ANTONIO ST	STE 202		SAN MARCOS, TX 78666
R12197	HARRIS HILL RD	SPOONER JOHN H ETAL	C/O JAMES C SPOONER	324 43RD ST		DES MOINES, IA 50312-2532
R151669	FM 110	WEATHERFORD LAURA ELIZABETH & HOPSON WILLIAM &	HOPSON JAMES ROSS & HOPSON KENNETH MOORE &	HOPSON JOHN WILBUR JR & COLE CAROL SUE HOPSON	421 W SAN ANTONIO ST., APT D3	SAN MARCOS, TX 78666-5565
R12103	HARRIS HILL RD	NICOLAI REUBEN REVOCABLE TRUST	4800 S 33RD ST			LA CROSSE, WI 54601
R35983	1807 AIRPORT DR	SAN MARCOS CITY OF		630 E HOPKINS ST		SAN MARCOS , TX 78666-6314
R32168	4400 CAMINO REAL	SAN MARCOS CITY OF		630 E HOPKINS ST		SAN MARCOS , TX 78666-6314