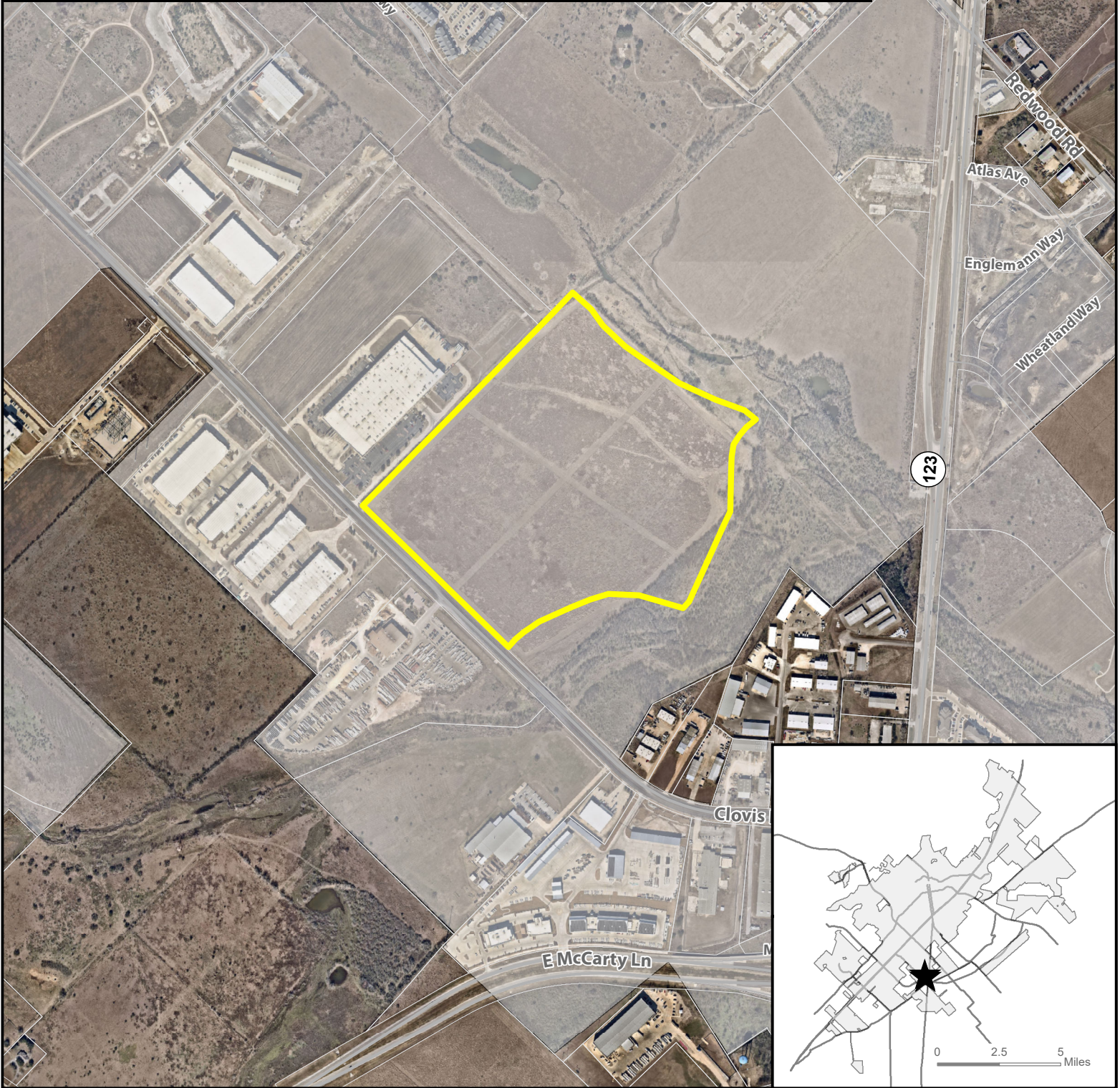
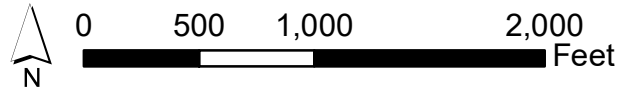


ZC-22-11 Aerial View Clovis Barker FD to LI — 1800Blk Clovis Barker



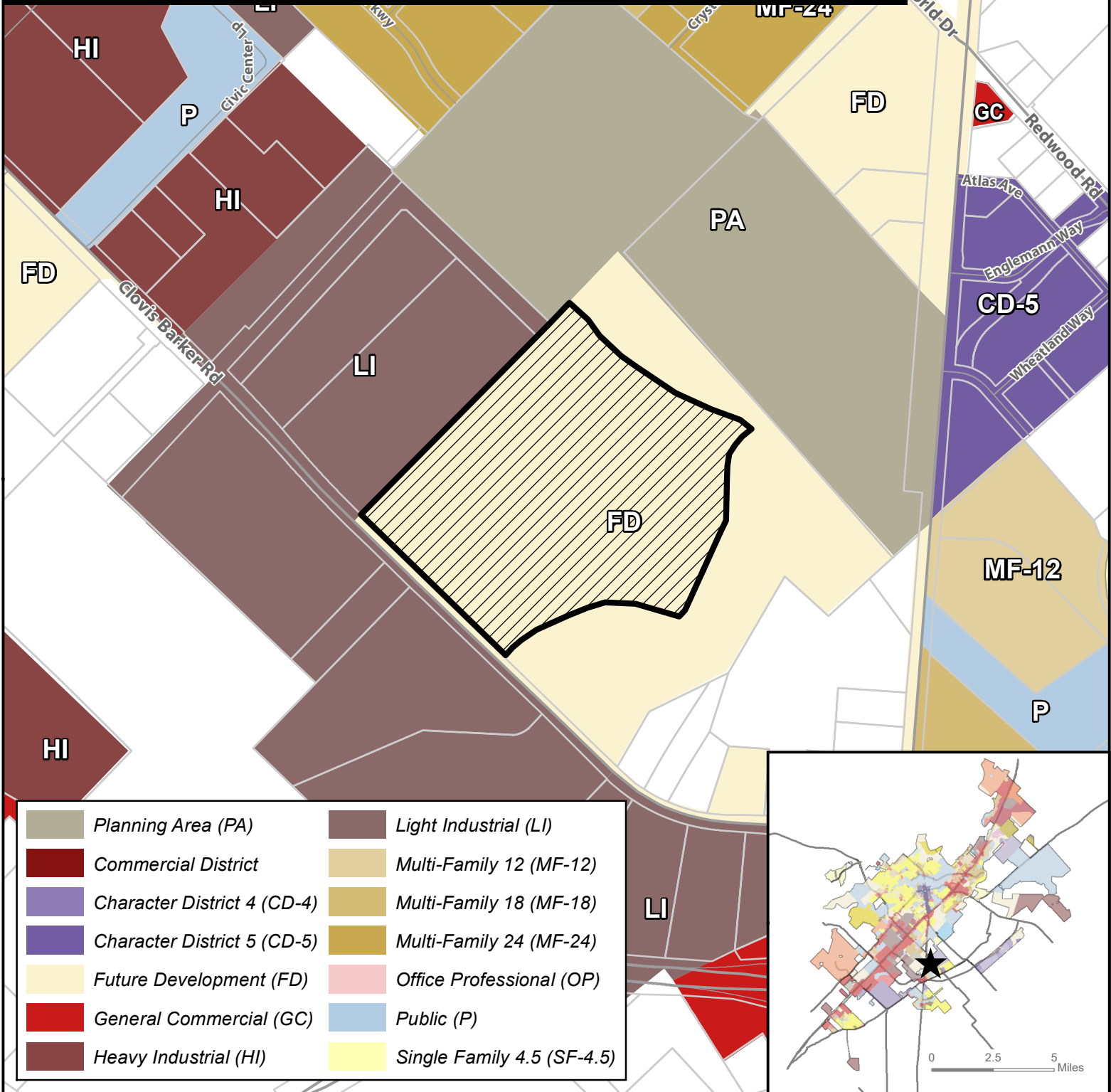
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 3/21/2022

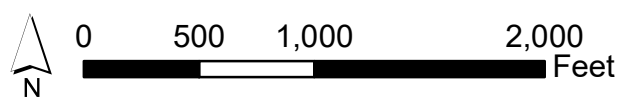
ZC-22-11 Existing Zoning Clovis Barker FD to LI — 1800Blk Clovis Barker Rd



	Planning Area (PA)		Light Industrial (LI)
	Commercial District		Multi-Family 12 (MF-12)
	Character District 4 (CD-4)		Multi-Family 18 (MF-18)
	Character District 5 (CD-5)		Multi-Family 24 (MF-24)
	Future Development (FD)		Office Professional (OP)
	General Commercial (GC)		Public (P)
	Heavy Industrial (HI)		Single Family 4.5 (SF-4.5)



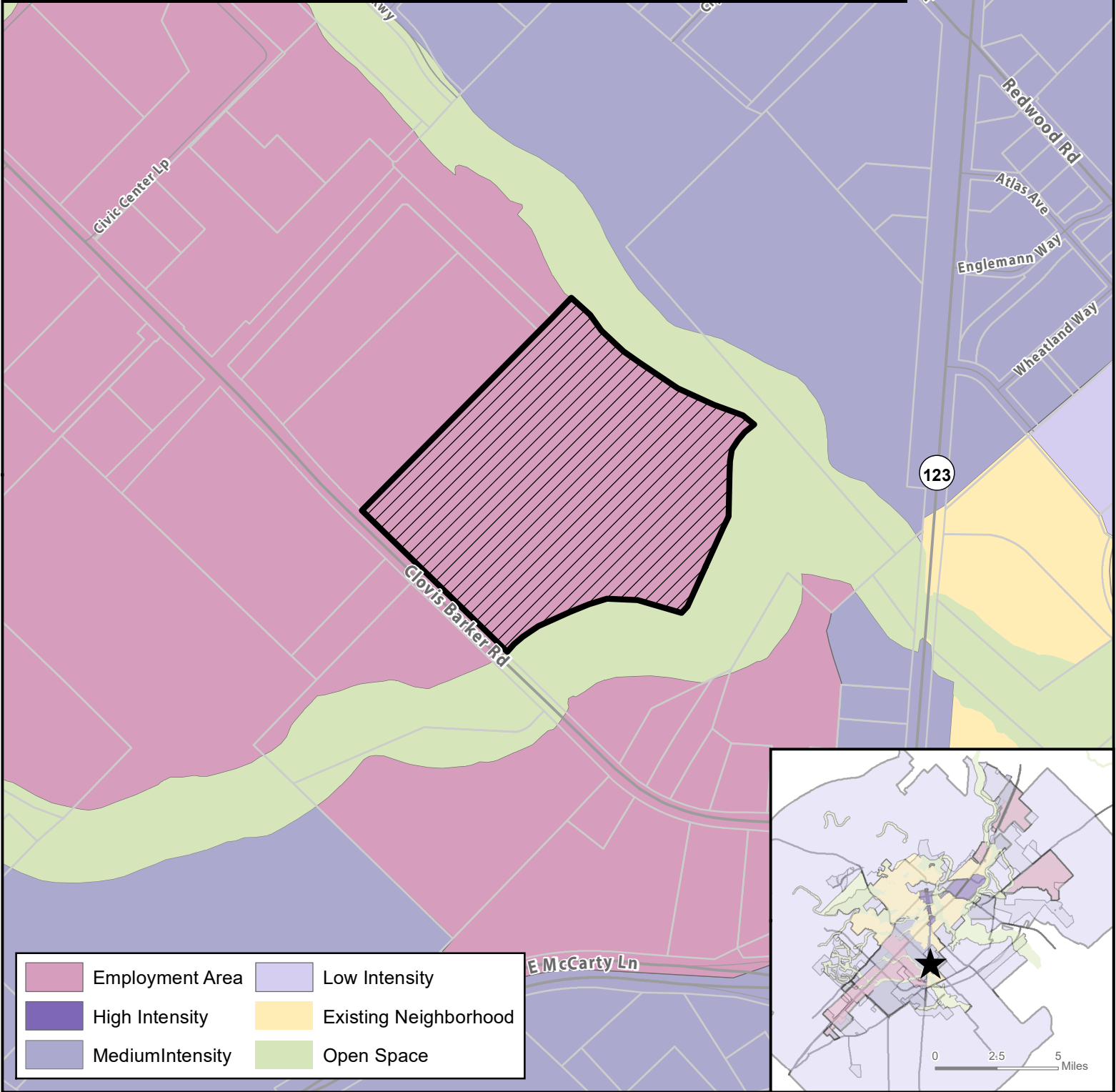
- Site Location**
- Subject Property**
- Parcels**
- City Limit**













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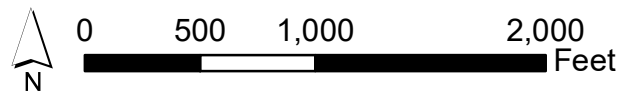
Map Date: 3/24/2022

ZC-22-11 Preferred Scenario Clovis Barker FD to LI — 1800Blk Clovis Barker Rd



	Employment Area		Low Intensity
	High Intensity		Existing Neighborhood
	Medium Intensity		Open Space

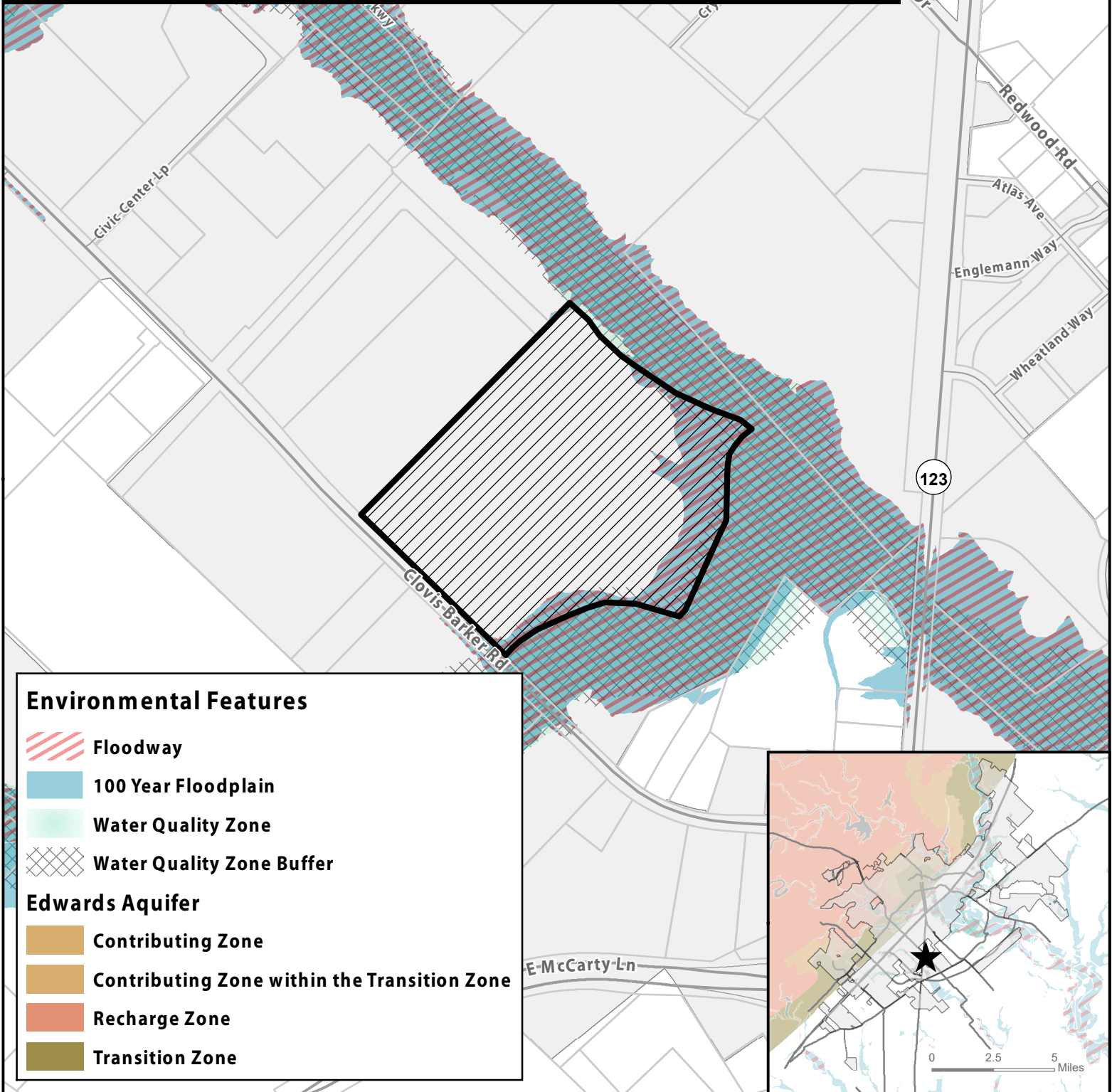
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**







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Map Date: 3/24/2022





ZC-22-11 Environmental Features Clovis Barker FD to LI — 1800Blk Clovis Barker Rd

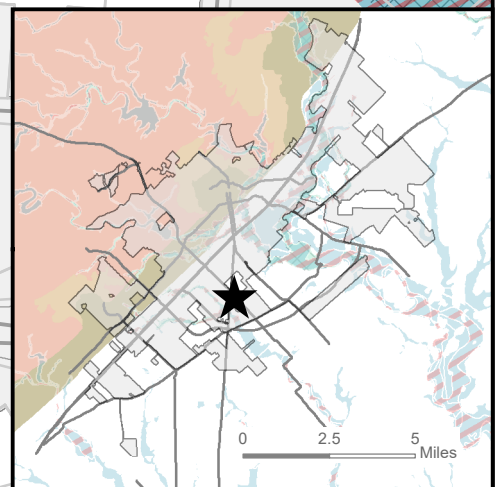






Environmental Features

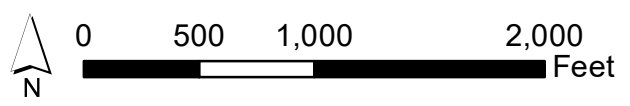
-  Floodway
-  100 Year Floodplain
-  Water Quality Zone
-  Water Quality Zone Buffer

Edwards Aquifer

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



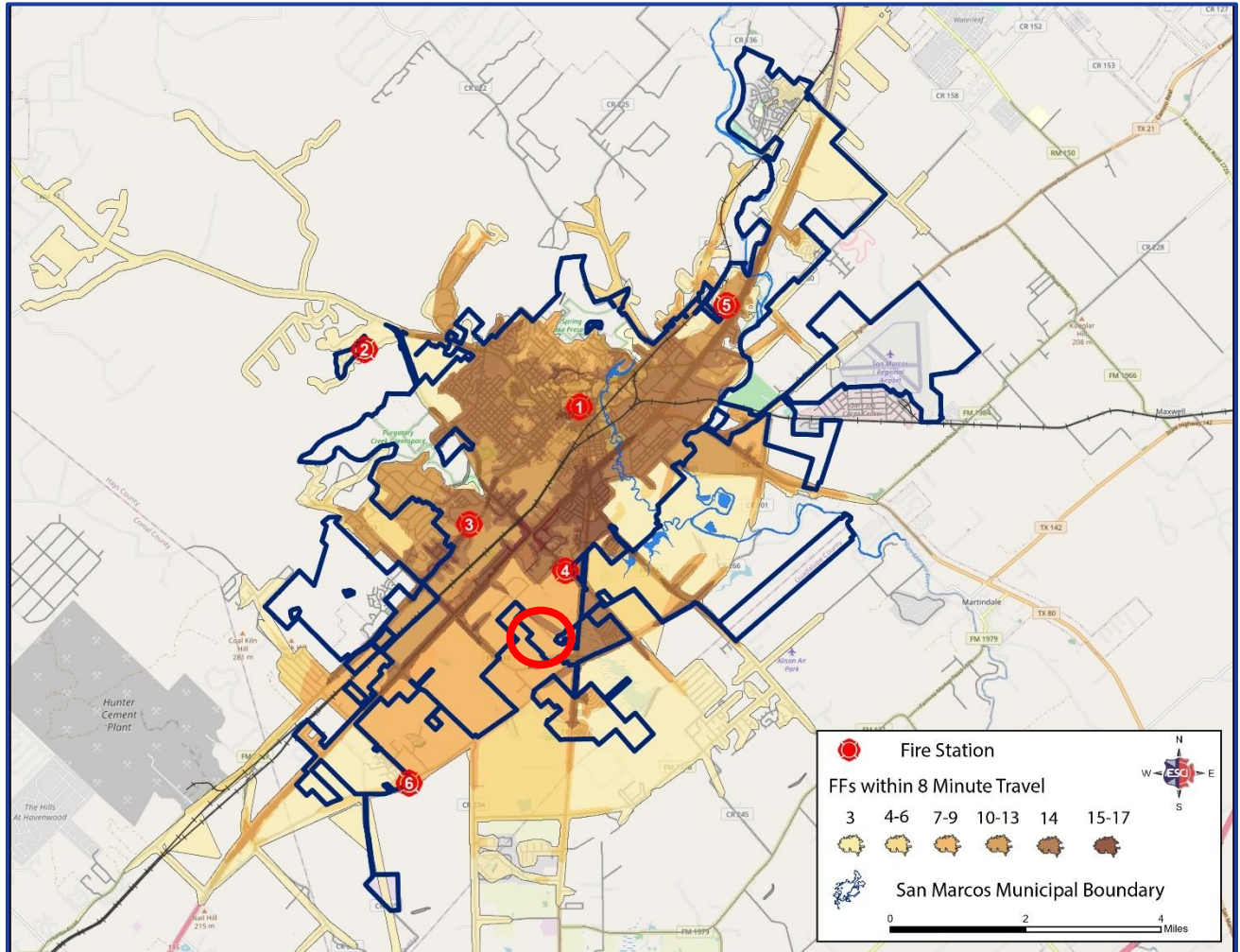
-  Site Location
-  Subject Property
-  Parcels
-  City Limit



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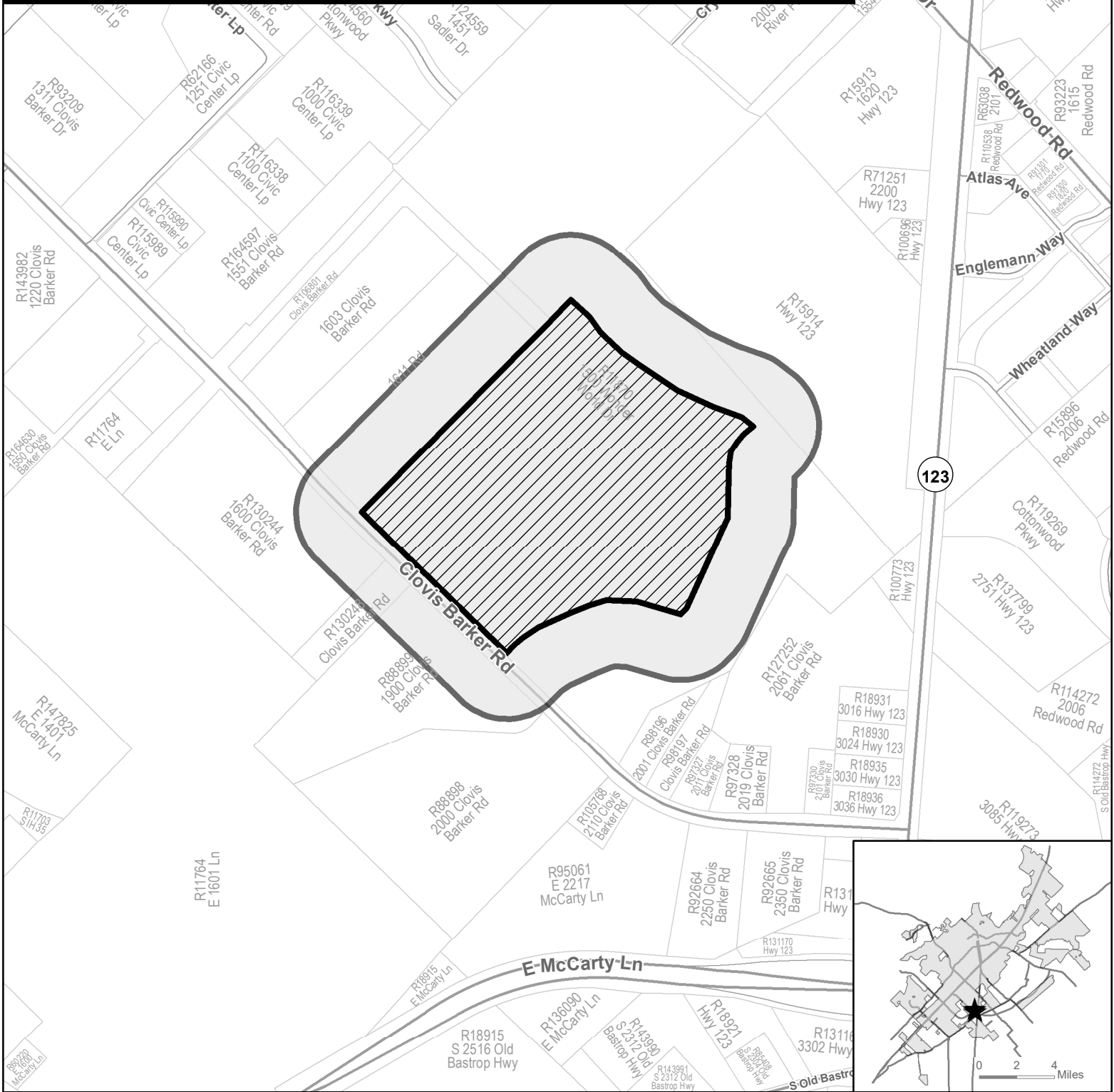
Map Date: 3/24/2022





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.

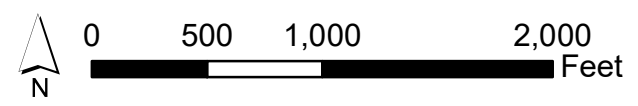


 **ZC-22-11 APPROXIMATE LOCATION**

ZC-22-11 400' Notification Buffer Clovis Barker FD to LI — 1800Blk Clovis Barker Rd



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



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Map Date: 3/21/2022

PLANNING AND DEVELOPMENT SERVICES



3/25/2022

ZC-22-11

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development ZONING DISTRICT to “LI” Light Industrial ZONING DISTRICT
1800 Blk of Clovis Barker Rd /Clovis Barker Industrial**

ZC-22-11 (1800 blk of Clovis Barker Rd / Clovis Barker Industrial) Hold a public hearing and consider a request by Pam Madere, Jackson Walker, LLP, on behalf of Reid McCoy, McCoy Family Partnership One, for a Zoning Change from Future Development (FD) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 64.78 acres out of the C Wickson Survey, Abstract No. 474 and Barnett O Kane Survey, Abstract No. 281, located at 1800 block of Clovis Barker Rd. (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, 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 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 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-22-11**.

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	City	State	Zip
R11870	CLOVIS BARKER RD	MCCOY FAMILY PARTNERSHIP ONE	P O BOX 1028	SAN MARCOS	TX	78667
R15914	SH 123	MCCOY FAMILY PARTNERSHIP TWO	P O BOX 1028	SAN MARCOS	TX	78667
R100646	1500-1600 CLOVIS BARKER RD	GENLYTE THOMAS GROUP LLC	1611 CLOVIS BARKER RD	SAN MARCOS	TX	78666
R15912	CLOVIS BARKER RD	MCCOY FAMILY PARTNERSHIP ONE	P O BOX 1028	SAN MARCOS	TX	78667
R18937	CLOVIS BARKER RD	MCCOY FAMILY PARTNERSHIP ONE	P O BOX 1028	SAN MARCOS	TX	78667
R88899	1900 CLOVIS BARKER RD	PAVESTONE COMPANY	5 CONCOURSE PKWY #1900	ATLANTA	GA	30328
R130248	CLOVIS BARKER RD	PAVESTONE LLC	5 CONCOURSE PKWY #1900	ATLANTA	GA	30328
R106801		SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS	TX	78666
R11871	WONDER WORLD DR	CCMCCOY LLC	8608 CALERA DR	AUSTIN	TX	78735
R11872	1562 WONDER WORLD DR	MCCOY FAMILY PARTNERSHIP ONE	P O BOX 1028	SAN MARCOS	TX	78667
R130244	1600 CLOVIS BARKER RD, STE #209,209,309,311,401	CLOVIS BARKER BUSINESS PARK LP	223 HULL RD	SUGAR LAND	TX	77498