

Subject Property

Parcels

ETJ

0 550 1,100 2,200  
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.

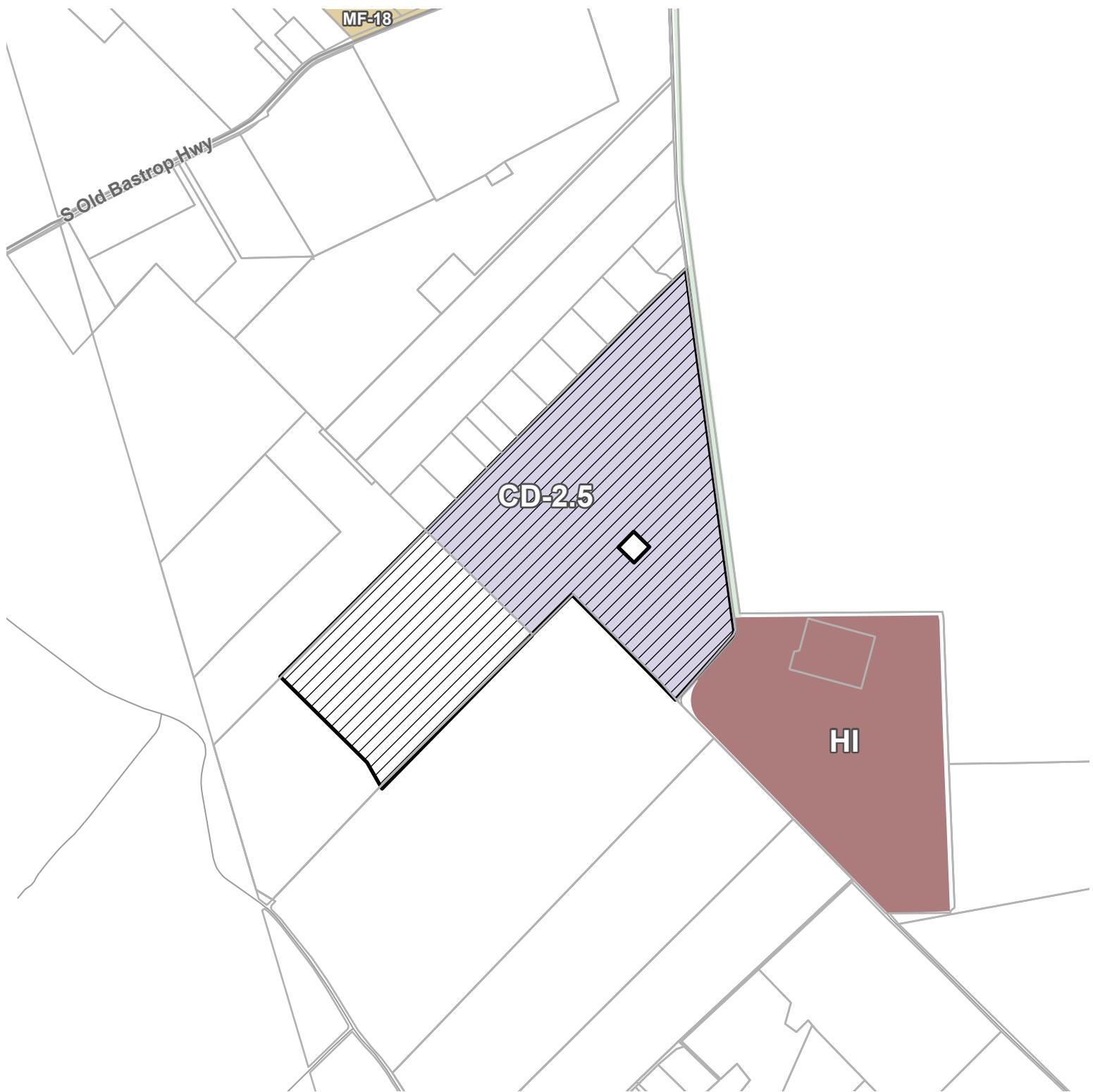
Date: 12/15/2025



ZC-25-13

# Francis Harris Ln Maberry Data Center FD/CD 2.5 to LI 900BLK Francis Harris Ln

Zoning



- Parcels
- Subject Property
- AR
- CD-2.5
- HI
- MF-18

0 550 1,100 2,200

Feet

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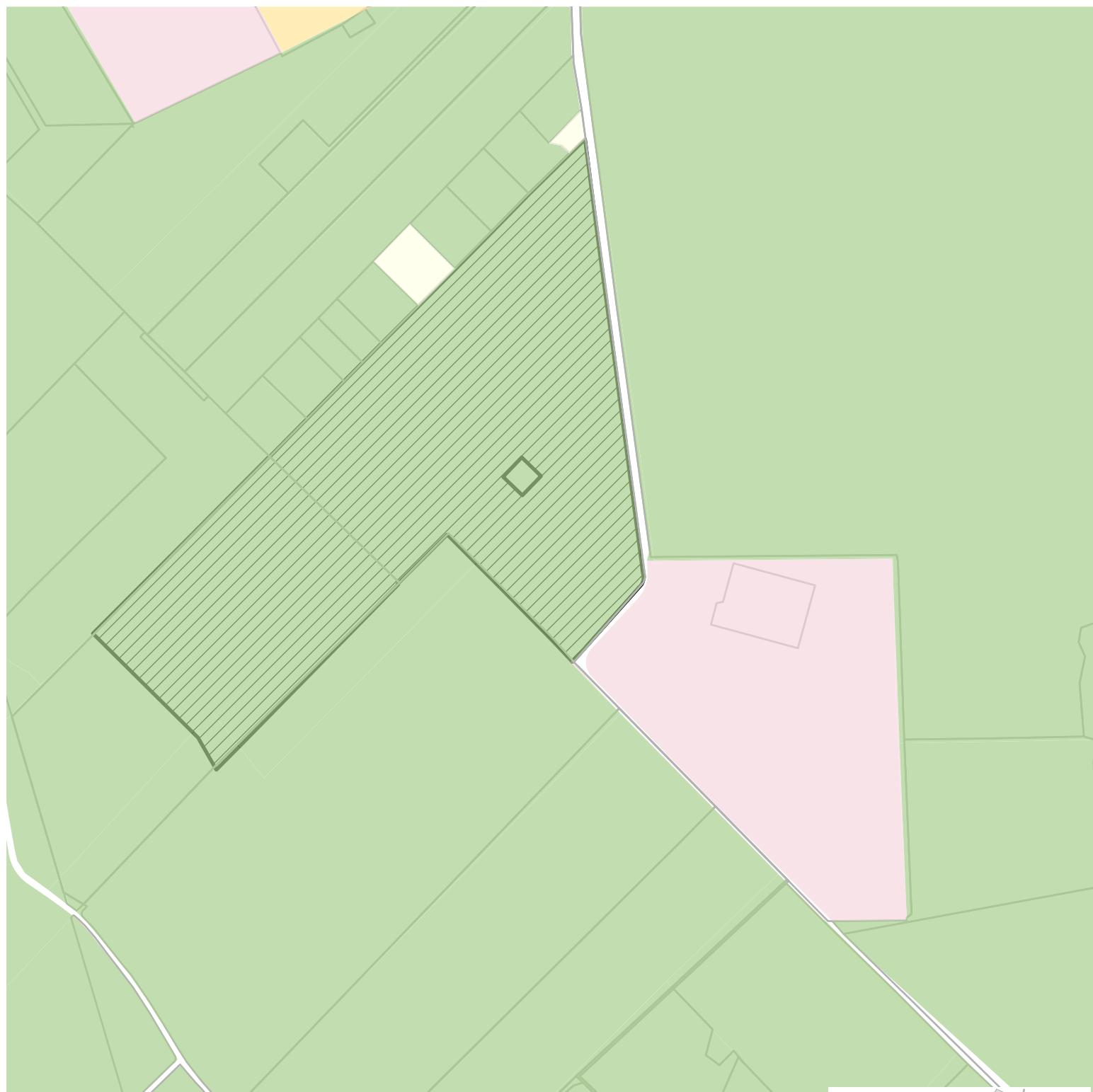
Date: 12/15/2025



ZC-25-13

**Francis Harris Ln Maberry Data Center**  
**FD/CD 2.5 to LI**  
**900BLK Francis Harris Ln**

Preferred  
Scenario Map



- Neighborhood - Medium
- Neighborhood - Low
- Commercial/Employment Low
- Low and Areas of Stability, Conservation/Cluster
- Parcels
- Subject Property

0 375 750 1,500  
Feet

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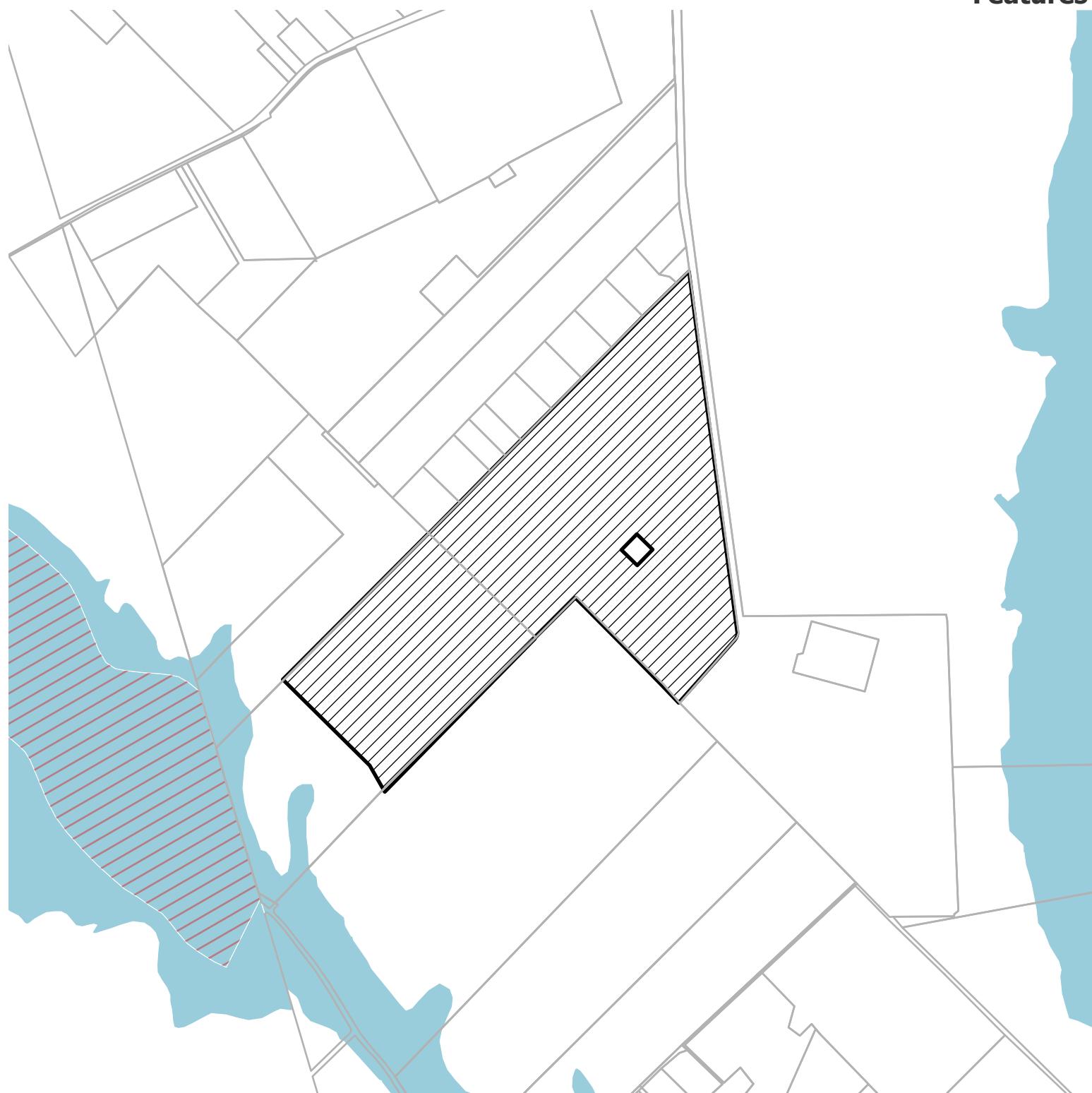
**SAN MARCOS** Planning and  
Development Services



ZC-25-13

Francis Harris Ln Maberry Data Center FD/CD  
2.5 to LI 900BLK Francis Harris Ln

Environmental  
Features



- Parcels
- Subject Property
- Floodway
- 100 Year Floodplain

0 550 1,100 2,200  
Feet

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**SAN MARCOS** Planning and  
Development Services



ZC-25-13

# Francis Harris Ln Maberry Data Center FD/CD 2.5 to LI 900BLK Francis Harris Ln

Thoroughfare  
Plan

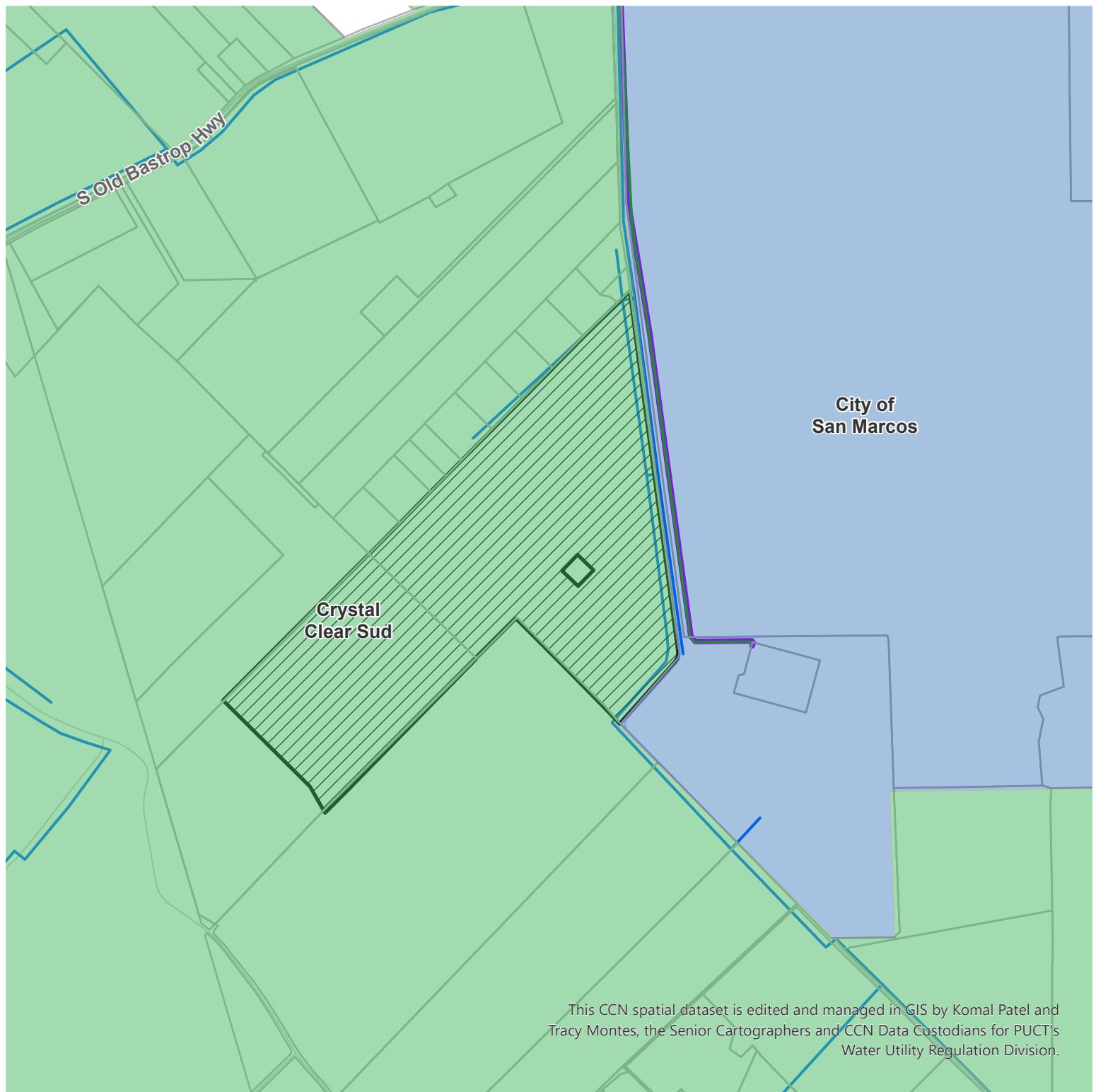
- Parcels
- Subject Property
- Enhanced, Ave
- Enhanced, Blvd
- Proposed, Ave

0 550 1,100 2,200  
Feet

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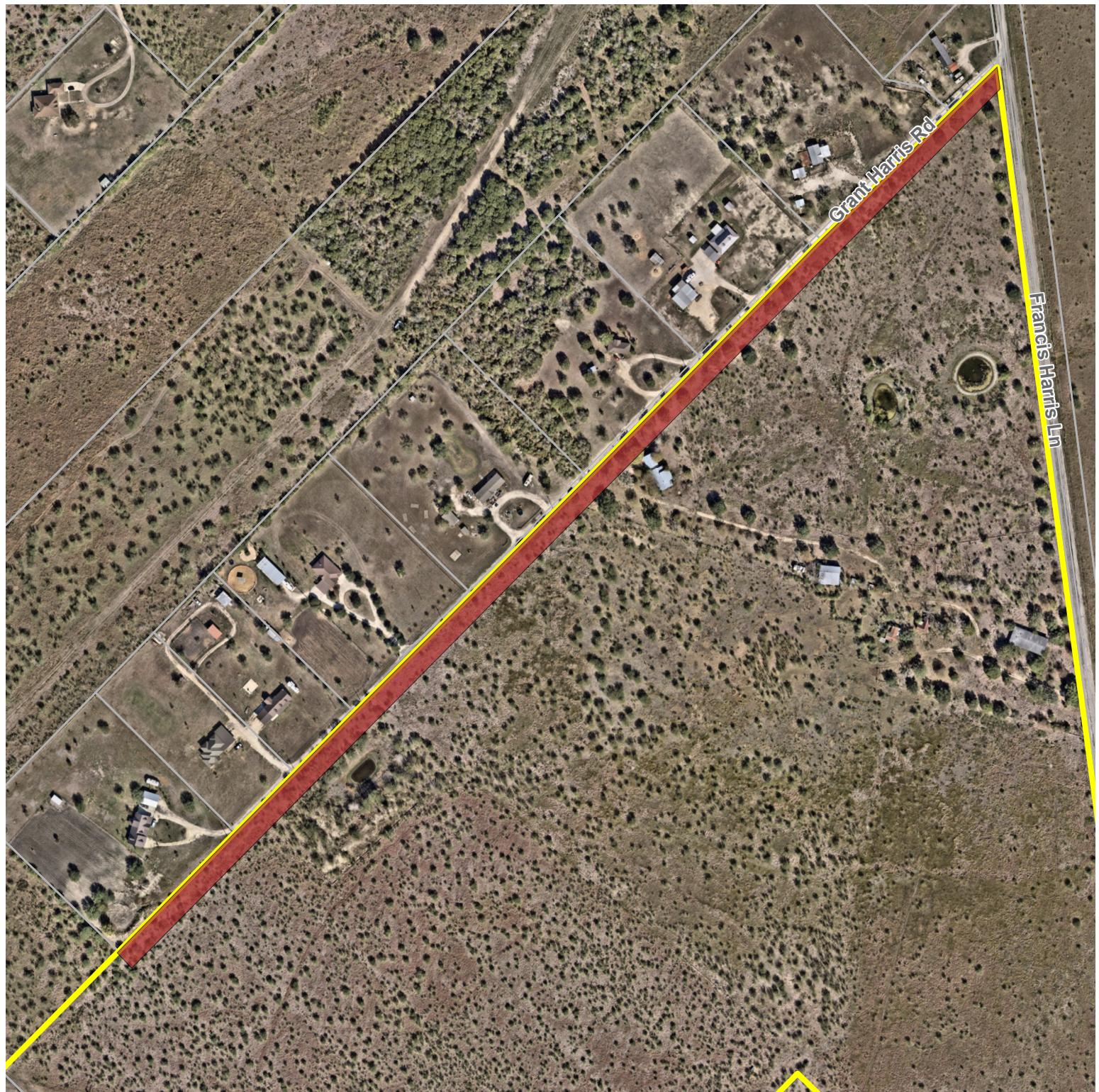


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ZC-25-13

Francis Harris Ln Maberry Data Center  
FD/CD 2.5 to LI 900BLK Francis Harris Ln

Proposed 50'  
Buffer



■ ZC-25-13 Grant Harris 50 ft Buffer

■ Subject Property

■ Parcels

0 140 280 560  
Feet

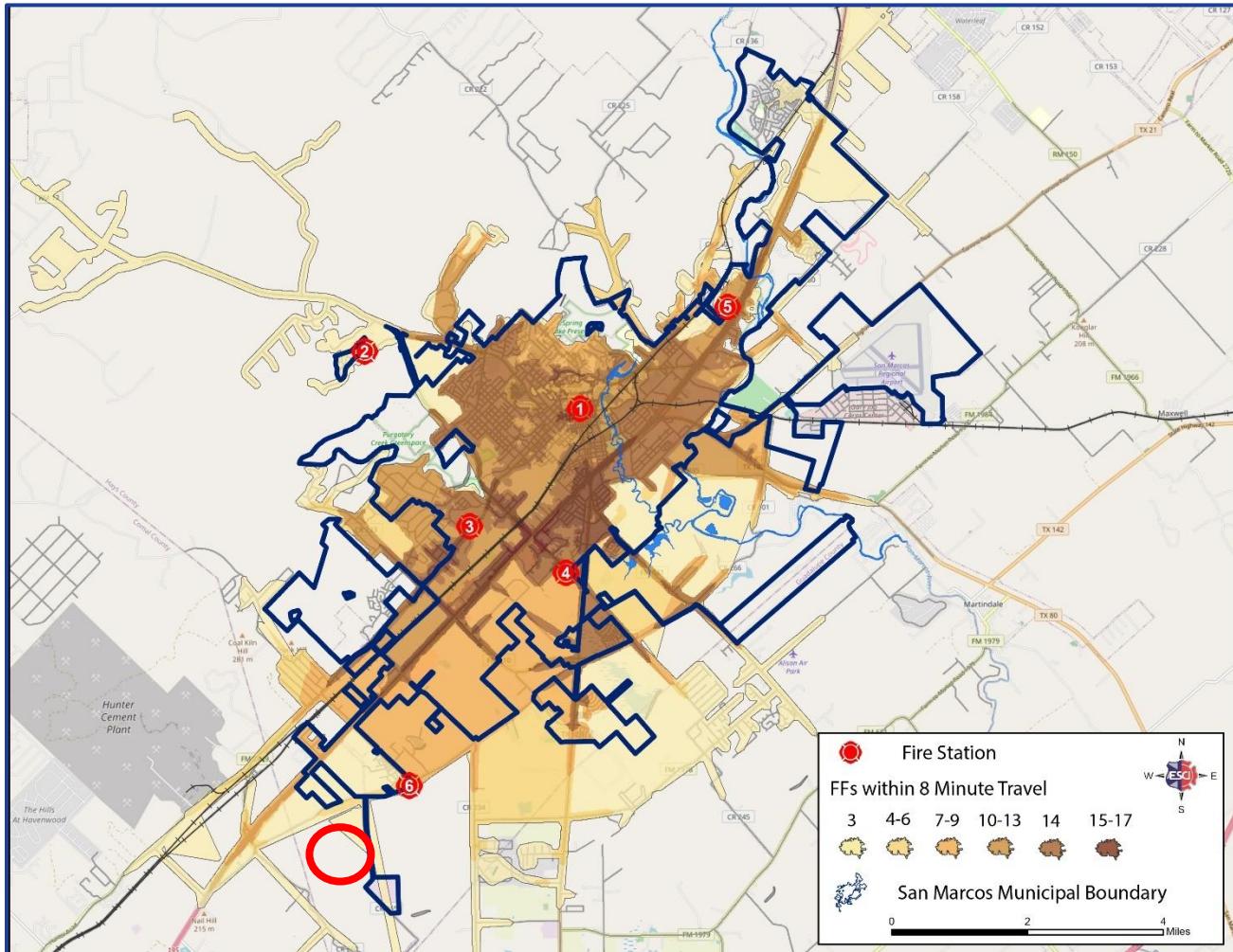
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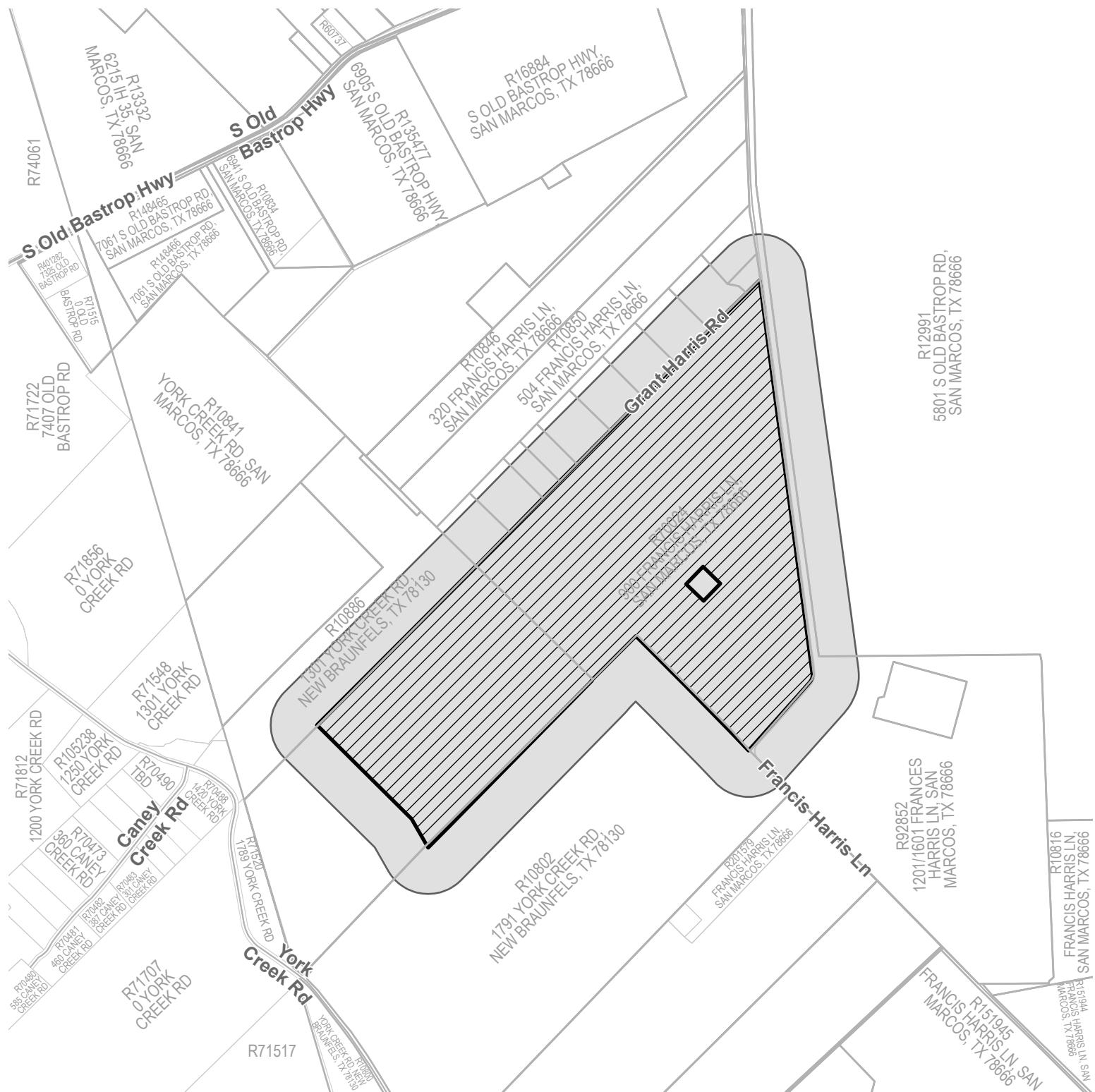
**SAN MARCOS** Planning and  
Development Services



**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.**

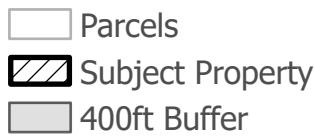


AN-25-02/ ZC-25-13/ PSA-25-02 APPROXIMATE LOCATION



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Date: 12/17/2025



Fee





12/18/2025

ZC-25-13

**Notice of Public Hearing  
Zoning Change Request**

**“FD” Future Development/ “CD-2.5” Character District 2.5 to “LI” Light Industrial  
Francis Harris Lane Maberry Data Center**

*ZC-25-13 (900BLK Francis Harris Ln / Francis Harris Ln Maberry Data Center FD/CD -2.5 to LI) Hold a public hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC and Donald and Germaine Tuff, for a Zoning Change from Future Development (FD) and Character District 2.5 (CD-2.5) to “Light Industrial” (LI) or, subject to consent of the owner, another less intense zoning district classification, for approximately 199.49 +/- acres of land, more or less, out of the A.M Esnaurizar Survey, Abstract No. 6, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas. (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, January 13, 2026** 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](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, February 17, 2026**, 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](http://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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**

[www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup)

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-25-13**.

*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)*

| Property ID | Site Address                                      | Owner  | Owner Address  | Owner City /Zip/State      |
|-------------|---|--|--|----------------------------|
| 111271      | 996 GRANT HARRIS RD, SAN MARCOS, TX 78666         | ALVARADO, REFUGIO                                  | 996 GRANT HARRIS RD  | SAN MARCOS, TX 78666-8983  |
| 10818       | 1150 GRANT HARRIS RD, SAN MARCOS, TX 78666        | ALVARDO-VASQUEZ DAVID & SAMANIEGO- MARTINEZ AURORA | 1150 GRANT HARRIS RD   | SAN MARCOS, TX 78666       |
| 135215      | 616 GRANT HARRIS RD, SAN MARCOS, TX 78666         | ALVEAR JOSE M & TIJERINA MARIA L                   | 616 GRANT HARRIS RD  | SAN MARCOS, TX 78666-8976  |
| 111270      | 920 GRANT HARRIS RD, SAN MARCOS, TX 78666         | BRAESWOOD ALLIANCE GROUP LLC - SERIES 5 920        | 409 TIMBERLINE DR S  | COLLEYVILLE, TX 76034-3508 |
| 10832       | 5801 S OLD BASTROP HWY, SAN MARCOS, TX 78666      | CARSON SELECT INVESTMENTS LP                       | C/O CARSON SELECT INVESTMENTS GP LLC<br>GENERAL PARTNER, 407 S STAGECOACH TRL, STE 203 | SAN MARCOS, TX 78666-5063  |
| 10802       | 1791 YORK CREEK RD, NEW BRAUNFELS, TX 78130       | DOSTER JOHN D & EVA J                              | 1791 YORK CREEK RD   | NEW BRAUNFELS, TX 78130    |
| 172940      | 1090 GRANT HARRIS RD, SAN MARCOS, TX 78666        | GARCIA JULIO CESAR & CANCHOLA<br>ANGELICA DAVILA   | 1090 GRANT HARRIS RD   | SAN MARCOS, TX 78666-8978  |
| 111269      | 820 GRANT HARRIS RD, SAN MARCOS, TX 78666         | GUYTON, LORENE                                     | 820 GRANT HARRIS RD  | SAN MARCOS, TX 78666-8965  |
| 92852       | 1201/1601 FRANCES HARRIS LN, SAN MARCOS, TX 78666 | HAYS ENERGY LP                                     | ATTN: STATE & LOCAL TAX<br>DEPT, PO BOX 219071   | DALLAS, TX 75221-9071      |
| 172939      | 1054 GRANT HARRIS RD, SAN MARCOS, TX 78666        | HERNANDEZ ANGEL L & CANCHOLA<br>GEORGINA DAVILA    | 1054 GRANT HARRIS RD   | SAN MARCOS, TX 78666-8978  |
| 70024       | 900 FRANCIS HARRIS LN, SAN MARCOS, TX 78666       | HIGHLANDER SM ONE LLC                              | 2505 ALLSTON LN  | AUSTIN, TX 78746-1918      |
| 10886       | 1301 YORK CREEK RD, NEW BRAUNFELS, TX 78130       | MARTIN CONNIE D                                    | 14053 HUBER RD   | SEGUIN, TX 78155-1767      |
| 108388      | 766 GRANT HARRIS RD, SAN MARCOS, TX 78666         | RODRIGUEZ ROBERTO & RACHEL                         | P O BOX 903  | KYLE, TX 78640             |
| 10877       | 1789 YORK CREEK RD, NEW BRAUNFELS, TX 78130       | TUFF, DONALD W & GERMAINE                          | 1789 YORK CREEK RD   | NEW BRAUNFELS, TX 78130    |
|             |   | Michael Adams                                      | 106 Losya Dr   | SAN MARCOS, TX 78666       |
|             |   | Amy Thomaides                                      | 1131 W MLK Dr  | SAN MARCOS, TX 78666       |