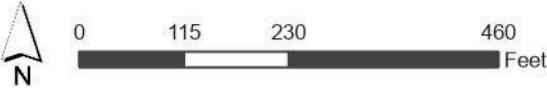




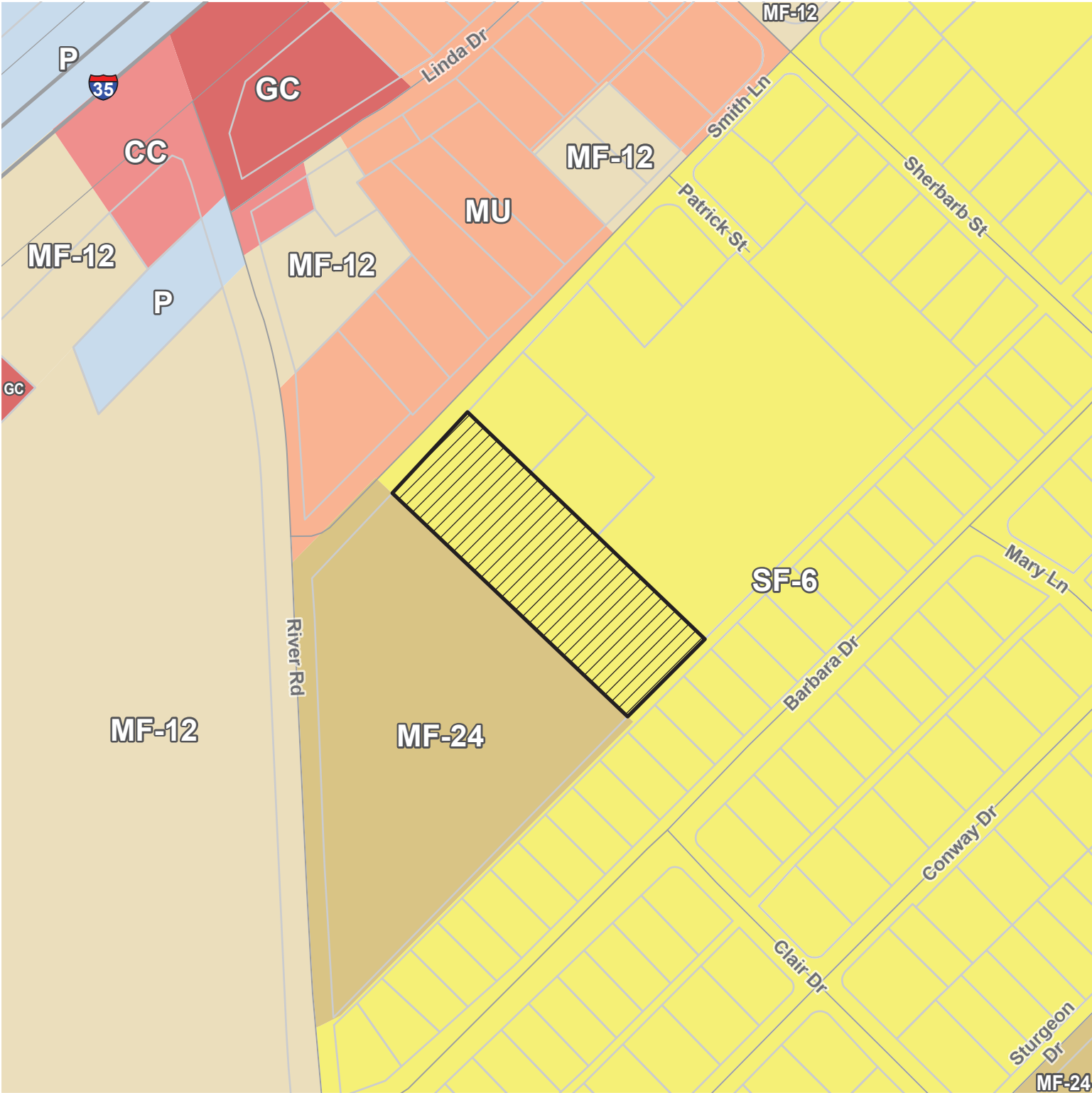
-  Subject Property
-  Parcel



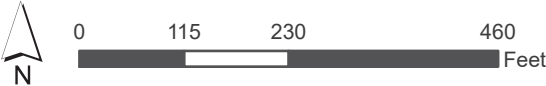
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/8/2025





-  Subject Property
-  CC
 -  GC
 -  MF-12
 -  MF-24
 -  MU
 -  P
 -  SF-6



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.

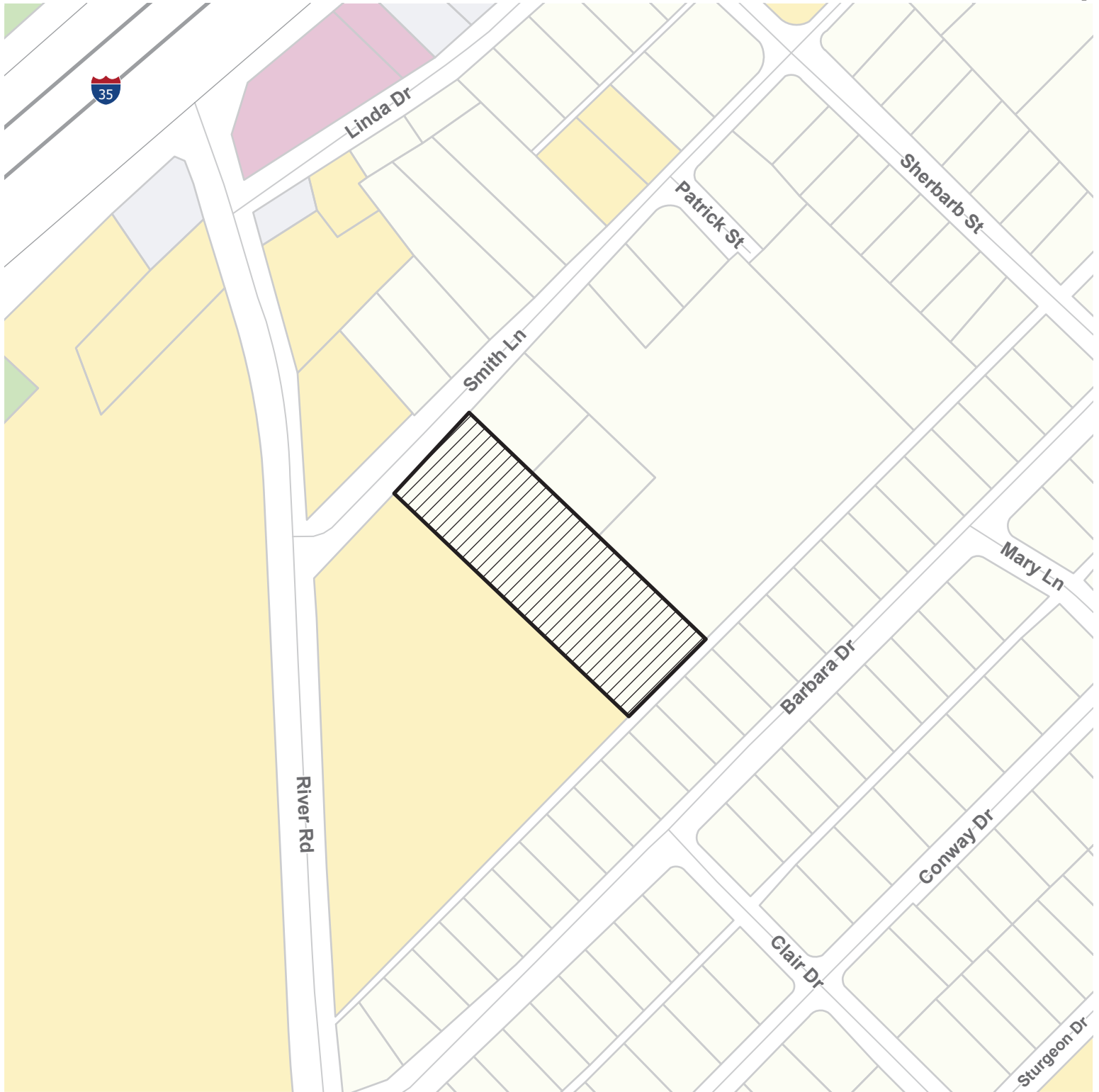
Date: 10/9/2025



ZC-25-10

112 Smith Lane Zoning Change SF-6 to ND-3

Preferred Scenario Map



- Subject Property
- Parcels
- Neighborhood Medium
- Neighborhood Low
- Mixed Use Low
- Commercial/Employment Medium
- Conservation/Cluster



0 115 230 460 Feet

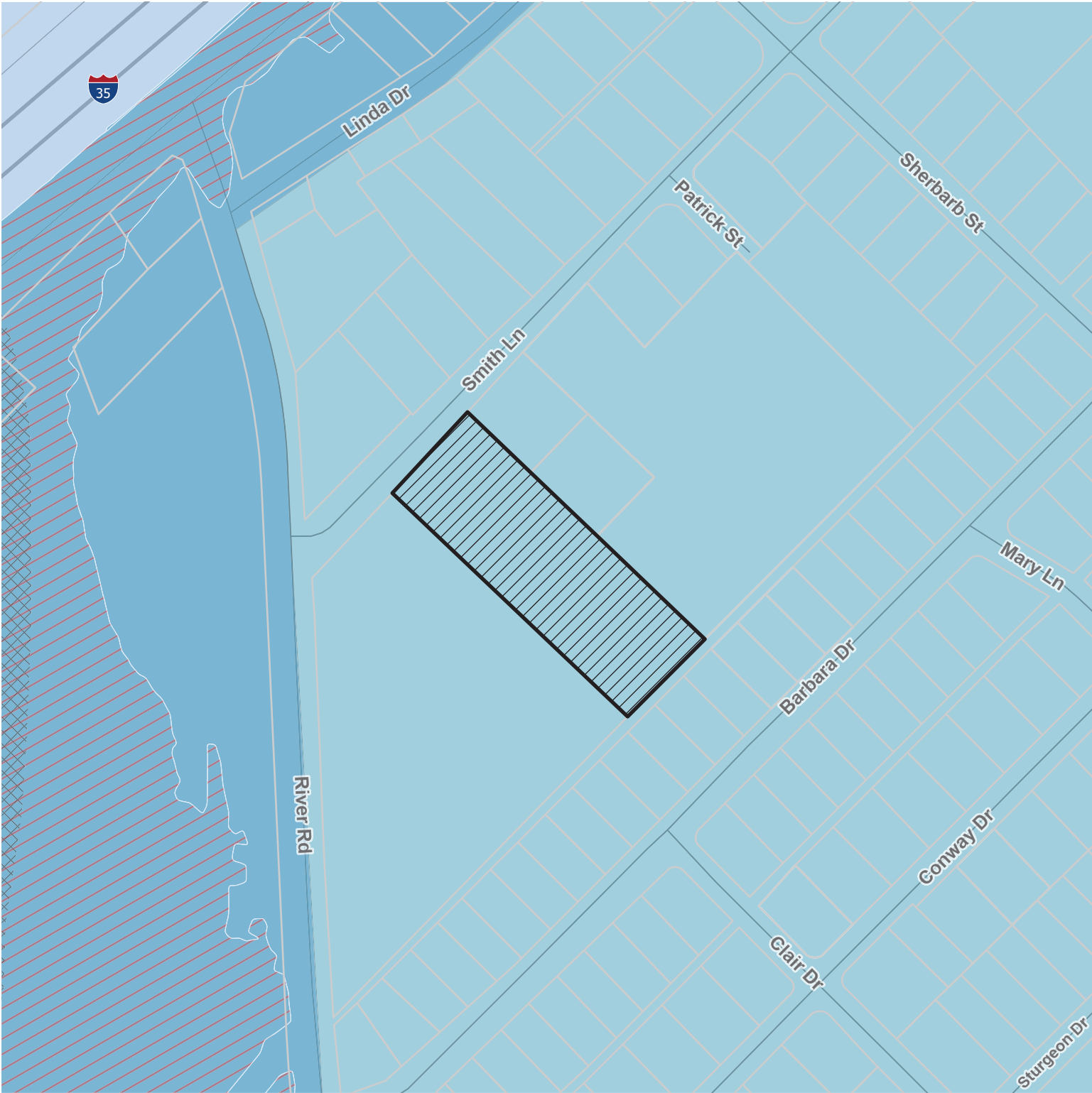
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/9/2025

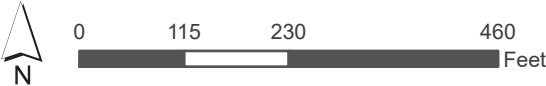
SAN MARCOS Planning and Development Services

Site Location





- Subject Property
- Parcels
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- San Marcos River Corridor
- Interstate
- Minor
- Frontage



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.

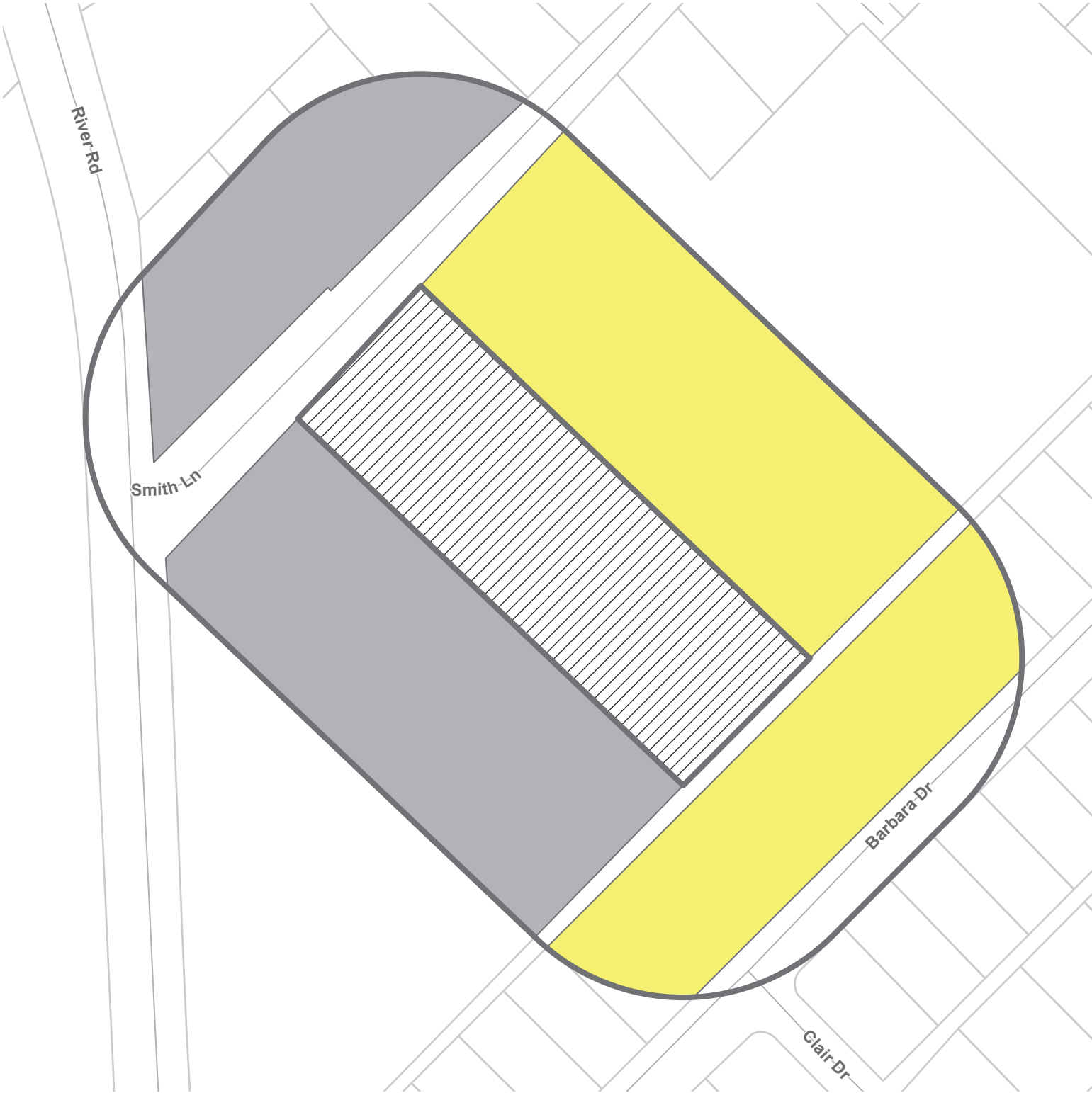
Date: 10/9/2025



ZC-25-10

112 Smith Lane
SF-6 to ND-3

Single Family Preservation Buffer



- 200 ft Buffer
- All Other (47%)
- SF-6/SF-4.5 (53%)
- Subject Property

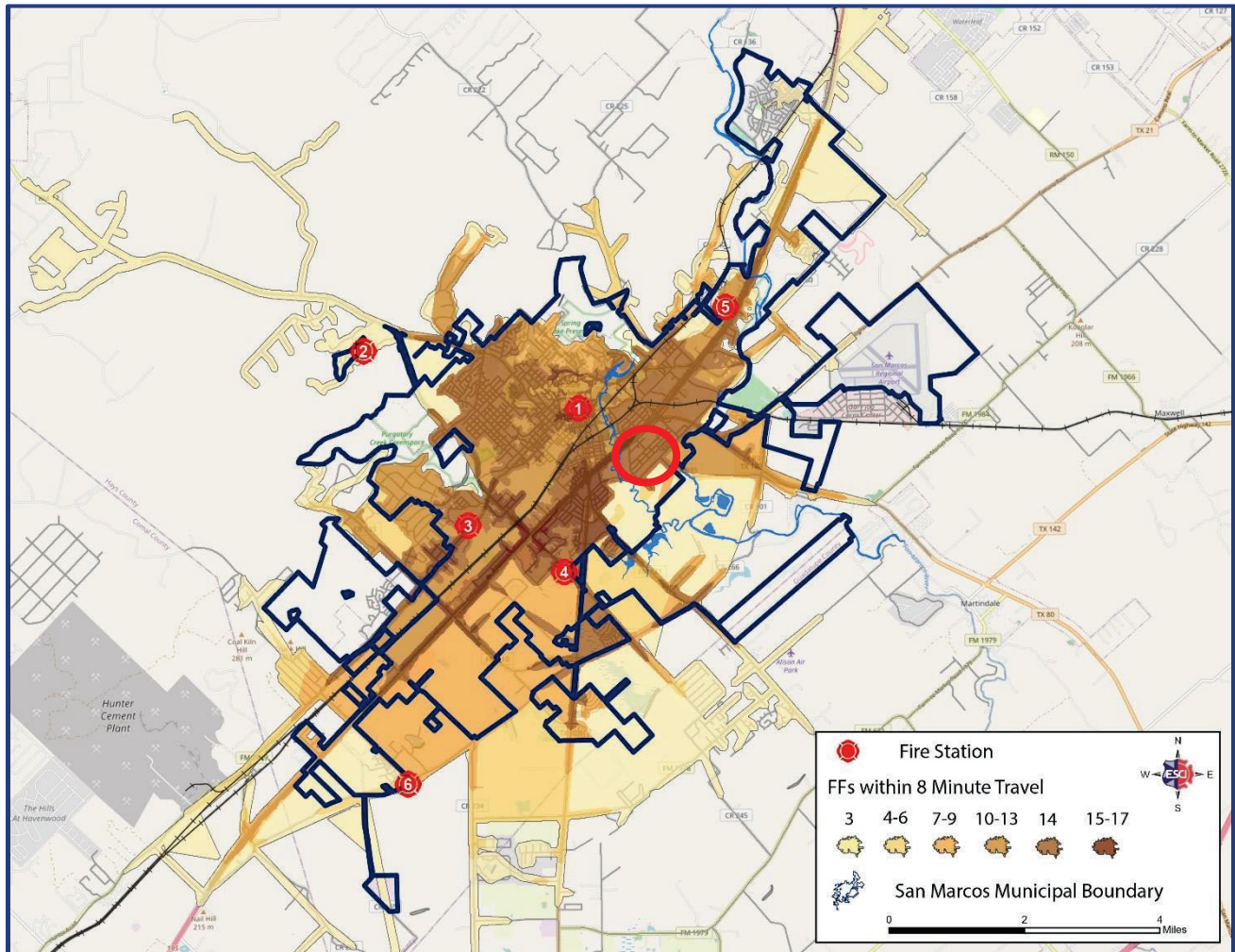


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

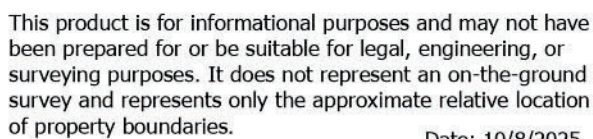
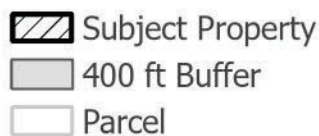
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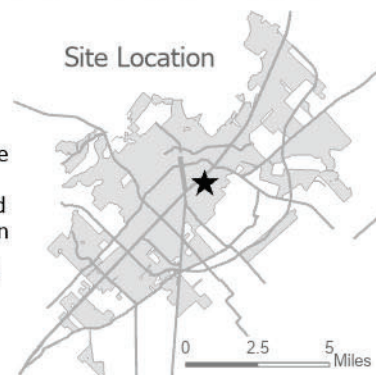
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-25-10 APPROXIMATE LOCATION



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES



10/10/2025

ZC-25-10

**Notice of Public Hearing
Zoning Change Request
“SF-6” Single Family-6 to “ND-3” Neighborhood Density-3
112 Smith Lane**

ZC-25-10 (112 Smith Ln SF-6 to ND-3) Hold a public hearing and consider a request by Sword Engineering, on behalf of MKT 360 LLC, for a Zoning Change from Single Family-6 (SF-6) to Neighborhood Density-3 (ND-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 2 acres out of the Juan M Veramendi Survey, located at 112 Smith Lane. (K. Buck)

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, October 28, 2025**, 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, November 18, 2025**, 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **ZC-25-10**.

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)

CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230
SANMARCOSTX.GOV

Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
93996	103 SMITH LANE LLC	808 3RD AVE N	SEATTLE, WA 98109-3707	103 SMITH LN, SAN MARCOS, TX 78666
29592	AGUILAR JUAN SR & AGUILAR SUSAN ESTATE	706 BARBARA DR	SAN MARCOS, TX 78666-7904	706 BARBARA DR, SAN MARCOS, TX 78666
29563	BARRERA LAUREANO T & GENOVEVA SANCHEZ	1003 BARBARA DR	SAN MARCOS, TX 78666-8011	711 BARBARA DR, SAN MARCOS, TX 78666
29588	BECKETT, DOUGLAS A	714 BARBARA DR	SAN MARCOS, TX 78666-7904	714 BARBARA DR, SAN MARCOS, TX 78666
98035	BUSTOS, DANIEL L	707 CONWAY DR	SAN MARCOS, TX 78666-7913	707 CONWAY DR, SAN MARCOS, TX 78666
12078	CANALES, JULIETT & JOSEPH	122 SMITH LN	SAN MARCOS, TX 78666-7963	122 SMITH LN, SAN MARCOS, TX 78666
24767	CROCKETT, KURTIS JON	709 CONWAY DR	SAN MARCOS, TX 78666	709 CONWAY DR, SAN MARCOS, TX 78666
29583	CROSBY, MARY S	618 BARBARA DR	SAN MARCOS, TX 78666-7902	618 BARBARA DR, SAN MARCOS, TX 78666
29590	DE LA CRUZ, MICHAEL	2637 RED BUD WAY	NEW BRAUNFELS, TX 78132-4283	710 BARBARA DR, SAN MARCOS, TX 78666
40374	DEAN, BERTHA ESTATE	PO BOX 761	SAN MARCOS, TX 78667-0761	100-106 LINDA DR, SAN MARCOS, TX 78666
29554	DELGADO, COSME	615 BARBARA DR	SAN MARCOS, TX 78666	615 BARBARA DR, SAN MARCOS, TX 78666
29568	DILMAR, ROWENA	721 BARBARA DR	SAN MARCOS, TX 78666-7903	721 BARBARA DR, SAN MARCOS, TX 78666
29562	ESPARZA JASON & MARTINEZ NATALIE	102 JULIA CV	KYLE, TX 78640-8844	709 BARBARA DR, SAN MARCOS, TX 78666
29582	FACUNDO JESUSA & & FACUNDO SANTOS (ESTATE)	616 BARBARA DR	SAN MARCOS, TX 78666-7902	616 BARBARA DR, SAN MARCOS, TX 78666

120779	FB PROPERTIES LLC	PO BOX 705	SAN MARCOS, TX 78667-0705	119 SMITH LN, SAN MARCOS, TX 78666
12004	GARCIA JUAN JOSE & GUILLERMINA	111 SMITH LN	SAN MARCOS, TX 78666	111 SMITH LN, SAN MARCOS, TX 78666
29552	GONZALES SAUL	816 STAGECOACH TRL	SAN MARCOS, TX 78666-5073	611 BARBARA DR, SAN MARCOS, TX 78666
29594	GONZALES, ART	1603 MOCKINGBIRD DR	SAN MARCOS, TX 78666-7516	702 BARBARA DR, SAN MARCOS, TX 78666
29557	GONZALES, JOE A	621 BARBARA DR	SAN MARCOS, TX 78666	621 BARBARA DR, SAN MARCOS, TX 78666
12076	GONZALES, JOHN ANTHONY	706 UHLAND RD	SAN MARCOS, TX 78666-6643	117 SMITH LN, SAN MARCOS, TX 78666
29589	GUTIERREZ MANUEL	712 BARBARA DR	SAN MARCOS, TX 78666	712 BARBARA DR, SAN MARCOS, TX 78666
24765	HECKER KAY MARIE	113 CLAIR DR	SAN MARCOS, TX 78666	113 CLAIR DR, SAN MARCOS, TX 78666
29558	HEFNER, KAITLIN	701 BARBARA DR	SAN MARCOS, TX 78666-7903	701 BARBARA DR, SAN MARCOS, TX 78666
29555	KMSC LLC	216 NORTH ST	SAN MARCOS, TX 78666-4418	617 BARBARA DR, SAN MARCOS, TX 78666
29560	LOVELACE LINDA L	703 OREGON ST	SAN MARCOS, TX 78666-2333	705 BARBARA DR, SAN MARCOS, TX 78666
29591	MARTINEZ ARMANDO & MARTINEZ MARIO	PO BOX 738	PEARSALL, TX 78061-0738	708 BARBARA DR, SAN MARCOS, TX 78666
29566	MATTHEWS MARY	5425 STOKES RD	BELLVILLE, TX 77418-9934	717 BARBARA DR, SAN MARCOS, TX 78666
29553	MENDOZA OPHELIA & MENDOZA CALEDONIO (ESTATE)	613 BARBARA DR	SAN MARCOS, TX 78666-7901	613 BARBARA DR, SAN MARCOS, TX 78666
29567	NATAL, FRANK JR & GLORIA (LIFE ESTATE)	719 BARBARA DR	SAN MARCOS, TX 78666-7903	719 BARBARA DR, SAN MARCOS, TX 78666
29561	POLANCO, BRENDA ANN	707 BARBARA DR	SAN MARCOS, TX 78666-7903	707 BARBARA DR, SAN MARCOS, TX 78666
29587	RANCHO MULA OSO INC	19707 CREEKSHORE DR	KATY, TX 77449-4386	716 BARBARA DR, SAN MARCOS, TX 78666

29585	RESENDEZ ANNA MARIA	700 BARBARA DR	SAN MARCOS, TX 78666	700 BARBARA DR, SAN MARCOS, TX 78666
29593	RHODES, PATRICK Q	P O BOX 2499	SAN MARCOS, TX 78667-2499	704 BARBARA DR, SAN MARCOS, TX 78666
24769	ROCHA, MARIA	713 CONWAY	SAN MARCOS, TX 78666	713 CONWAY DR, SAN MARCOS, TX 78666
29584	RODRIGUEZ, LUIZ NIETO	607 PEARL ST	LOCKHART, TX 78644	620 BARBARA DR, SAN MARCOS, TX 78666
12027	RSL RIVERVIEW HOLDINGS LP	9935 ELLER RD	FISHERS, IN 46038-2011	601 RIVER RD, SAN MARCOS, TX 78666
12003	SAENZ, SANDRA	114-B SMITH LN	SAN MARCOS, TX 78666	114 SMITH LN, SAN MARCOS, TX 78666
29565	SIMEK TINA	322 SCOTT ST	SAN MARCOS, TX 78666-4328	715 BARBARA DR, SAN MARCOS, TX 78666
12293	SMITH, ROY LEE	124 SMITH LN	SAN MARCOS, TX 78666	124 SMITH LN, SAN MARCOS, TX 78666
29586	TEXAS HORIZON DEVELOPMENT LLC	2104 HUNTER RD	SAN MARCOS, TX 78666-5101	718 BARBARA DR, SAN MARCOS, TX 78666
29581	TOBIAS, SULEMA	614 BARBARA DR	SAN MARCOS, TX 78666-7902	614 BARBARA DR, SAN MARCOS, TX 78666
12208	TORRES JOSE & JUANITA	115 SMITH LN	SAN MARCOS, TX 78666	115 SMITH LN, SAN MARCOS, TX 78666
29559	VELA, EVELYN G MARTINEZ & JOHNNY XAVIER	703 BARBARA DR	SAN MARCOS, TX 78666-7903	703 BARBARA DR, SAN MARCOS, TX 78666
40383	VENCES, JOSHUA E	872 POWELL ST	KYLE, TX 78640-3111	112 LINDA DR, SAN MARCOS, TX 78666
24768	WILLIAMS, BILLEY LEE	711 CONWAY DR	SAN MARCOS, TX 78666	711 CONWAY DR, SAN MARCOS, TX 78666
12165	WONG MONG-TRINH HOANG THI	1440 THERESA AVE	CAMPBELL, CA 95008-6835	112 SMITH LN, SAN MARCOS, TX 78666
143800	WOODS OF SAN MARCOS LLC	PO BOX 11277	CHICAGO, IL 60611-0229	650 RIVER RD, SAN MARCOS, TX 78666
12079	YAMAGATA MICHAEL T & LISA Q	82 AVONDALE	IRVINE, CA 92602-1687	109 SMITH LN, SAN MARCOS, TX 78666

24766	ZAMORA BENJAMIN & ALIANDRA	705 CONWAY DR	SAN MARCOS, TX 78666	705 CONWAY DR, SAN MARCOS, TX 78666
29556	ZWANGTU LLC SERIES 101	PO BOX 1964	PFLUGERVILLE, TX 78660	619 BARBARA DR, SAN MARCOS, TX 78666
	Sara Lee Underwood-Myers	1415 Harper Dr	SAN MARCOS, TX 78666	
	Lorraine Burleson	1109 Barbara Dr.	SAN MARCOS, TX 78666	
	Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	