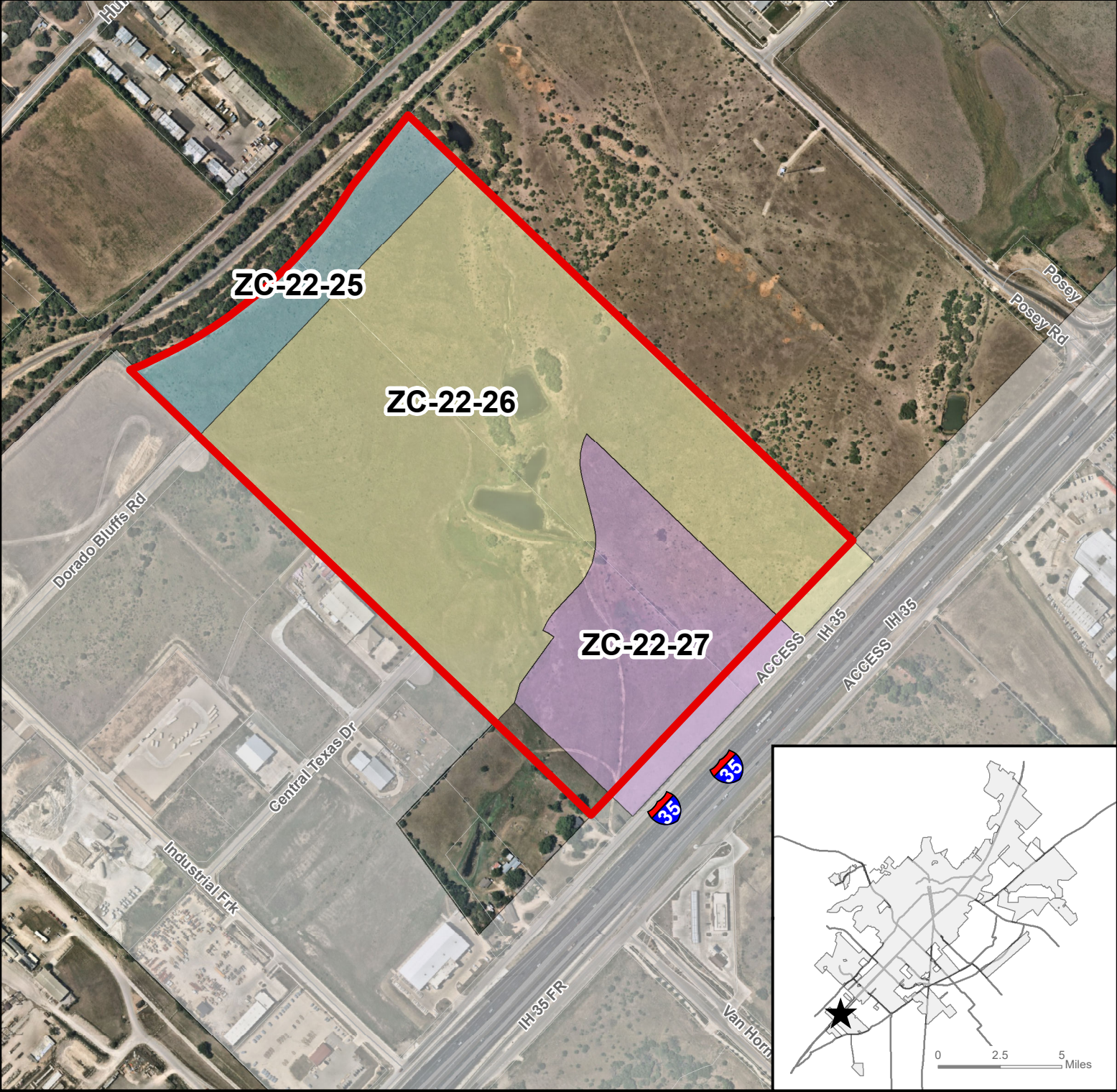


# ZC-22-25/26/27

## Aerial View

### Hampton Business Park — 5300BLK S IH 35



★ Site Location

Parcel

City Limit



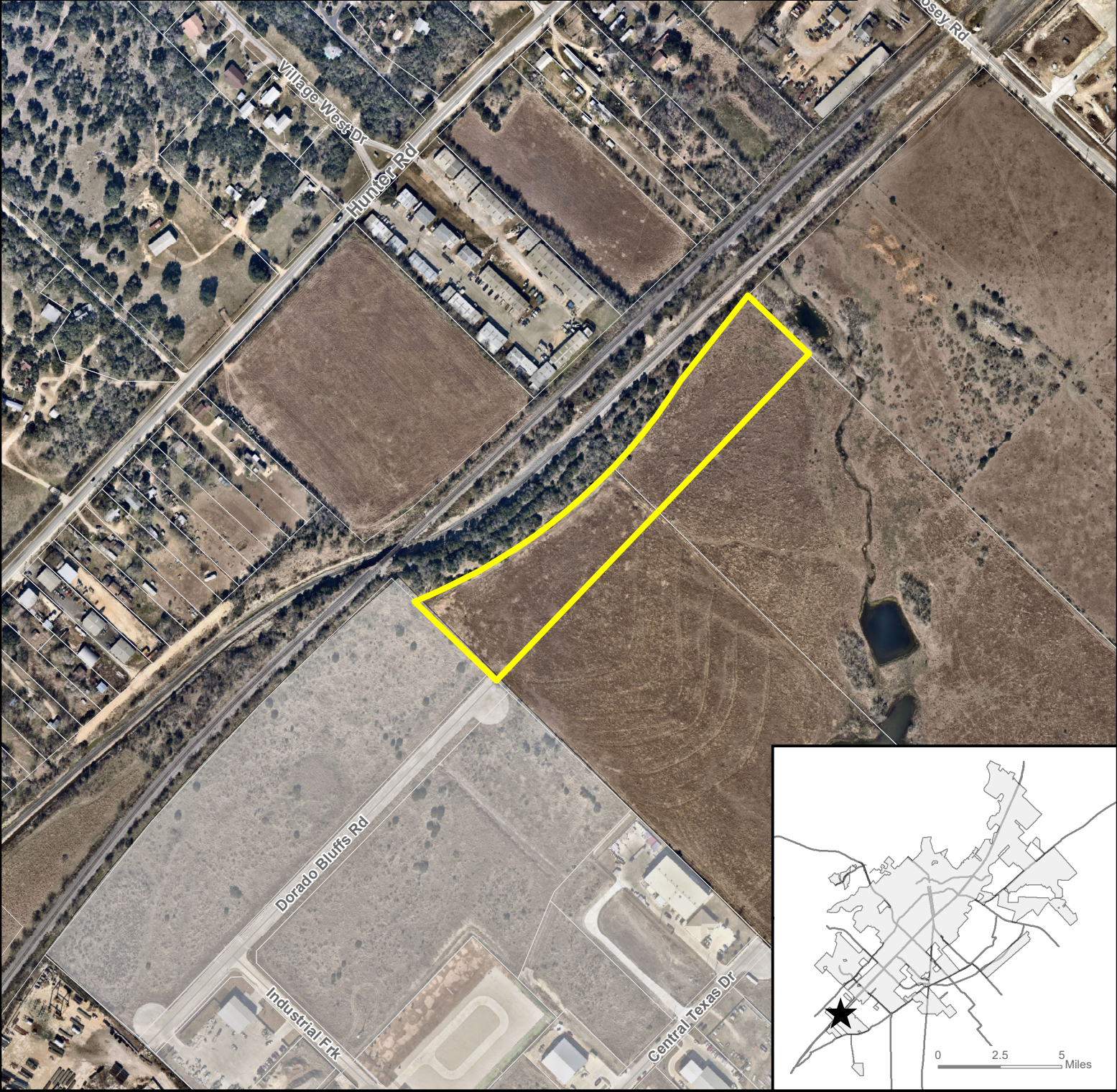
0 300 600 1,200 Feet

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. Imagery from 2017.

Map Date: 6/23/2022



# ZC-22-25 Aerial View Hampton Business Park — 5300BLK S IH 35



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



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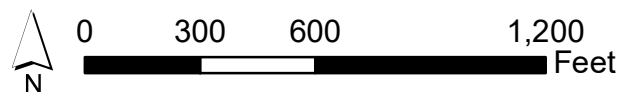
Map Date: 5/16/2022



# ZC-22-25 Existing Zoning Hampton Business Park HI — 5300BLK S IH 35



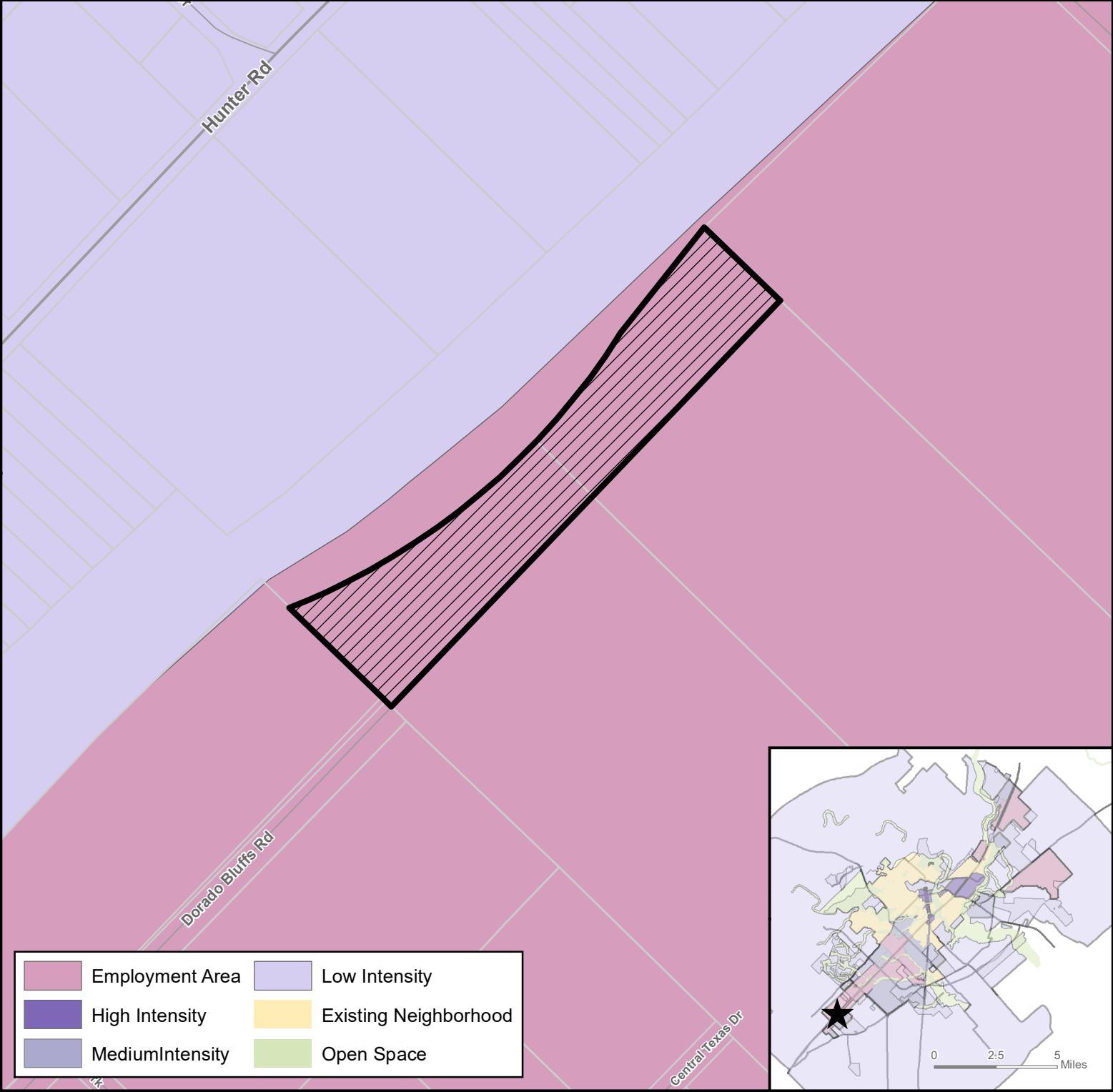
- ★ **Site Location**
- ▨ **Subject Property**
- Parcels**
- City Limit**



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.

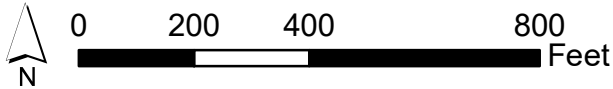
Map Date: 5/16/2022

ZC-22-25  
Preferred Scenario  
Hampton Business Park HI — 5300BLK S IH 35



- ★

Site Location
- Subject Property
- Parcels
- City Limit



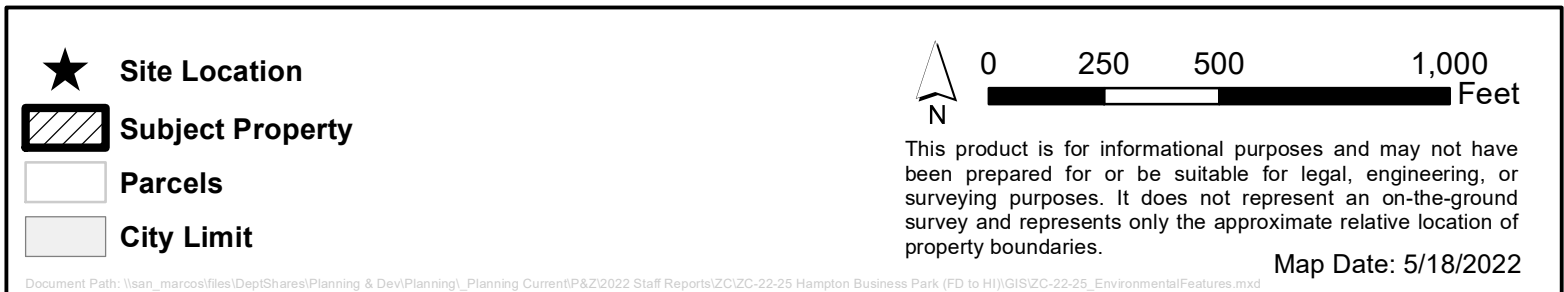
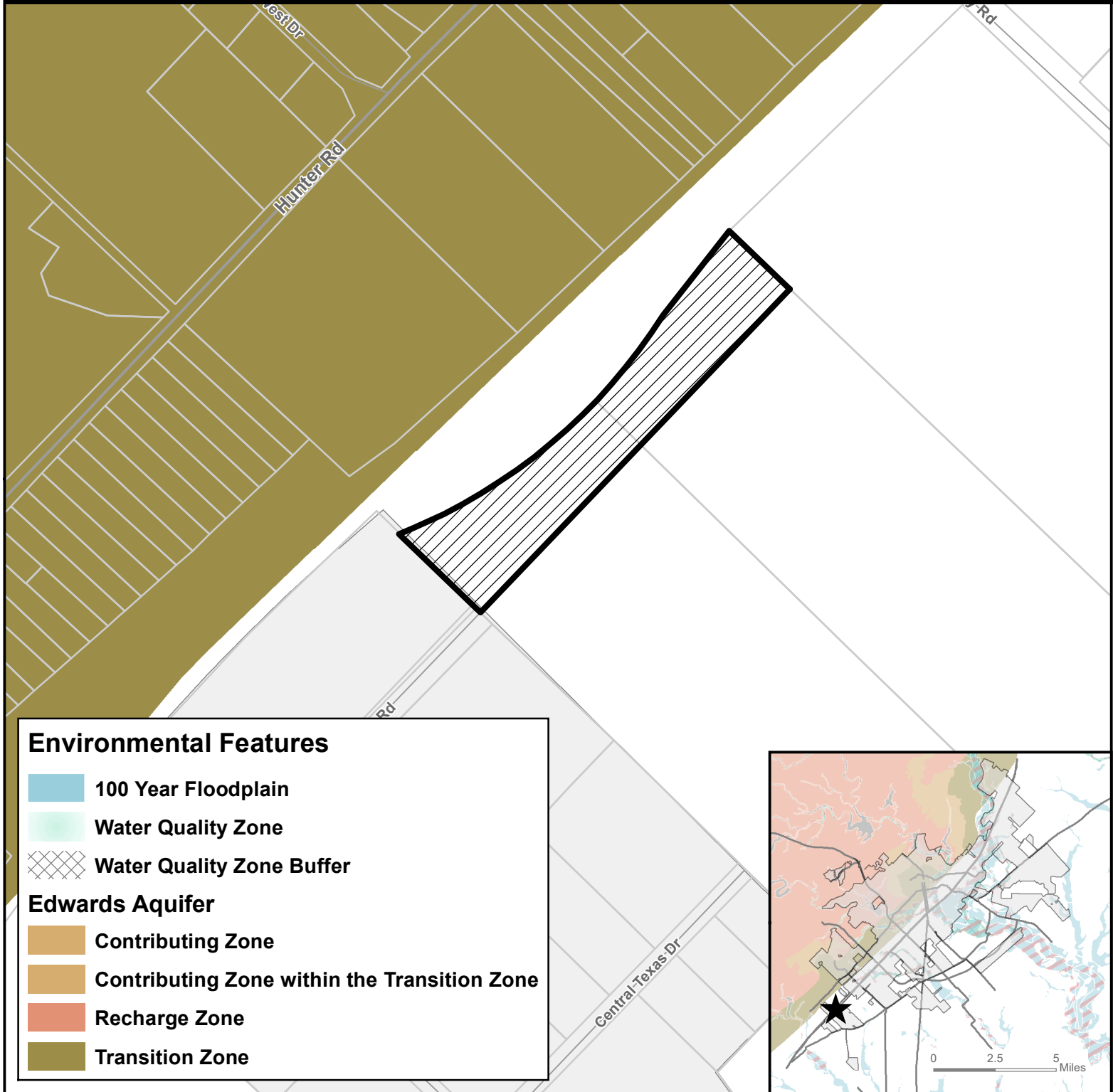
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/16/2022

# ZC-22-25

## Environmental Features

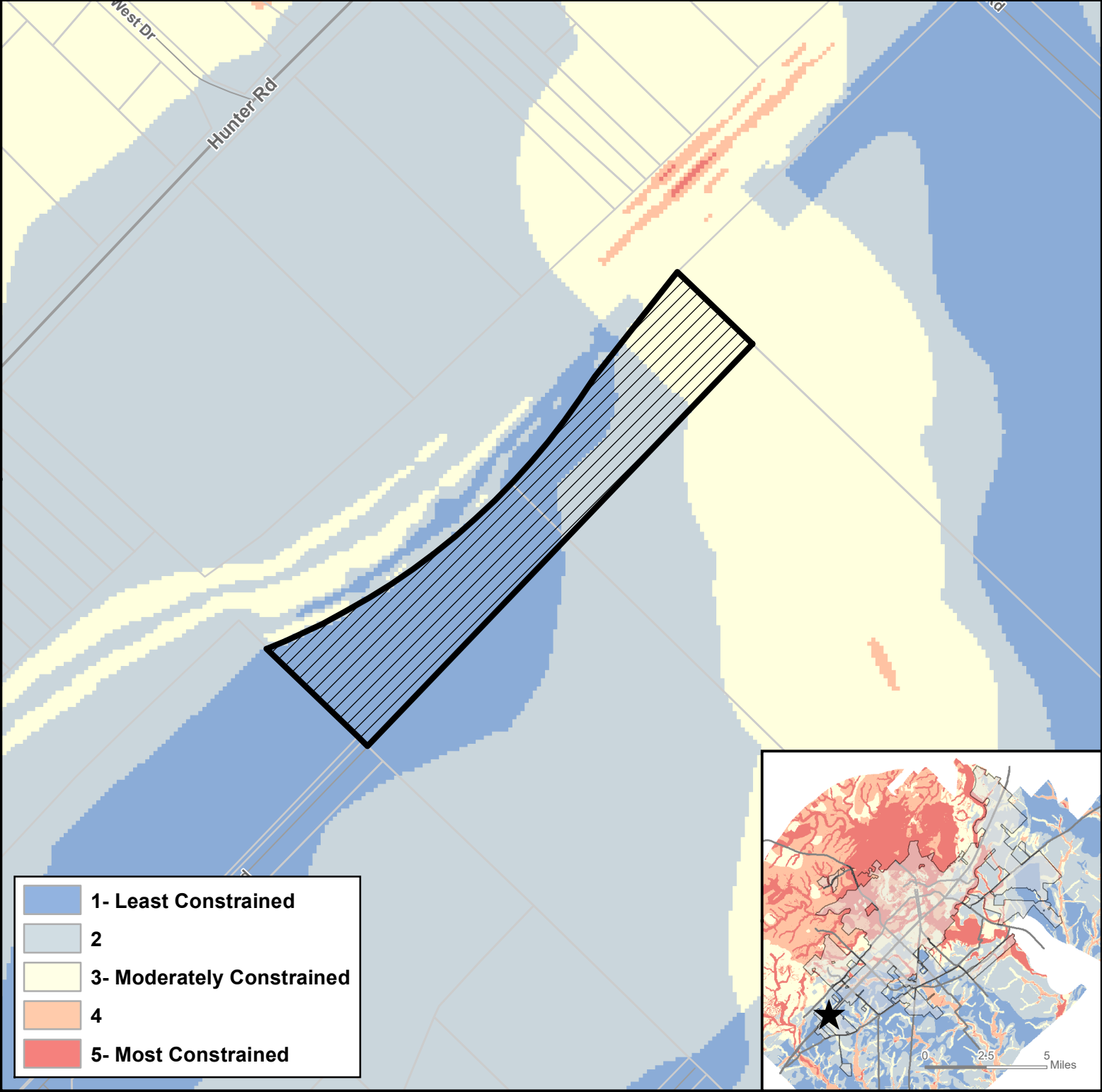
### Hampton Business Park HI — 5300BLK S IH 35



# ZC-22-25

## Land Use Suitability

### Hampton Business Park HI — 5300BLK S IH 35



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



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Map Date: 5/16/2022

# ZC-22-25

## Transportation Master Plan

### Hampton Business Park HI — 5300BLK S IH 35

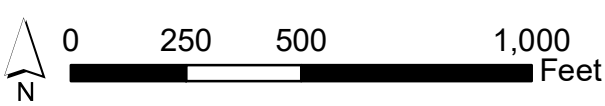


**Thorough Fare Street Plan**

Enhanced Facilities Thoroughfare, Ave

Enhanced Facilities Thoroughfare, Blvd

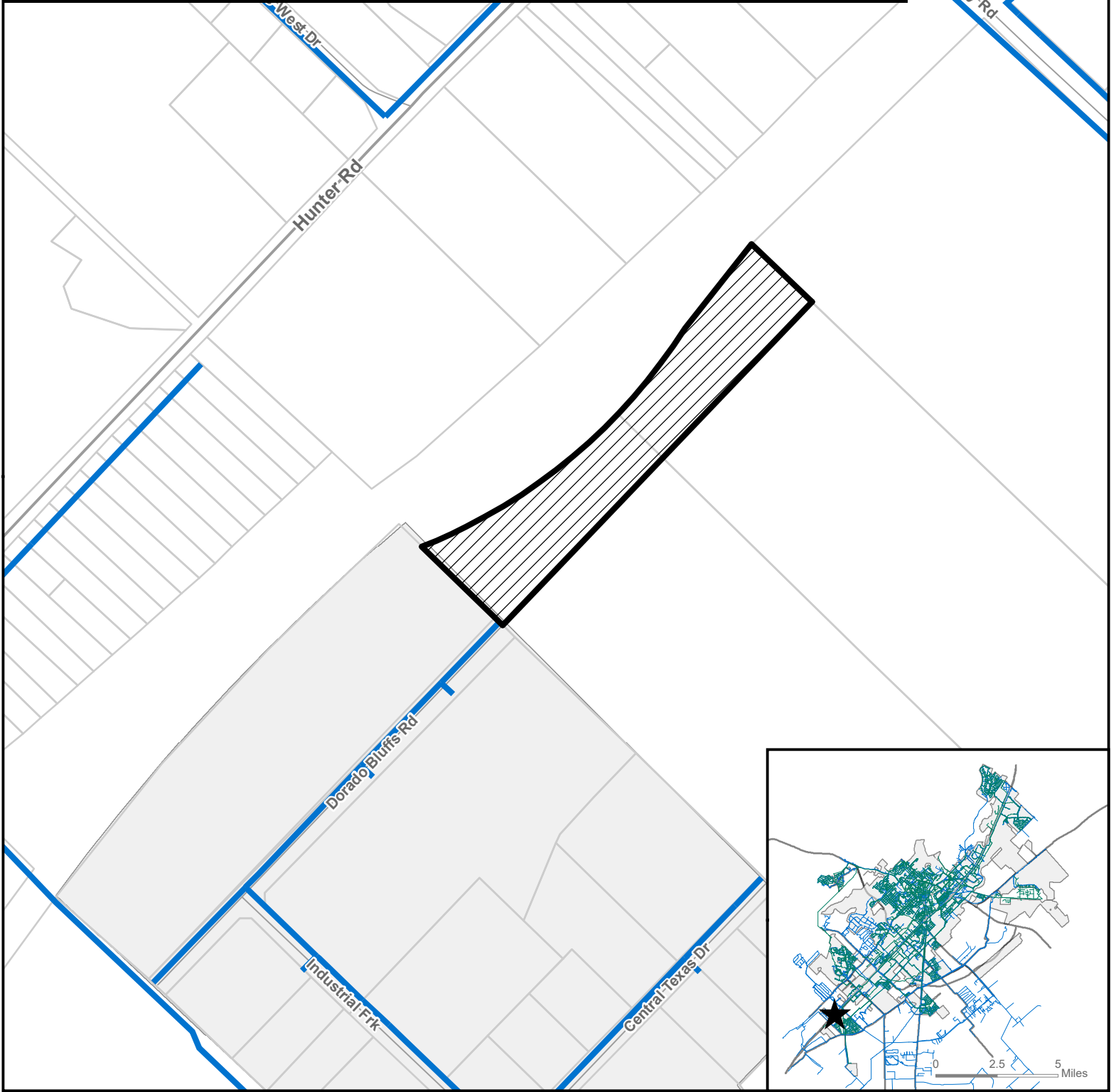
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



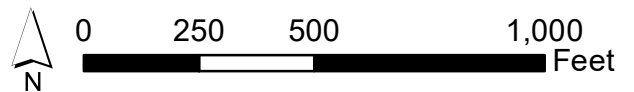
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/16/2022

# ZC-22-25 Water/Wastewater Lines Hampton Business Park HI— 5300BLK S IH 35



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main

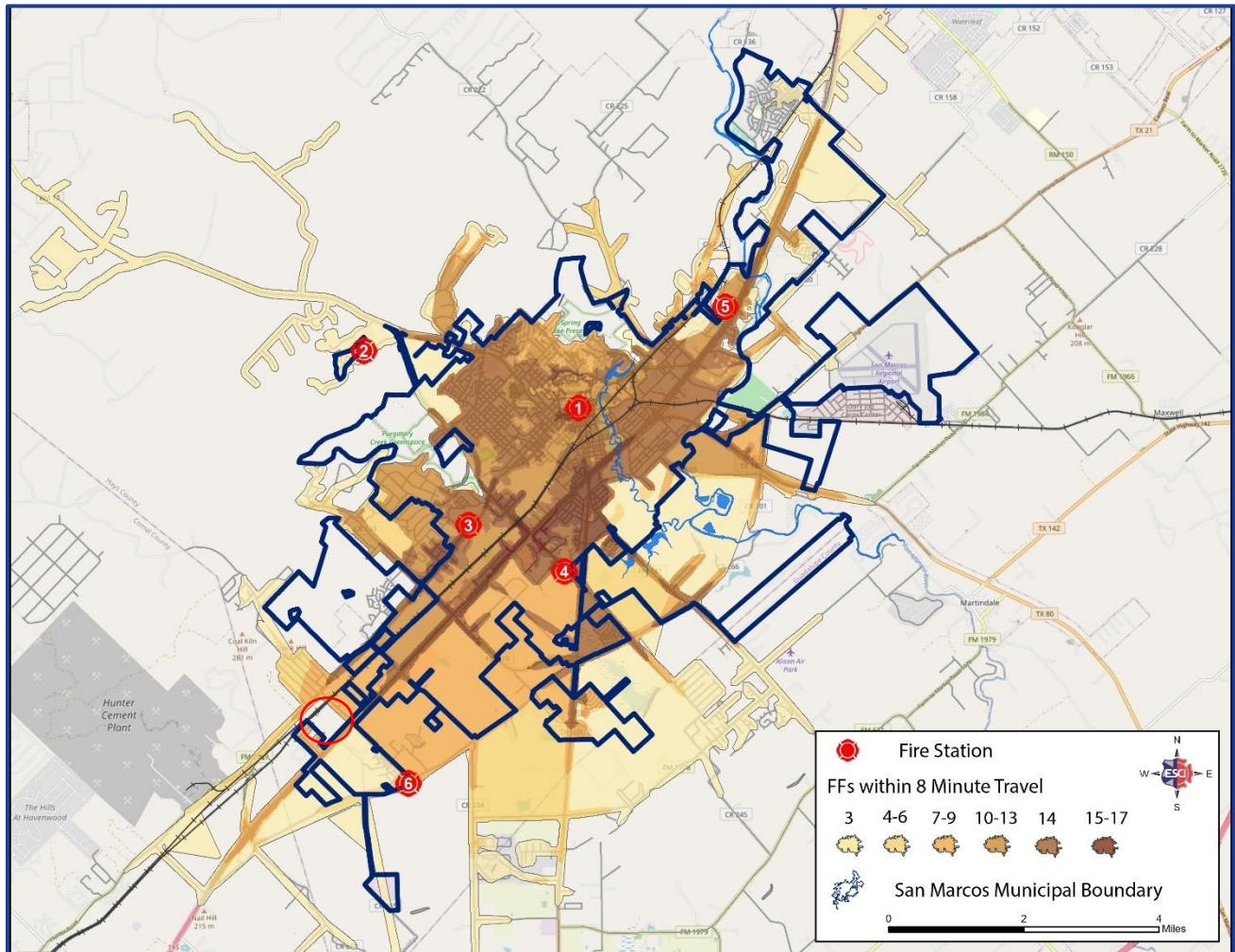


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Map Date: 5/16/2022

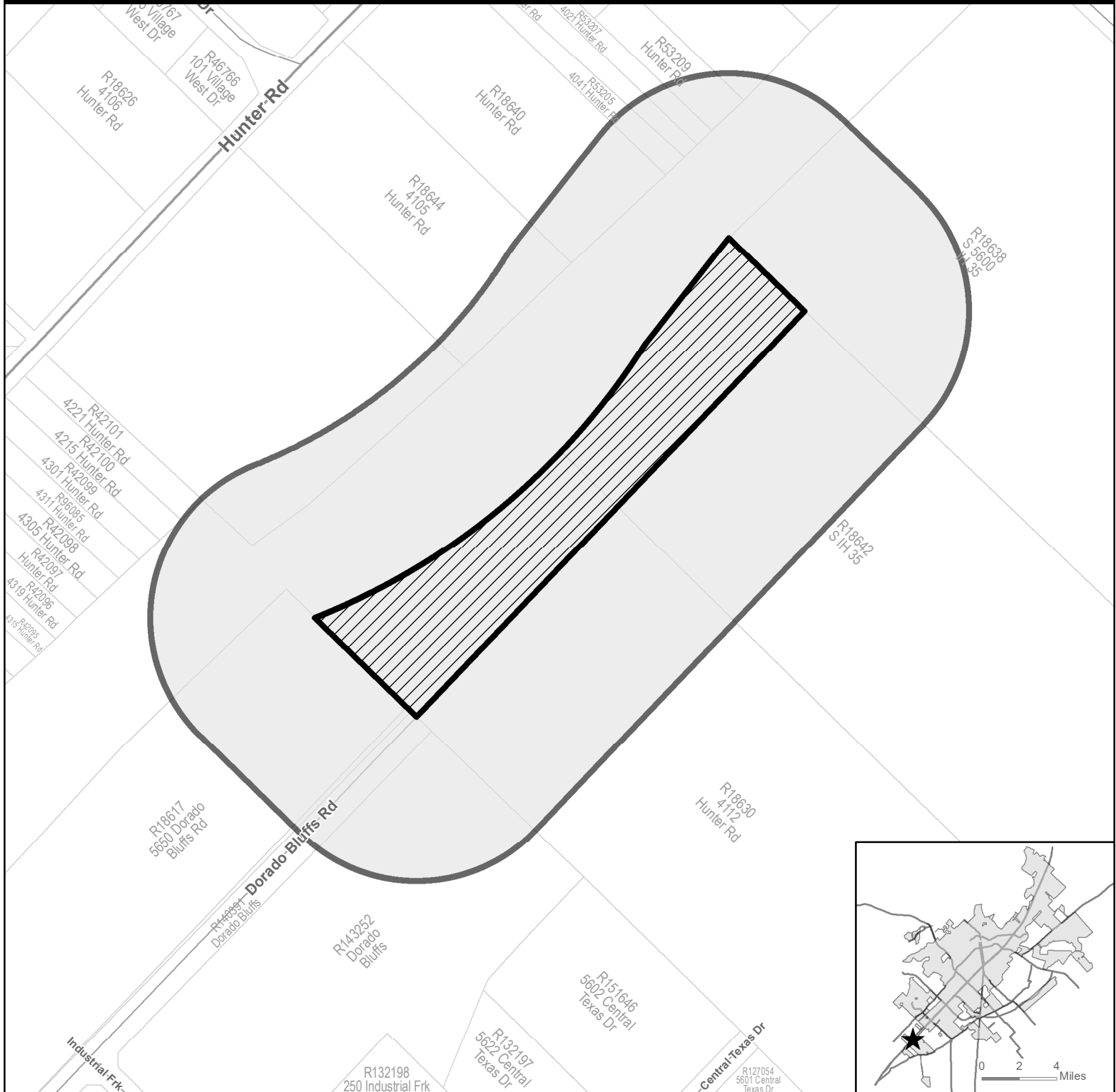






**Figure 112: SMFD 8-Minute Effective Response Force**  
*Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.*

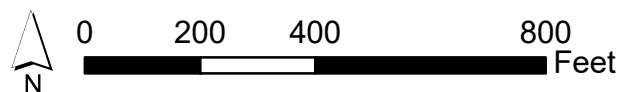


**AN-22-02/ ZC-22-25/ZC-22-26/ZC-22-27 Approximate Location**

# ZC-22-25 400' Notification Buffer Hampton Business Park — 5300BLK S IH 35



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



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Map Date: 6/6/2022



PLANNING AND DEVELOPMENT SERVICES



06/22/2022

ZC-22-25

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development to “HI” Heavy Industrial  
5300BLK S IH 35 / Hampton Business Park HI**

*ZC-22-25 (5300BLK S IH 35 / Hampton Business Park HI) Hold a public hearing and consider a request by Jackson Walker, LLP on behalf of San Marcos Hampton LLC & CCM San Marcos LLC, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 7.251 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located east of the Union Pacific railroad, approximately 1,000 ft south of Posey Road. (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, July 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](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, Aug 16, 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**

[citizencomment@sanmarcostx.gov](mailto:citizencomment@sanmarcostx.gov)

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-22-25**.

*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)*

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	Owner City	Owner State	Owner Zip
R18638	202 POSEY RD, SAN MARCOS, TX 78666	GILBERT, BOBBIE POLLARD	15 TIMBERCREST	SAN MARCOS	TX	78666
R143252	DORADO BLFS, , TX	H&H DORADO LTD	19787 W INTERSTATE 10	SAN ANTONIO,	TX	78257-1695
R18628	HUNTER RD, SAN MARCOS, TX 78666	JOHNSTON BENJAMIN H (BLUE)	4106 HUNTER RD	SAN MARCOS	TX	78666
R18656	4009 HUNTER RD, SAN MARCOS, TX 78666	MYERS ERIC C & MARY T	4009 C HUNTER RD	SAN MARCOS,	TX	78666
R18642	S IH 35, SAN MARCOS, TX 78666	POSPISIL LANCE EVAN & WHITLOCK KATHLEEN POSPISIL	11908 A WHITEWING AVE	AUSTIN	TX	78753
R42101	4211/4221 HUNTER RD, SAN MARCOS TX	RESENDEZ EUGENE & JUANITA	3014 LONGWOOD DR	PASADENA	TX	77503
R18640	4024 HUNTER RD, SAN MARCOS, TX 78666	SCHULZE, LARRY	2209 STRATFORD DR	TEMPLE	TX	76502-3891
R18644	4105 HUNTER RD, SAN MARCOS, TX 78666	SEEBECK PRINCESS JUNE RAWSON &	SEEBECK C W DOC ESTATE	SAN MARCOS	TX	78666
R53209	HUNTER RD, SAN MARCOS, TX 78666	YBARRA ALFRED & FRANCIS	4019 HUNTER RD	SAN MARCOS	TX	78666
R53207	4021 HUNTER RD, SAN MARCOS, TX 78666	YBARRA, JOSE, SR	215 CODY LN	KILLEEN	TX	76542-9032
R53206	4023 HUNTER RD, SAN MARCOS, TX 78666	YBARRA, PRINCESS H	4023 HUNTER RD	SAN MARCOS	TX	78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS	TX	78666
		BOBBIE GARZA-HERNANDEZ	122 RIVIERA	SAN MARCOS	TX	78666