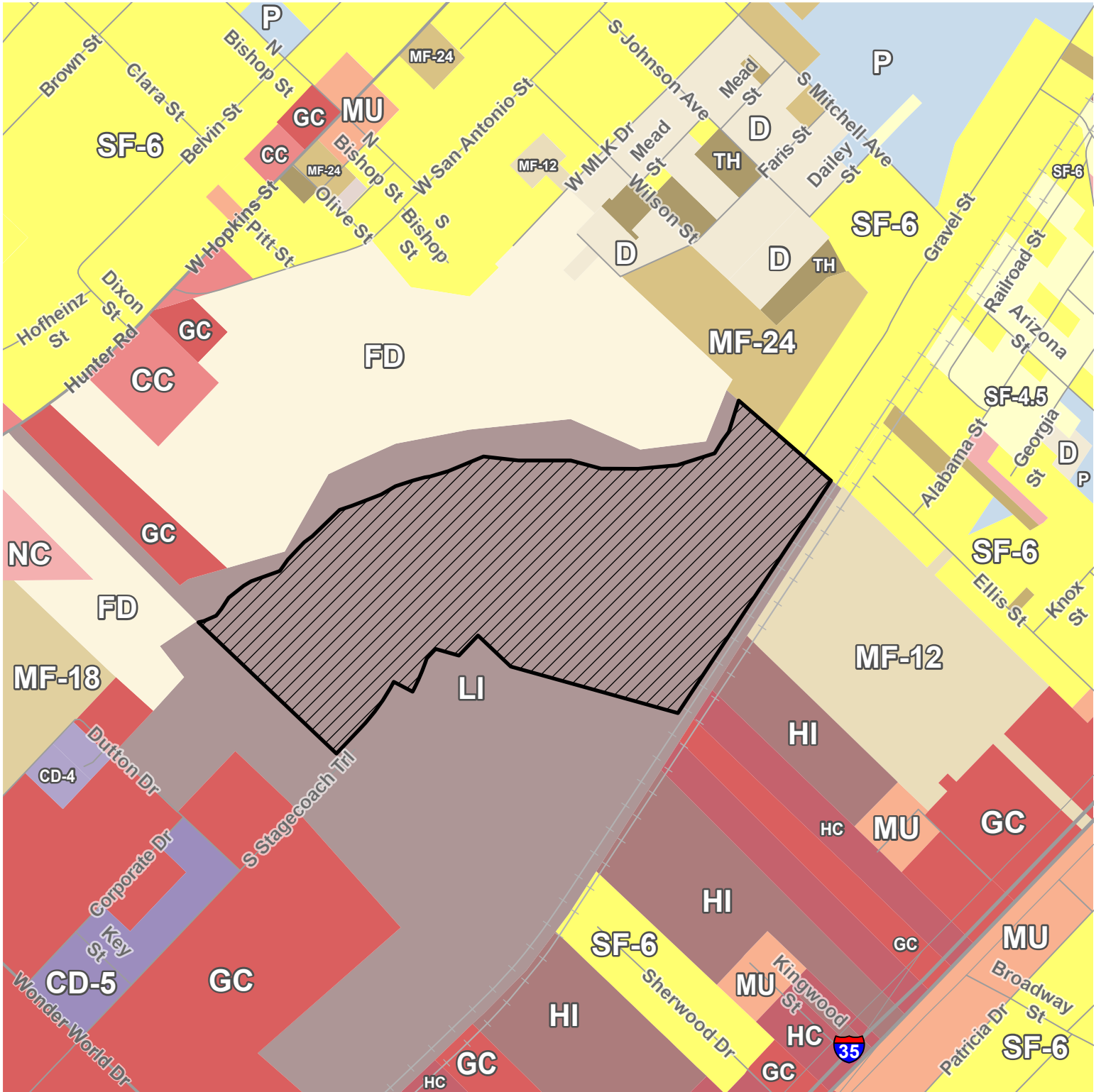























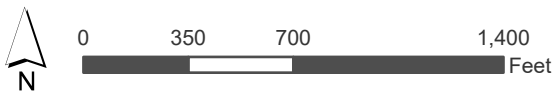
South End S Stagecoach Trail CD-4 800BLK S Stagecoach Trail

ZC-24-10

Zoning



-  Subject Property
-  CC
-  CD-4
-  CD-5
-  D
-  DR
-  FD
-  GC
-  HC
-  HI
-  LI
-  MF-12
-  MF-18
-  MF-24
-  MR
-  MU
-  NC
-  P
-  SF-4.5
-  SF-6
-  TH



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Date: 10/9/2024

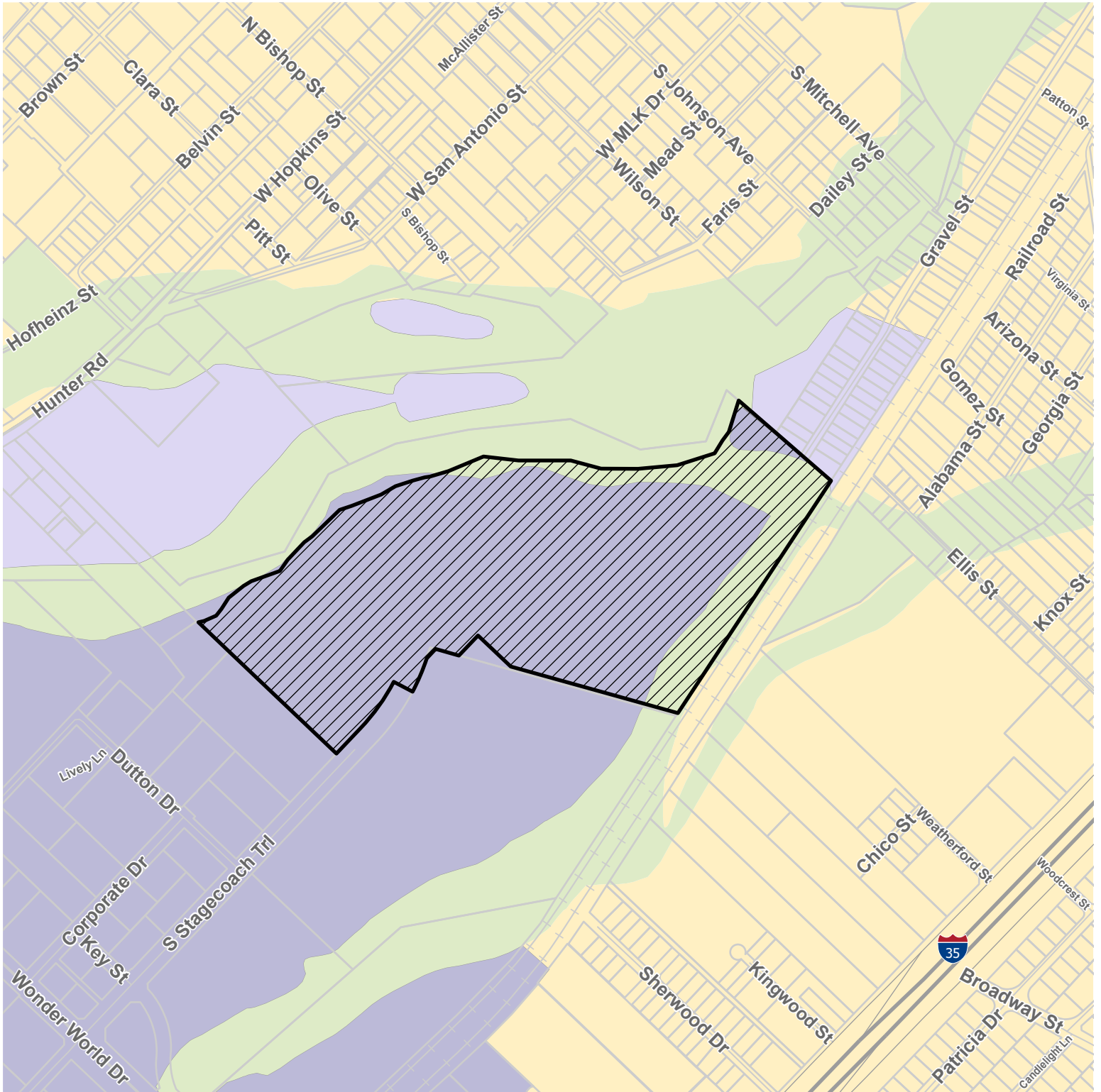
SAN MARCOS Planning and Development Services





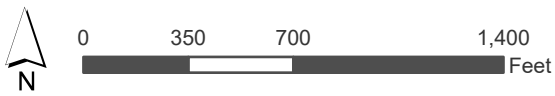
**South End S Stagecoach Trail CD-4
800BLK S Stagecoach Trail**

**Preferred Scenario
(Ord.2018-03)**

ZC-24-10



-  Subject Property
-  Parcels
-  Medium Intensity
-  Low Intensity
-  Existing Neighborhood
-  Open Space



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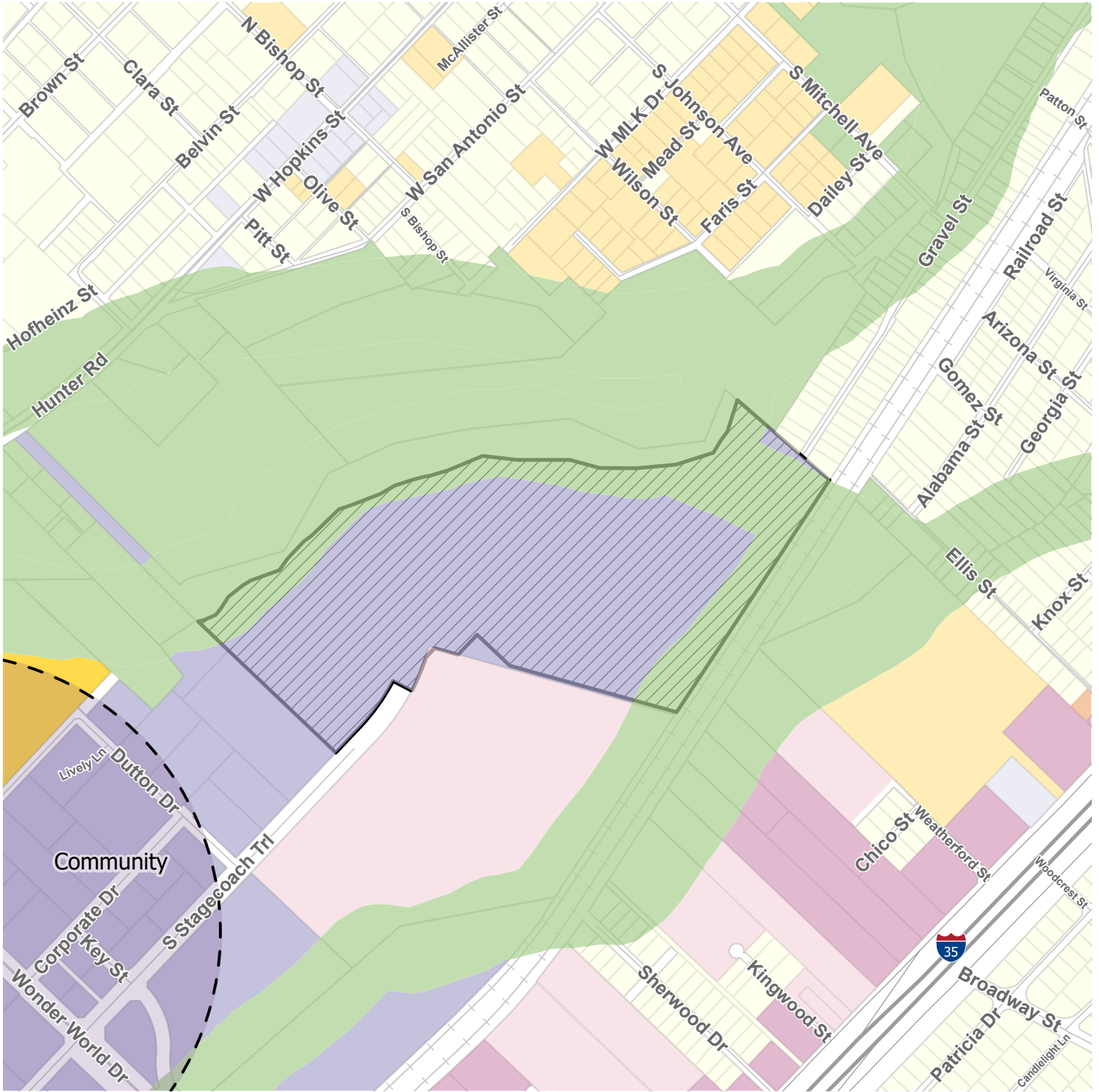
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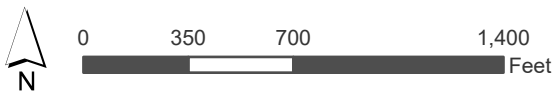
South End S Stagecoach Trail CD-4 800BLK S Stagecoach Trail

Preferred Scenario (Vision SMTX)

ZC-24-10



- Preferred Scenario Centers (FinalDraft)
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Neighborhood Transition
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Low and Areas of Stability, Conservation/Cluster
- Subject Property
- Parcels



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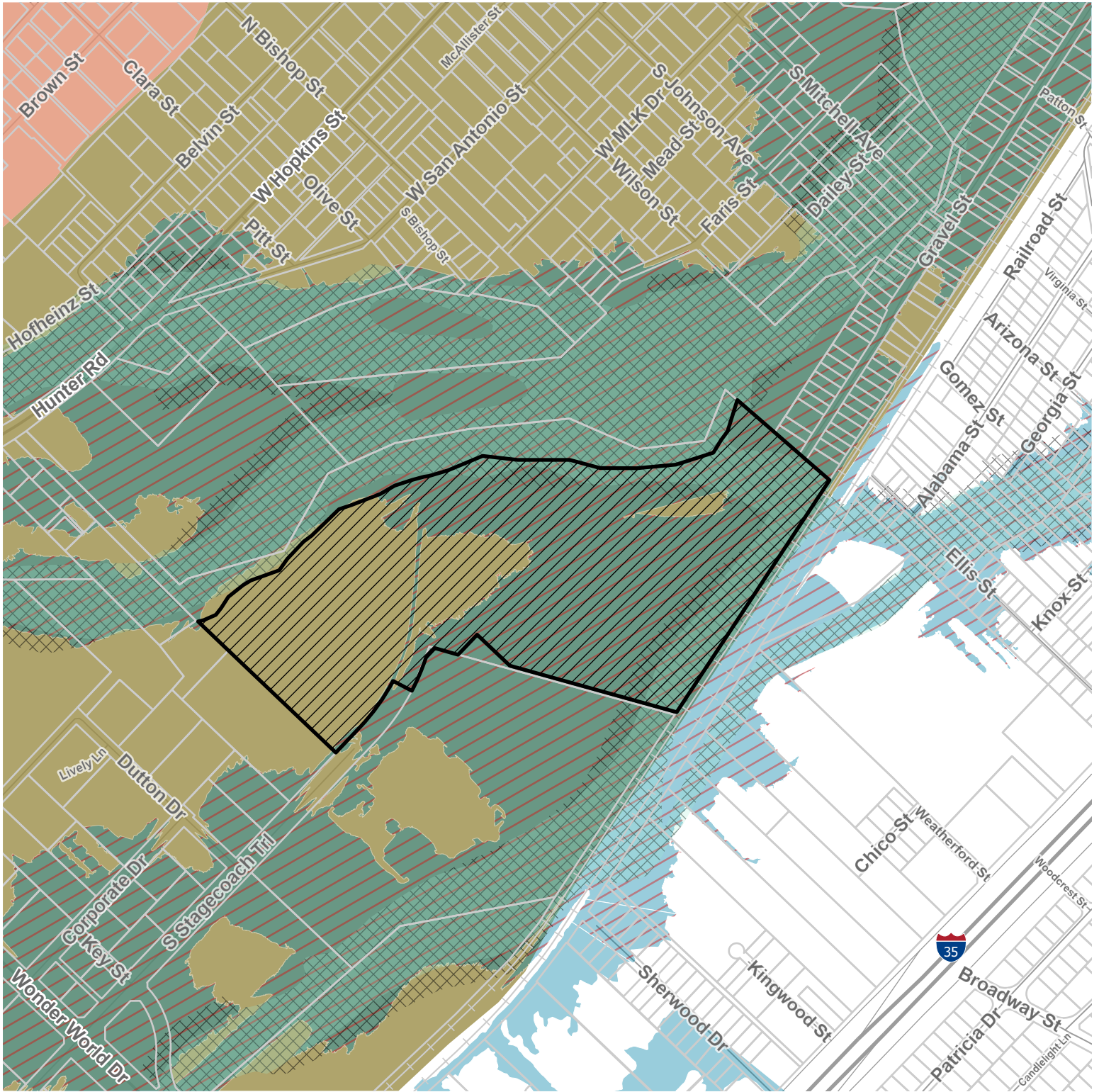
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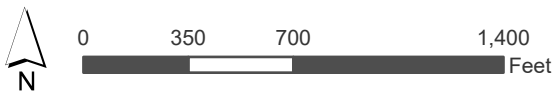
South End S Stagecoach Trail CD-4 800BLK S Stagecoach Trail

Environmental Features

ZC-24-10



- Subject Property
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Recharge Zone
- Transition Zone
- Interstate
- Major
- Minor



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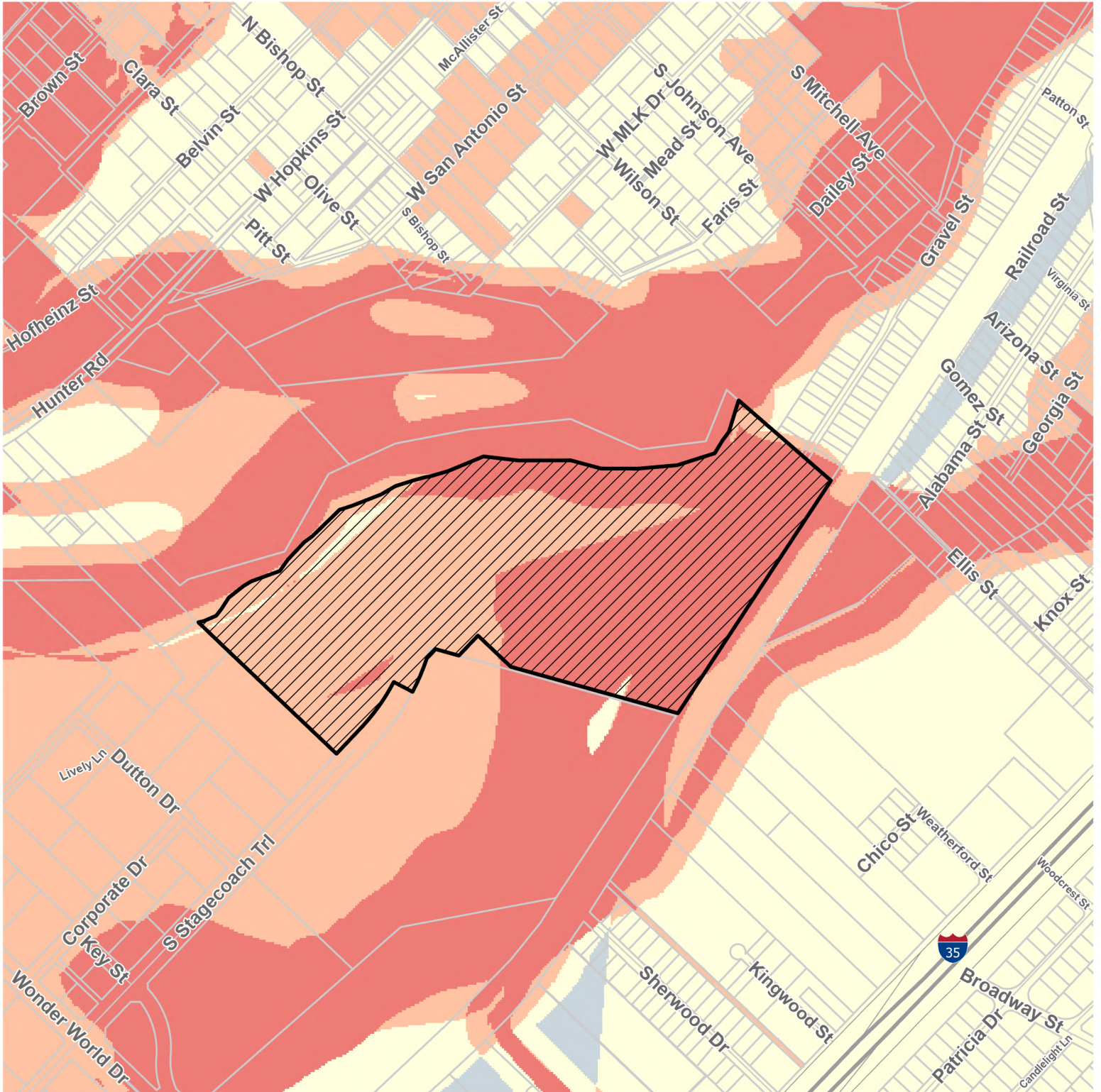
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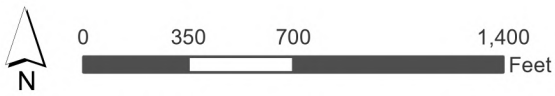
South End S Stagecoach Trail CD-4 800BLK S Stagecoach Trail

Land Use Suitability

ZC-24-10



-  Subject Property
-  Parcels
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



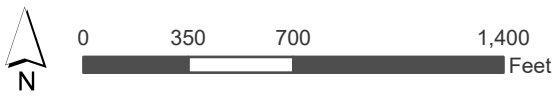
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Date: 10/15/2024





- Subject Property
- Enhanced, St
- Proposed, Ave
- Proposed, Blvd
- Enhanced, Blvd
- Proposed, Pkwy
- Enhanced, HW
- Enhanced, Pkwy
- Proposed, St



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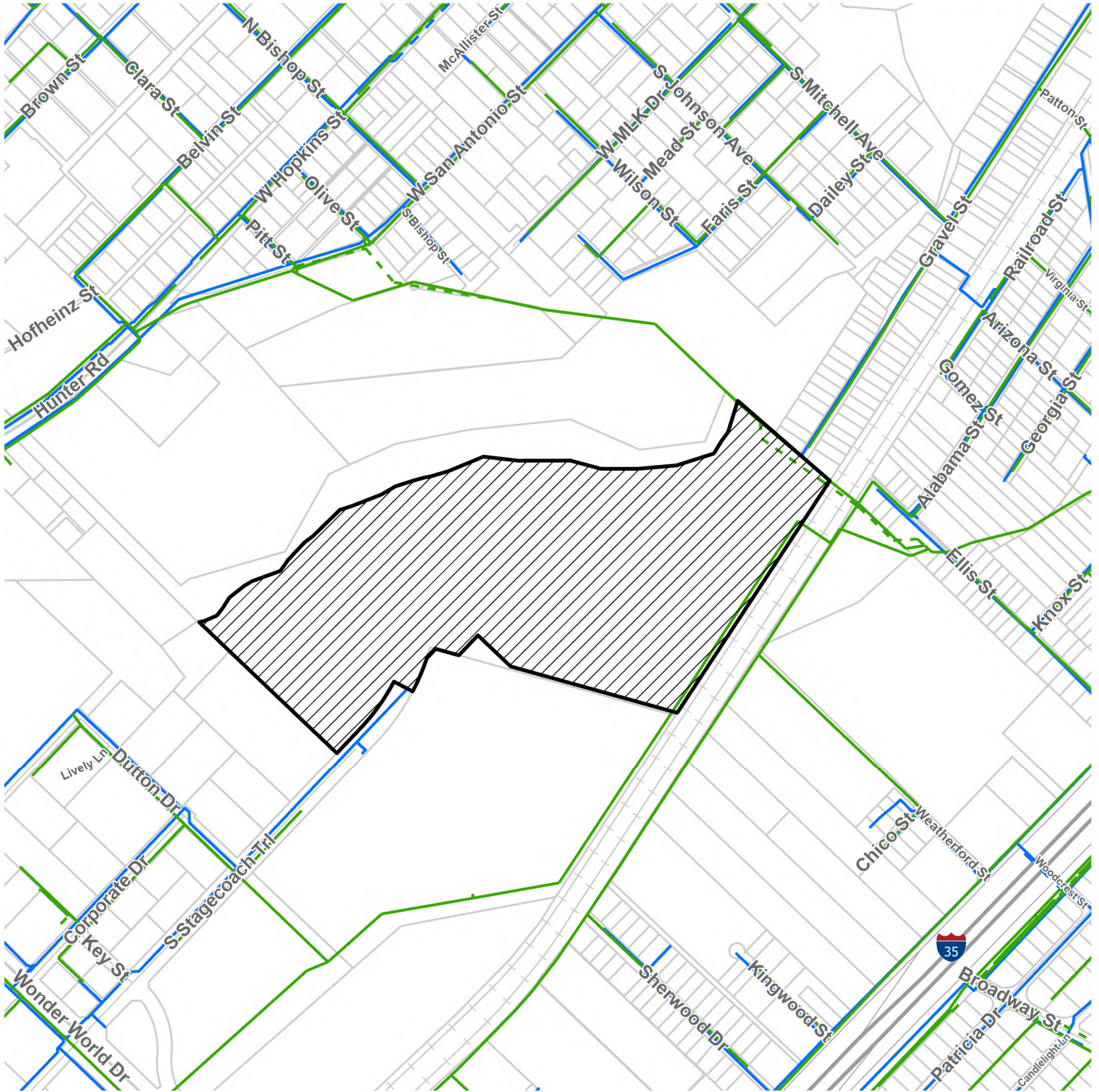
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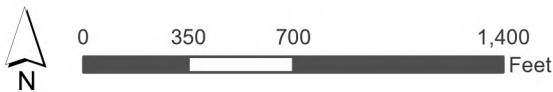
South End S Stagecoach Trail CD-4 800BLK S Stagecoach Trail

Water & Wastewater

ZC-24-10



-  Subject Property
-  Sanitary Main Active
-  Sanitary Main Proposed
-  Potable Water Main Active
-  Potable Water Main Proposed
-  Parcels



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Date: 10/15/2024

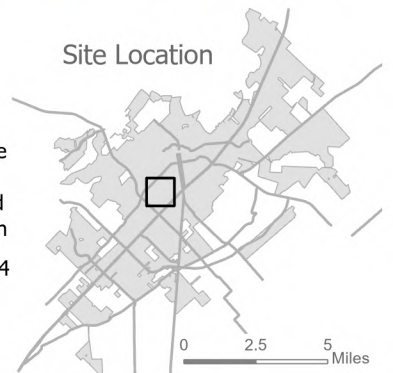
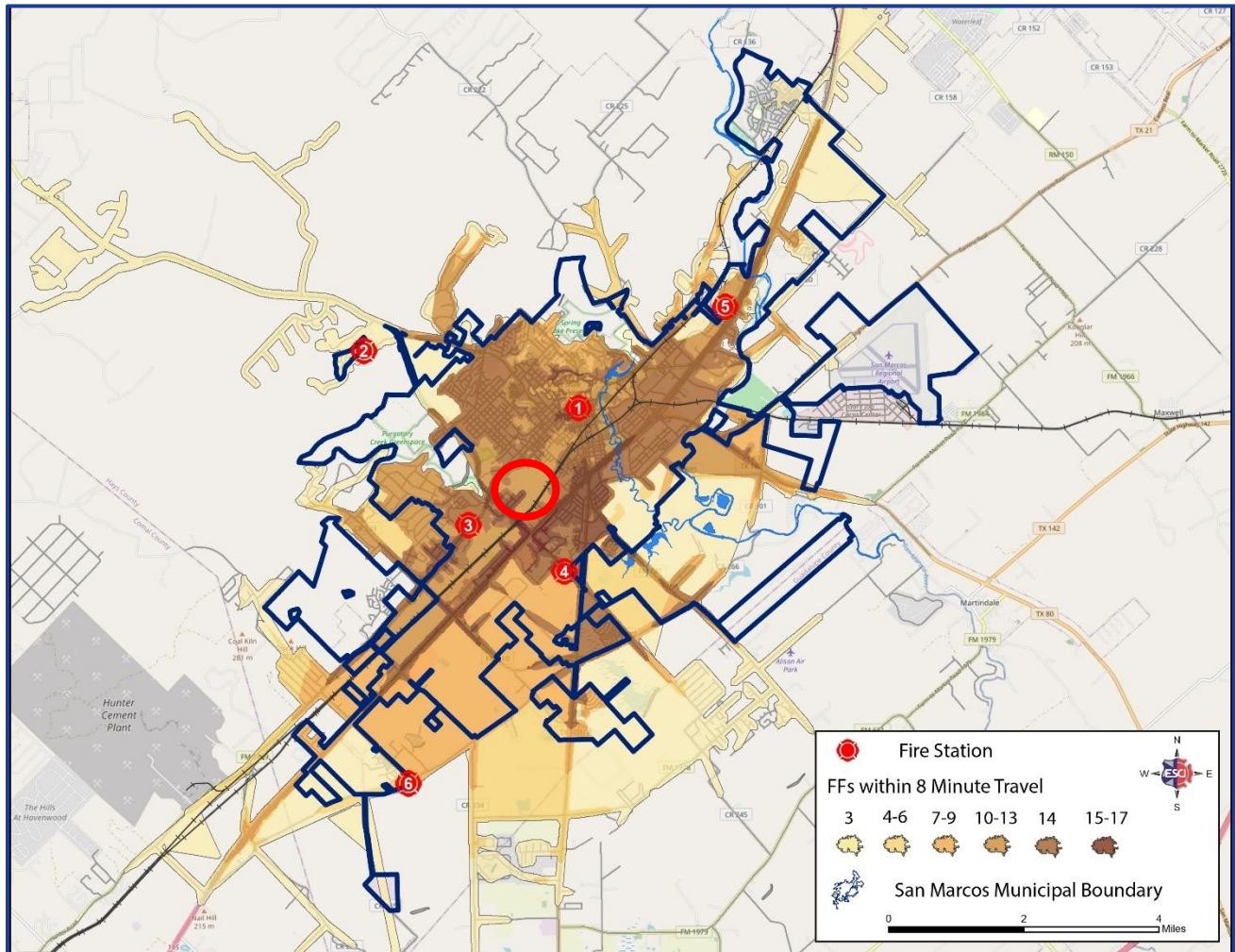


Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



○ ZC-24-10 APPROXIMATE LOCATION

PLANNING AND DEVELOPMENT SERVICES



10/22/2024

ZC-24-10

**Notice of Public Hearing
Zoning Change Request
“LI” Light Industrial to “CD-4” Character District- 4
800BLK S Stagecoach Trail / South End S Stagecoach Trail CD-4**

ZC-24-10 (800BLK S Stagecoach Trail/ South End S Stagecoach Trail LI to CD-4) Hold a public hearing and consider a request by John David Carson, on behalf of Carson Select Investments, LP, for a Zoning Change from Light Industrial(LI) to Character District-4 (CD-4) or, subject to consent of the owner, another less intense zoning district classification, for approximately 56.76 acres out of the J.M Veramendi League, No.1, generally located west of the Union Pacific Railroad between the southwestern end of Gravel Street and S Stagecoach Trail. (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, November 12, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, 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, December 3, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <https://sanmarcostx.gov/Videos>. Or sign up at: www.sanmarcostx.gov/citizencommentssignup 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:

www.sanmarcostx.gov/citizencommentssignup

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-24-10**

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)

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
29661	335 ELLIS ST, SAN MARCOS, TX 78666	AGAPE MINISTRIES OF SAN MARCOS	335 ELLIS ST	SAN MARCOS, TX 78666-6005
24243	1130 GRAVEL ST, SAN MARCOS, TX 78666	AGUILAR MARTIN	1130 GRAVEL ST	SAN MARCOS, TX 78666
24256	1147 GRAVEL ST, SAN MARCOS, TX 78666	CALDERON, YOLANDA	1147 GRAVEL ST	SAN MARCOS, TX 78666-5363
132516	S STAGECOACH TRL, SAN MARCOS, TX 78666	CARSON HAYSCO HOLDINGS LP	407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666
128358	WONDER WORLD DR, SAN MARCOS, TX 78666	CARSON SELECT INVESTMENTS LP	GENERAL PARTNER, 407 S STAGECOACH TRL , STE 203	SAN MARCOS, TX 78666-5063
47142	822 ALABAMA ST, SAN MARCOS, TX 78666	DELGADO GERARDO	822 ALABAMA ST	SAN MARCOS, TX 78666-6108
41411	1900 DUTTON DR, SAN MARCOS, TX 78666	DUTTON DRIVE 3.44 LTD	223 HULL RD	SUGAR LAND, TX 77498-5007
24255	1149 GRAVEL ST, SAN MARCOS, TX 78666	FIERO EDWARD T & CYNTHIA R	1149 GRAVEL ST	SAN MARCOS, TX 78666-5363
24259	1137 GRAVEL ST, SAN MARCOS, TX 78666	FLORES ASHLEY NICOLE	1137 GRAVEL ST	SAN MARCOS, TX 78666-5363
24249	1234 GRAVEL ST, SAN MARCOS, TX 78666	ESTATE	GAMBOA GLORIA F IND EXEC, 1234 GRAVEL ST	SAN MARCOS, TX 78666-5326
27041	320 ELLIS ST, SAN MARCOS, TX 78666	GORDON, SCOTT A	6801 SILVERMINE DR	AUSTIN, TX 78736
47116	1632 S IH 35, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746
47112	S IH 35, SAN MARCOS, TX 78666	HERNANDEZ MICHAEL L & ASENETTE R	101 Catclaw CV	San Marcos, TX 78666-2456
24250	1236 GRAVEL ST, SAN MARCOS, TX 78666	HERNANDEZ VICTOR & GARCIA MARIA	1236 GRAVEL ST	SAN MARCOS, TX 78666-5326
24254	1151 GRAVEL ST, SAN MARCOS, TX 78666	JUAREZ, RACHEL V	2601 PHILO ST	SAN MARCOS, TX 78666-5076
27043	330 ELLIS ST, SAN MARCOS, TX 78666	LAFRANCE JOSEPH & PATRICIA	330 ELLIS ST	SAN MARCOS, TX 78666
24244	1132 GRAVEL ST, SAN MARCOS, TX 78666	LEAL RAUL E JR	PO BOX 243	SAN MARCOS, TX 78667-0243
24253	1233 GRAVEL ST, SAN MARCOS, TX 78666	LOZANO NATALIE & LOZANO NIA	1233 GRAVEL ST	SAN MARCOS, TX 78666-5324
11776	1709 HUNTER RD, SAN MARCOS, TX 78666	LUCIO, REFUGIA	1709 HUNTER RD	SAN MARCOS, TX 78666
24246	1142 GRAVEL ST, SAN MARCOS, TX 78666	MARES AMALIA & BURCIAGA LEMUEL FAIZAL	1142 GRAVEL ST	SAN MARCOS, TX 78666
24251	1237 GRAVEL ST, SAN MARCOS, TX 78666	MENDOZA DOMINGO P JR & SUSIE L	1237 GRAVEL ST	SAN MARCOS, TX 78666-5324
47144	832 ALABAMA ST, SAN MARCOS, TX 78666	MENDOZA ISABEL & DOMINGO ESTATE	1504 EARLE ST	SAN MARCOS, TX 78666-2634
47143	830 ALABAMA ST, SAN MARCOS, TX 78666	MENDOZA, GENARO	830 ALABAMA ST	SAN MARCOS, TX 78666
24248	1202 GRAVEL ST, SAN MARCOS, TX 78666	RAMOS, LAURIE B	1202 GRAVEL ST	SAN MARCOS, TX 78666-5326
27044	336 ELLIS ST, SAN MARCOS, TX 78666	RIOS, MATEO R	336 ELLIS ST	SAN MARCOS, TX 78666
24247	1144 GRAVEL ST, SAN MARCOS, TX 78666	RIVAS, ANNETTE M	1144 GRAVEL ST	SAN MARCOS, TX 78666-5325
24258	1141 GRAVEL ST, SAN MARCOS, TX 78666	RODRIGUEZ GERONIMA L	1141 GRAVEL	SAN MARCOS, TX 78666
24257	1145 GRAVEL ST, SAN MARCOS, TX 78666	SCHERPEREEL ARAGON	405 DUROC DR	HUTTO, TX 78634
62165	1701 HUNTER RD, SAN MARCOS, TX 78666	SINAI PENTECOSTAL CHURCH	TRUSTEE OF, 208 LAREDO ST	SAN MARCOS, TX 78666
47115	1620 S IH 35, SAN MARCOS, TX 78666	SOVRAN ACQUISITION LP	PO BOX 71870, 6890 S 2300 E	SALT LAKE CITY, UT 84171
24245	1140 GRAVEL ST, SAN MARCOS, TX 78666	SUTTON, LISA	1140 GRAVEL ST	SAN MARCOS, TX 78666-5325
29659	ELLIS ST, SAN MARCOS, TX 78666	URBAN RENEWAL	EXEMPT	SAN MARCOS, TX 78666
11933	1701 HUNTER RD, SAN MARCOS, TX 78666	V F W POST 3413	% MAURICE T SUTTLES, P O BOX 941	SAN MARCOS, TX 78667-0941
89486	1608 S IH 35, SAN MARCOS, TX 78666	VALDEZ ERNEST E JR	1608 S IH 35	SAN MARCOS, TX 78666
47109	1560 S IH 35, SAN MARCOS, TX 78666	WEATHERFORD JACK W & LAURA E	2275 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4945
11781	HUNTER RD/VFW, SAN MARCOS, TX 78666	WILLIAMSON SAMMIE W REVOCABLE TRUST	LN	MARTINDALE, TX 78655-3911
144990	1506 S IH 35, SAN MARCOS, TX 78666	WILLOW SPRINGS OTM HARMONY LP	PO BOX 90708	CAMDEN, NJ 08101-0700
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
		CONA Rep Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666
		Neighborhood Rep Darla Munoz	1128 W MLK Dr	SAN MARCOS, TX 78666
		Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666