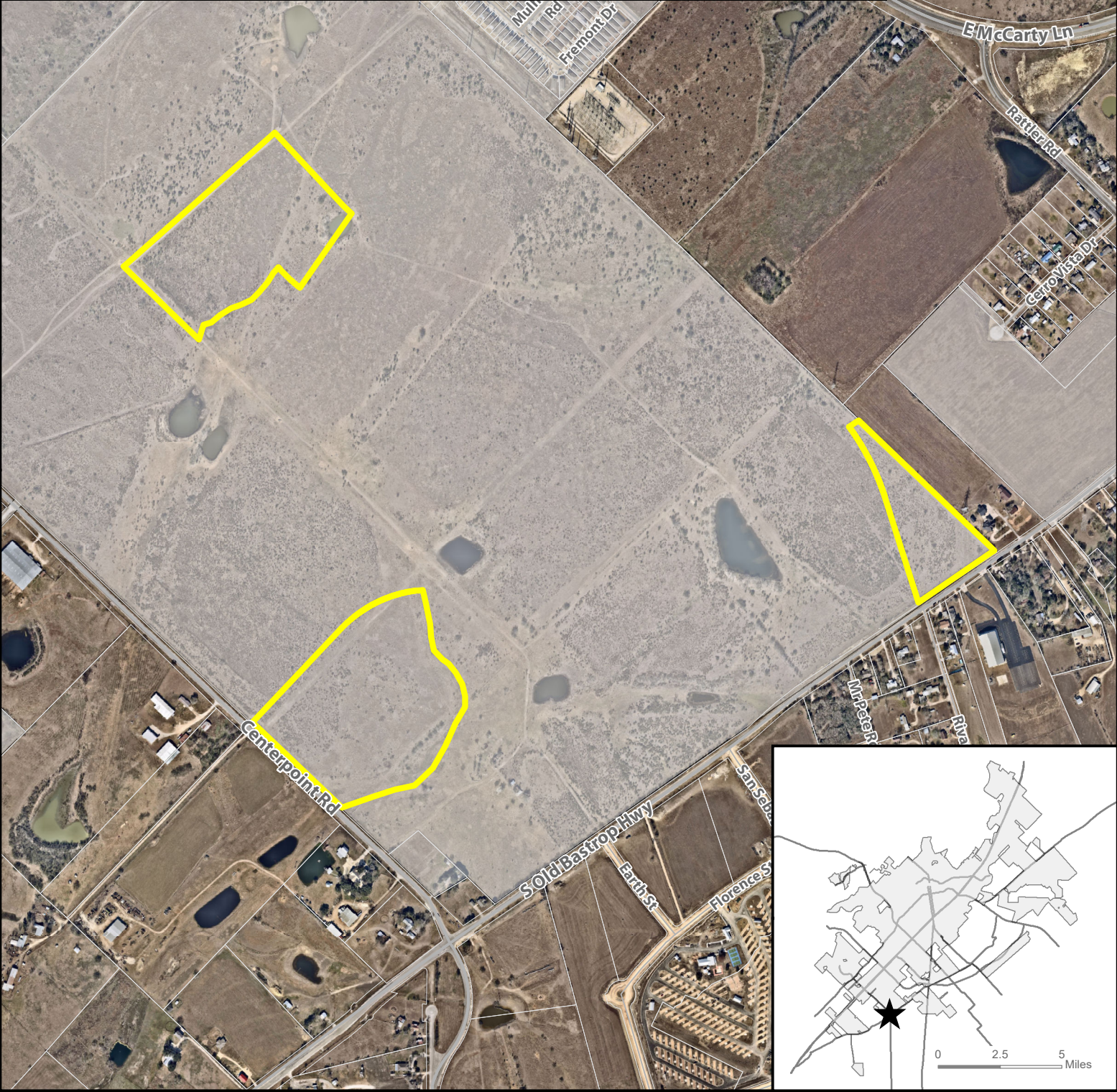
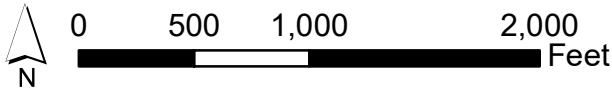


ZC-22-13  
Aerial View  
Gas Lamp — Centerpoint Rd/S Old Bastrop Hwy



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

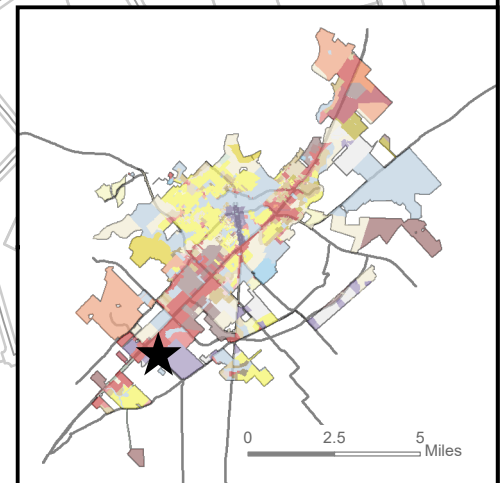
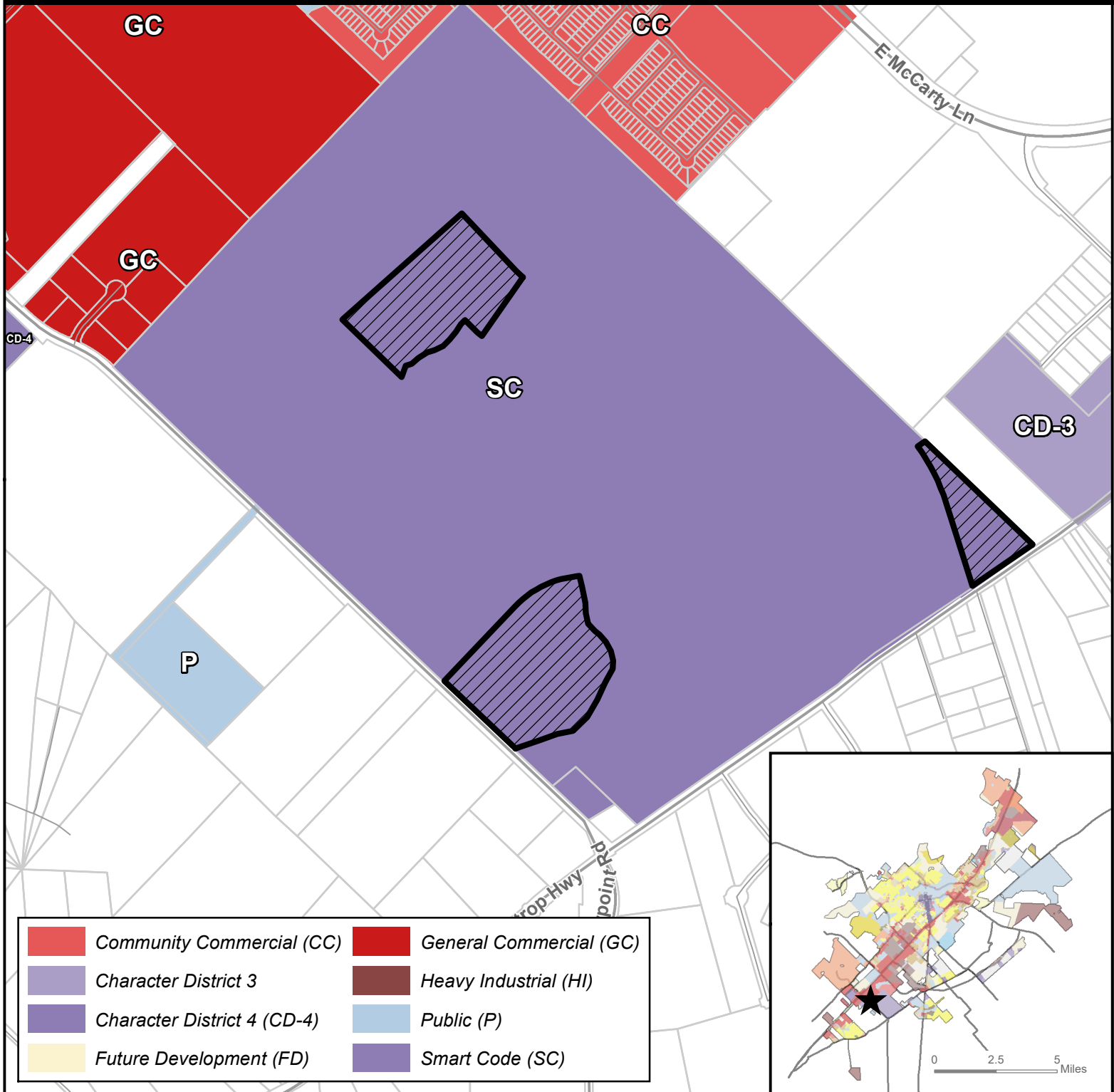


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

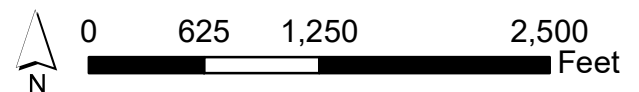
Map Date: 3/17/2022



# ZC-22-13 Existing Zoning SC to CD-5 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



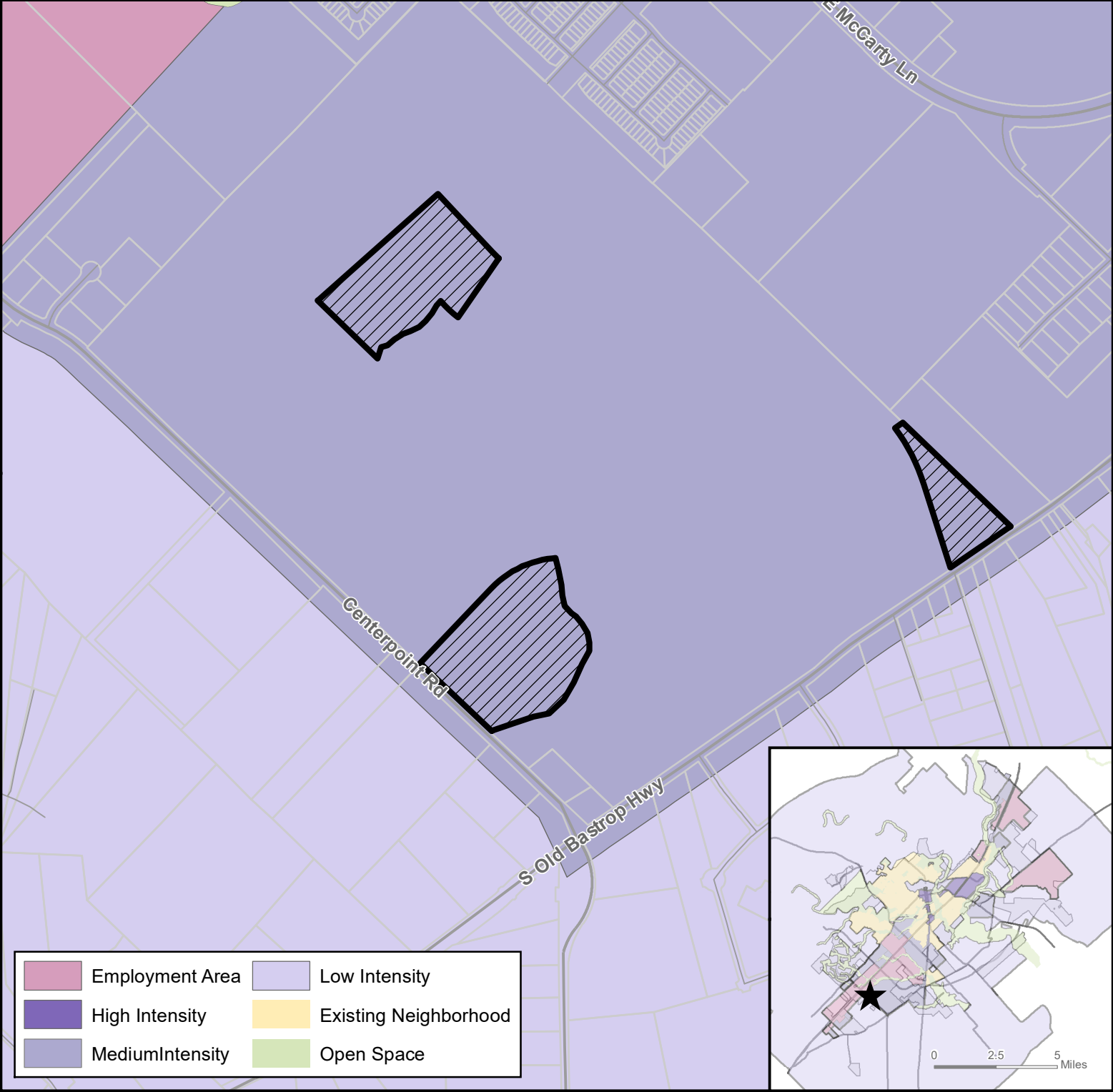
- ★ **Site Location**
- Subject Property**
- Parcels**
- City Limit**



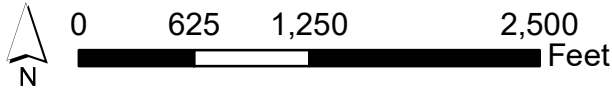
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/7/2022

ZC-22-13  
Preferred Scenario  
SC to CD-5 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



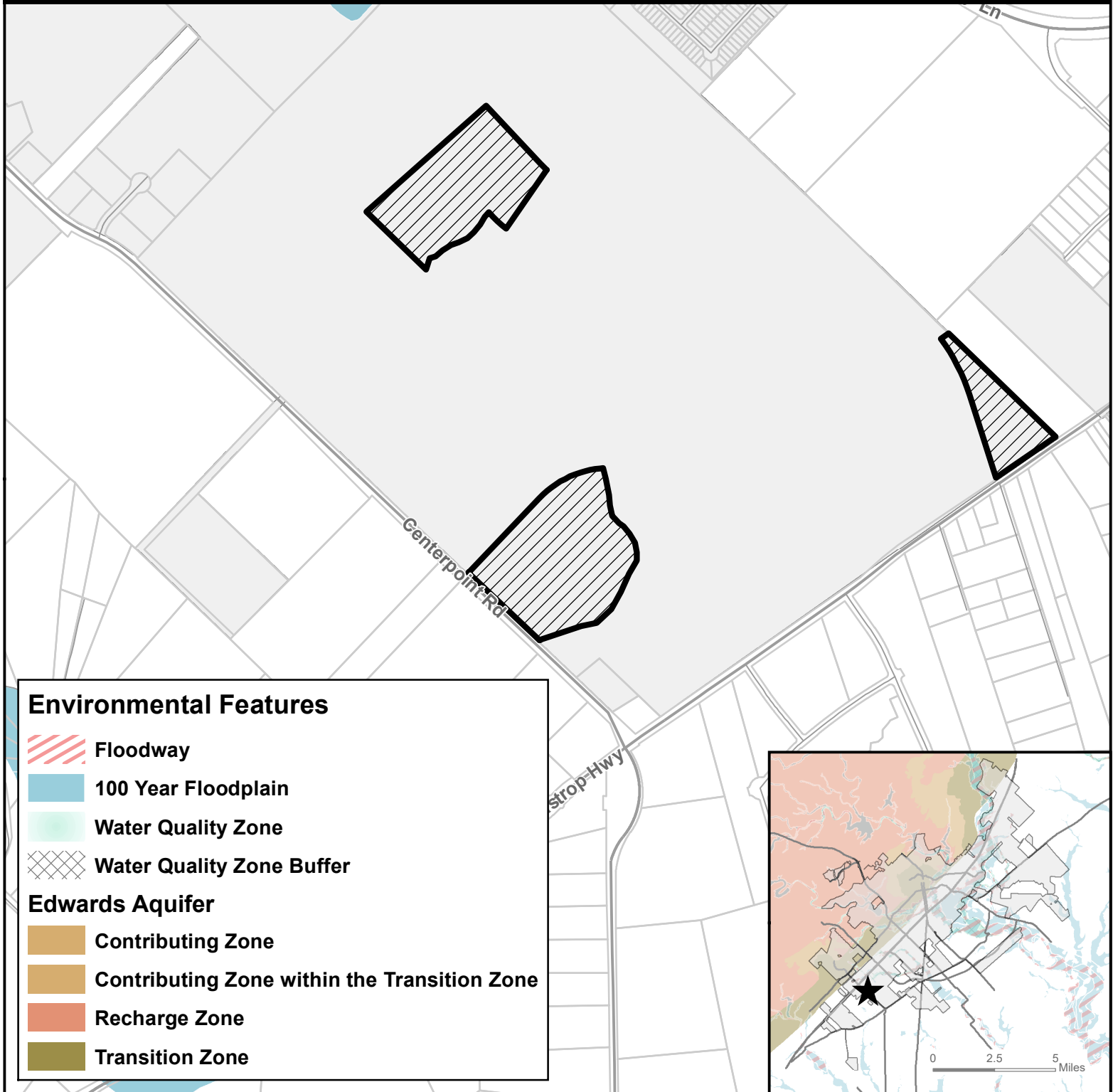
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



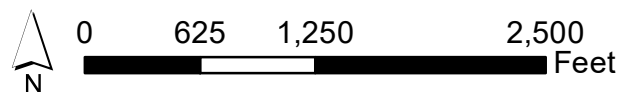
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/7/2022

# ZC-22-13 Environmental Features SC to CD-5 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



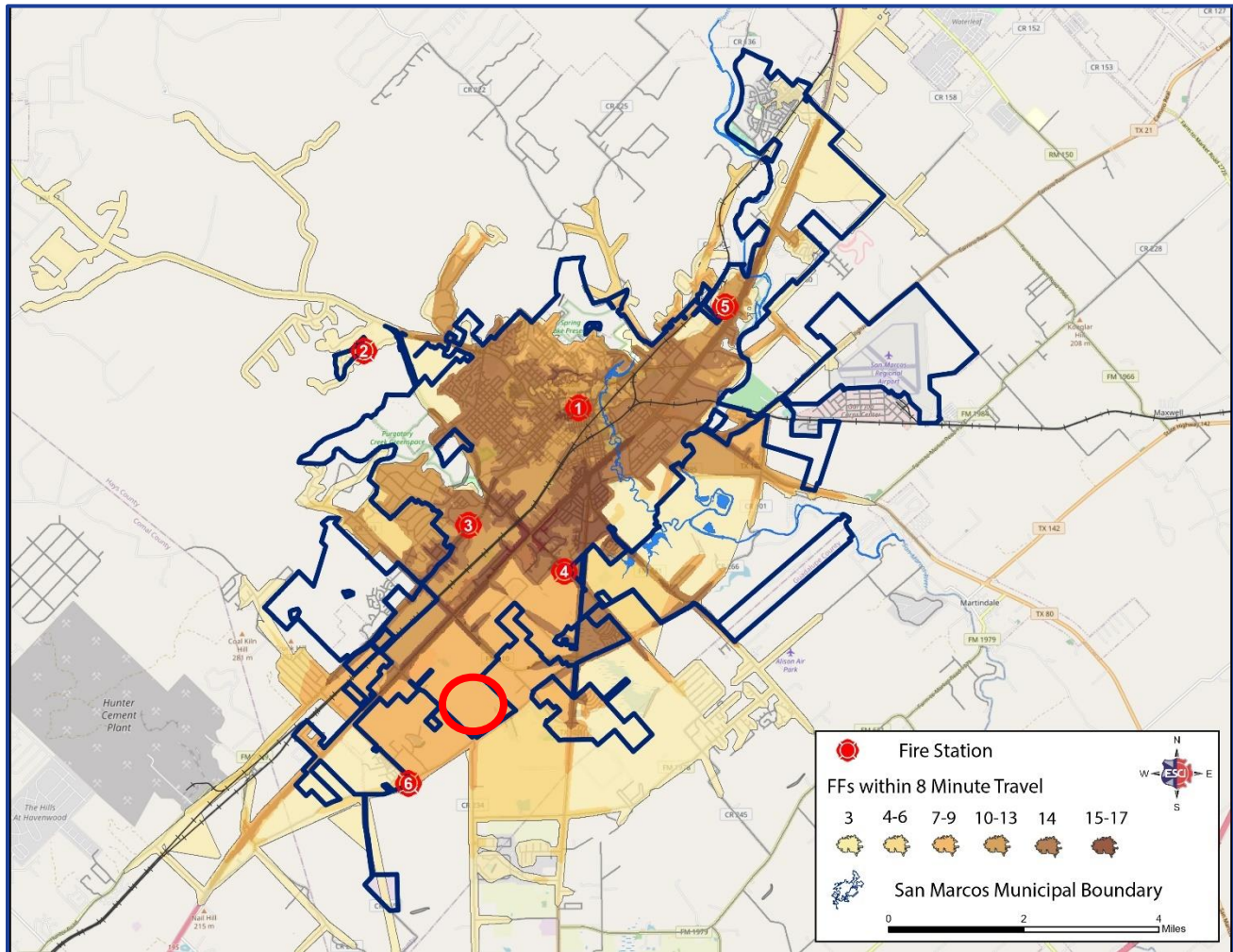
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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: 6/7/2022

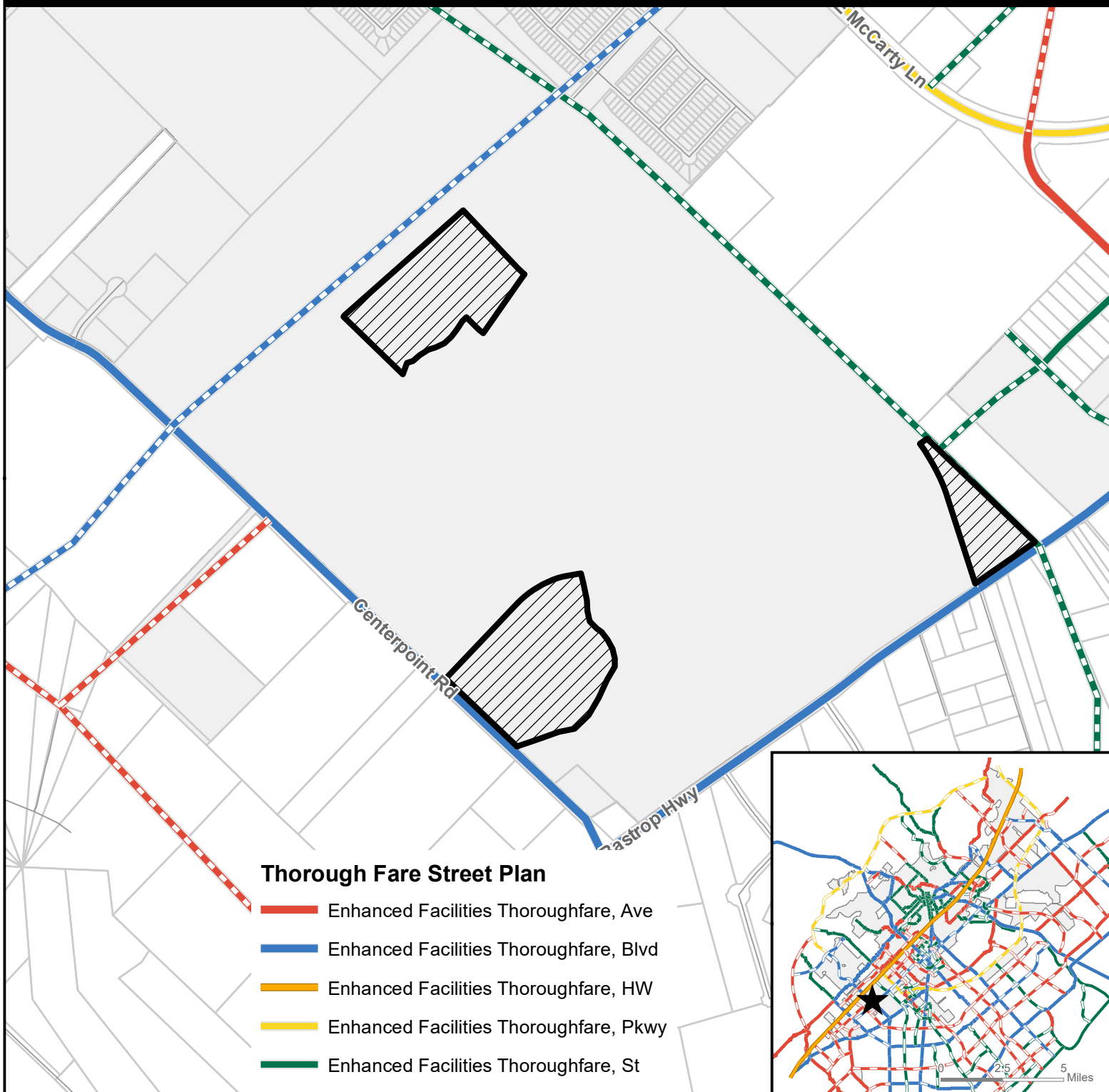
**Figure 112: SMFD 8-Minute Effective Response Force**  
***Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.***



 **ZC-22-13 Approximate Location**



# ZC-22-13 Transportation Master Plan SC to CD-5 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



## Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd
- Enhanced Facilities Thoroughfare, HW
- Enhanced Facilities Thoroughfare, Pkwy
- Enhanced Facilities Thoroughfare, St
- - - Proposed Facilities Thoroughfare, Ave
- - - Proposed Facilities Thoroughfare, Blvd
- - - Proposed Facilities Thoroughfare, St

★ Site Location

▨ Subject Property

□ Parcels

■ City Limit



0 625 1,250 2,500 Feet

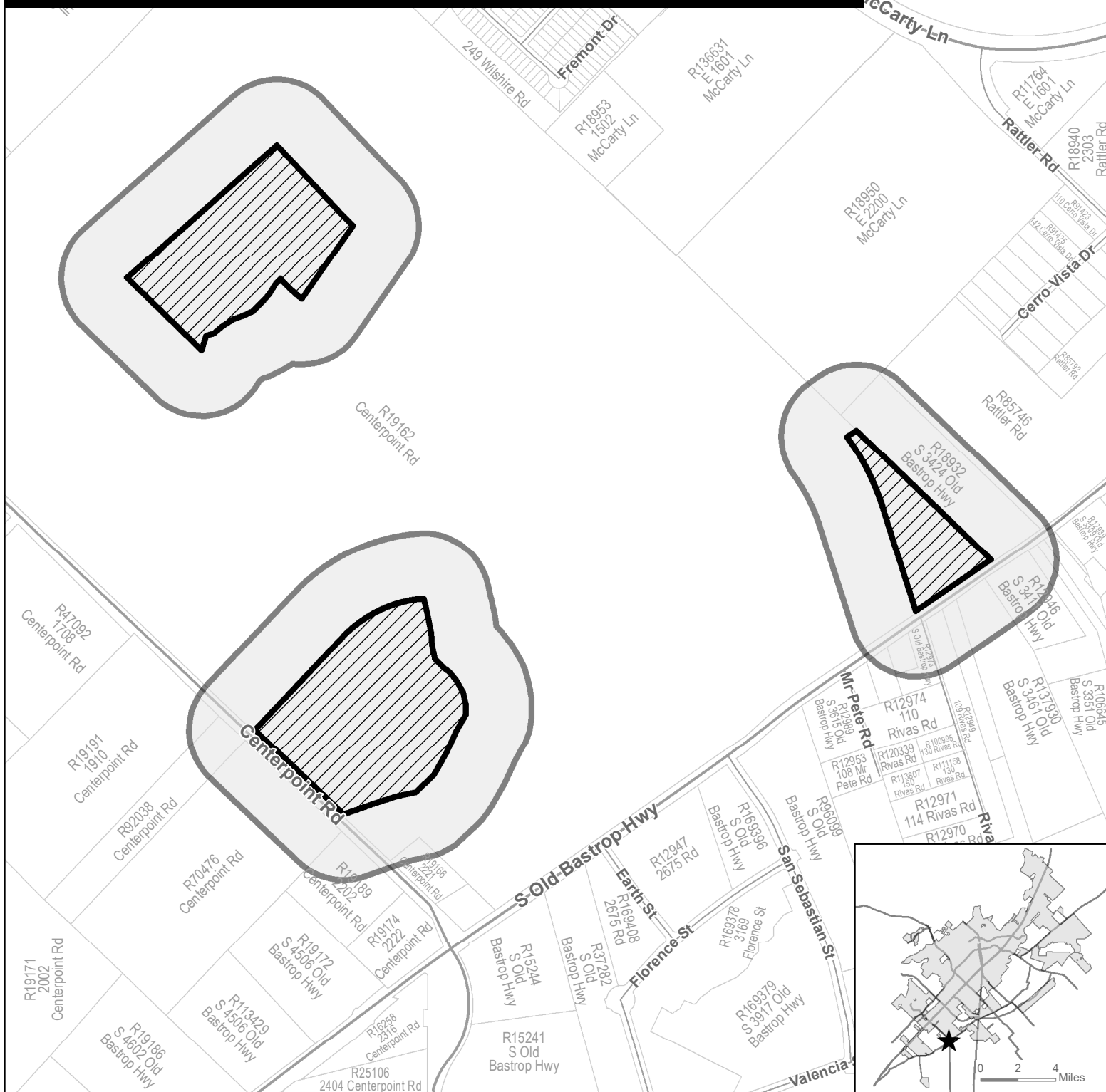
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Map Date: 6/7/2022

# ZC-22-13

## 400' Notification Buffer

### Gas Lamp — Centerpoint Rd/S Old Bastrop Hwy



**Site Location**



**Subject Property**



**400' Buffer**



**Parcel**



**City Limit**



0 500 1,000 2,000 Feet

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Map Date: 3/17/2022

PLANNING AND DEVELOPMENT SERVICES



6/10/2022

ZC-22-13

**Notice of Public Hearing  
Zoning Change Request**

**“SC” Smart Code District to “CD-5” Character District 5**

**North Side of Centerpoint Rd. Between Old Bastrop Hwy & Centerpoint Ct. / Gas Lamp Zone Change  
(SC to CD-5)**

*ZC-22-13 (North Side of Centerpoint Rd. Between Old Bastrop Hwy & Centerpoint Ct. / Gas Lamp Zone Change / SC to CD-5) Hold a public hearing and consider a request by David Carroll, on behalf of Walton Texas, LP, for a Zoning Change from Smart Code (SC) to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 48.87 acres generally located on the north side of Centerpoint Rd. between Old Bastrop Hwy and Centerpoint Ct. (W. Rugeley)*

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, June 28, 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 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, August 2, 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 Spectrum channel 10 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, **Will Rugeley**, at **512.805.2613** or **wrugeley@sanmarcostx.gov**. When calling or emailing, please refer to case number **ZC-22-13**.

*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)*

PLANNING AND DEVELOPMENT SERVICES

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



## Notification List ZC-22-13

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
R12985	3601 S OLD BASTROP HWY, SAN MARCOS, TX 78666	CALDERON SANTOS & MARIA A	6181 CENTER POINT RD	SAN MARCOS, TX 78666
R106645	3351 S OLD BASTROP HWY, SAN MARCOS, TX 78666	DUCOTE, BRUCE A	3351 S OLD BASTROP HWY	SAN MARCOS, TX 78666
R137931	OLD BASTROP HWY, SAN MARCOS, TX 78666	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666
R18932	3424 S OLD BASTROP HWY, SAN MARCOS, TX 78666	MENDOZA ROY R & MARIA G	3424 S OLD BASTROP HWY STE A	SAN MARCOS, TX 78666-9005
R12946	3411 S OLD BASTROP RD, SAN MARCOS, TX 78666	NATAL, MARY ANN	3411 OLD BASTROP HWY	SAN MARCOS, TX 78666
R12949	3513A OLD BASTROP HWY, SAN MARCOS, TX 78666	ORTEGA CONCEPCION & JOSE LUIS SR	3513 A OLD BASTROP HWY	SAN MARCOS, TX 78666-8980
R18946	MCCARTY LN, SAN MARCOS, TX 78666	PEREZ JULIAN & MARTINA CURA LP	2200 E MCCARTY LN	SAN MARCOS, TX 78666
R132995	S OLD BASTROP HWY, SAN MARCOS, TX 78666	RAYMOND MATTHEW & RASMAY MAU	3309 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8938
R12986	3517 S OLD BASTROP HWY, SAN MARCOS, TX 78666	RIVAS JOE & ISABELL	3517 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8940
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS, TX 78666
R12978	3401/3403 S OLD BASTROP RD, SAN MARCOS, TX 78666	ROMANO AMANDA LAMONT TRUST	ROMANO ROCKY TRUSTEE PO BOX 769	WIMBERLEY, TX 78676
R137930	OLD BASTROP HWY, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY CHURCH	PO BOX 854	SAN MARCOS, TX 78667-0854
R92038	CENTERPOINT, SAN MARCOS, TX 78666	SCHROEDER JAMES & EMILY	2002 CENTERPOINT RD	SAN MARCOS, TX 78666
R12950	3501 S OLD BASTROP RD, SAN MARCOS, TX 78666	SOTO, ALBERT	3501 S OLD BASTROP HWY	SAN MARCOS, TX 78666
R19189	2202 CENTERPOINT RD, SAN MARCOS, TX 78666	SOYARS, THOMAS E	2202 CENTERPOINT RD	SAN MARCOS, TX 78666-9448
		STELLA ENRIQUEZ	514 CANDLELIGHT	SAN MARCOS, TX 78666
R19162		WALTON TEXAS LP, C/O WALTON INTERNATIONAL GROUP	14614 N KIERLAND BLVD STE 120	SCOTTSDALE, AZ 85254-2743
R19191	1910 CENTERPOINT RD, SAN MARCOS, TX 78666	WARREN, JAMES B	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
R19166	2221 CENTERPOINT RD, SAN MARCOS, TX 78666	ZAPATA, PABLO	2221 CENTERPOINT RD	SAN MARCOS, TX 78666