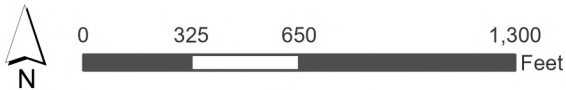




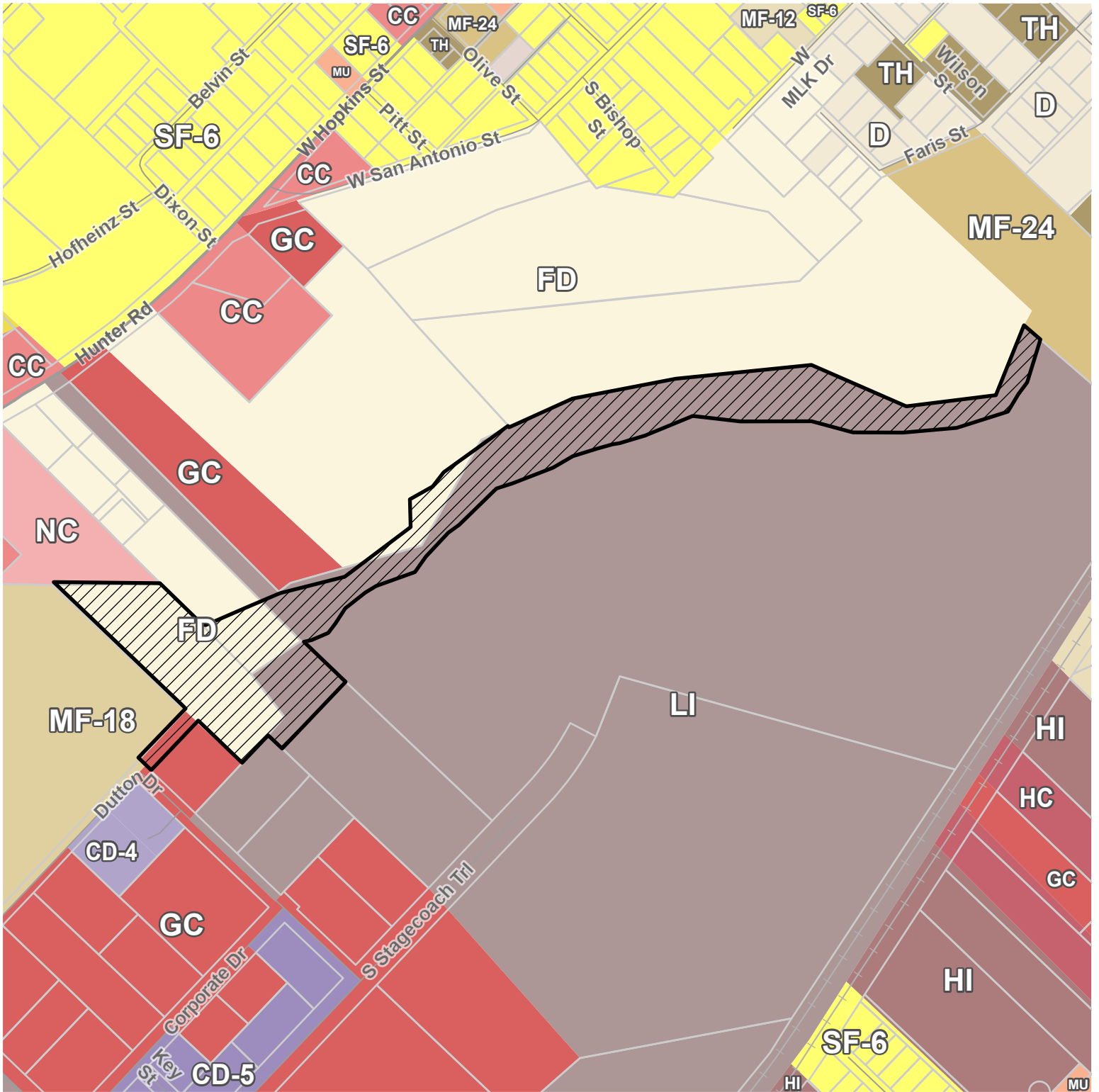
- Subject Property
- Parcel



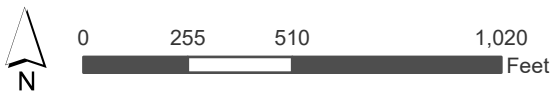
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/15/2024





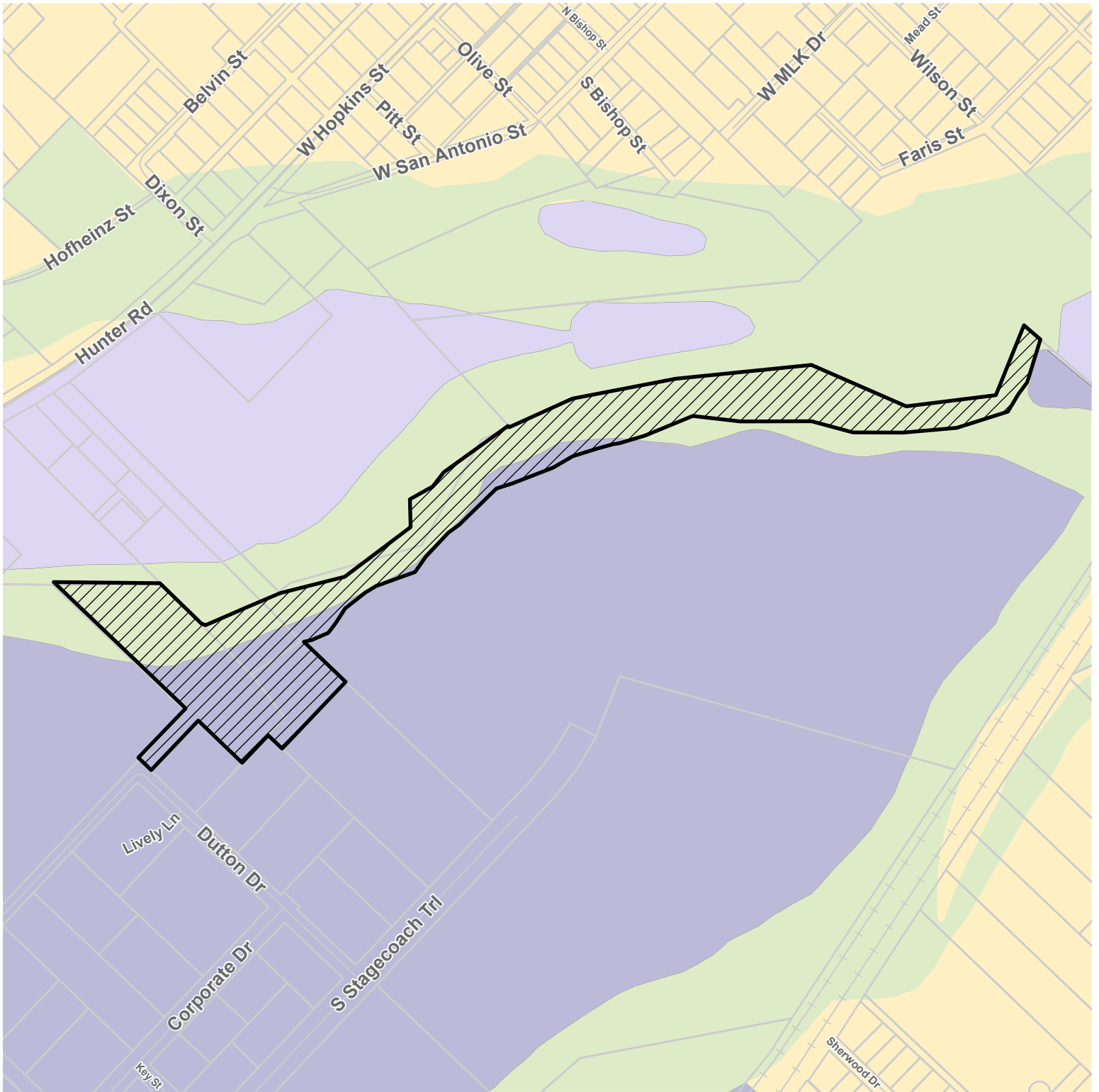
- Subject Property
- CC
- CD-4
- CD-5
- D
- DR
- FD
- GC
- HC
- HI
- LI
- MF-12
- MF-18
- MF-24
- MU
- NC
- SF-6
- SF-R
- TH



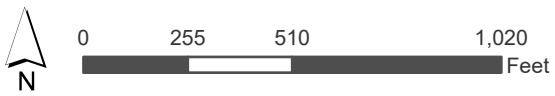
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Date: 10/10/2024





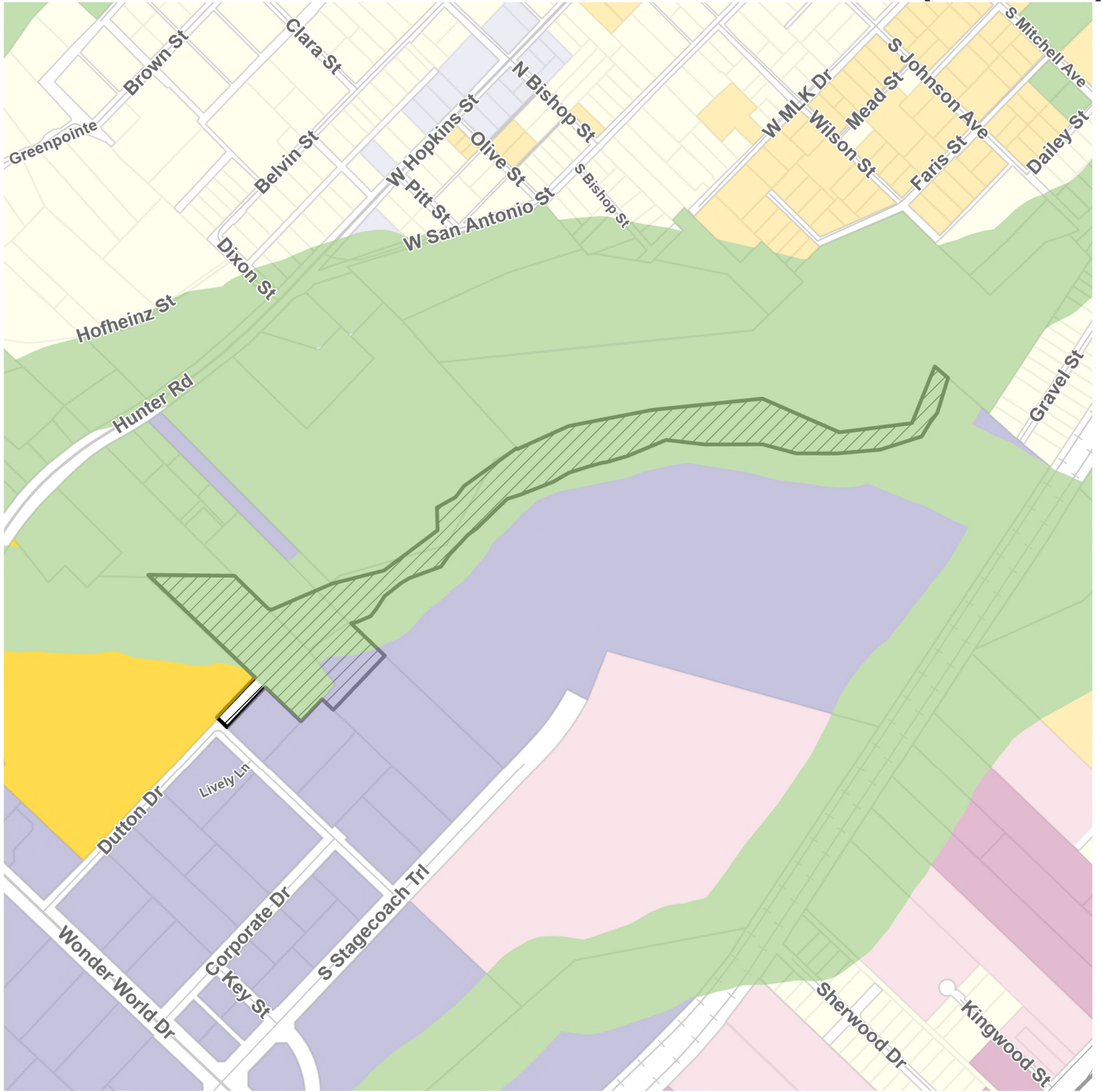
-  Subject Property
-  Parcels
-  Medium Intensity
-  Low Intensity
-  Existing Neighborhood
-  Open Space



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Date: 10/10/2024





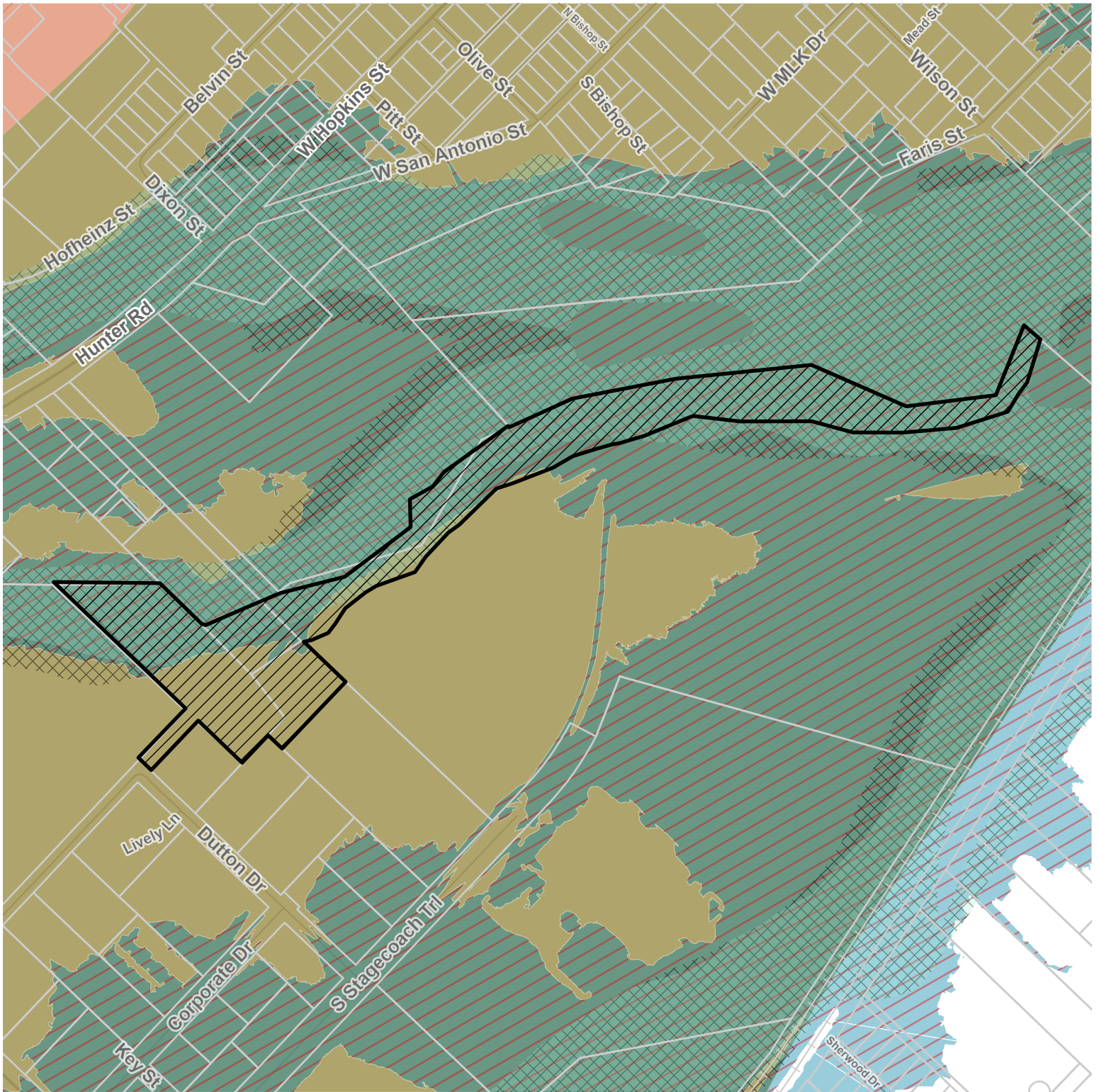
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Low and Areas of Stability, Conservation/Cluster
- Subject Property
- Parcels



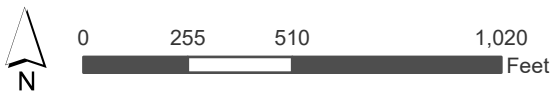
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Date: 11/13/2024





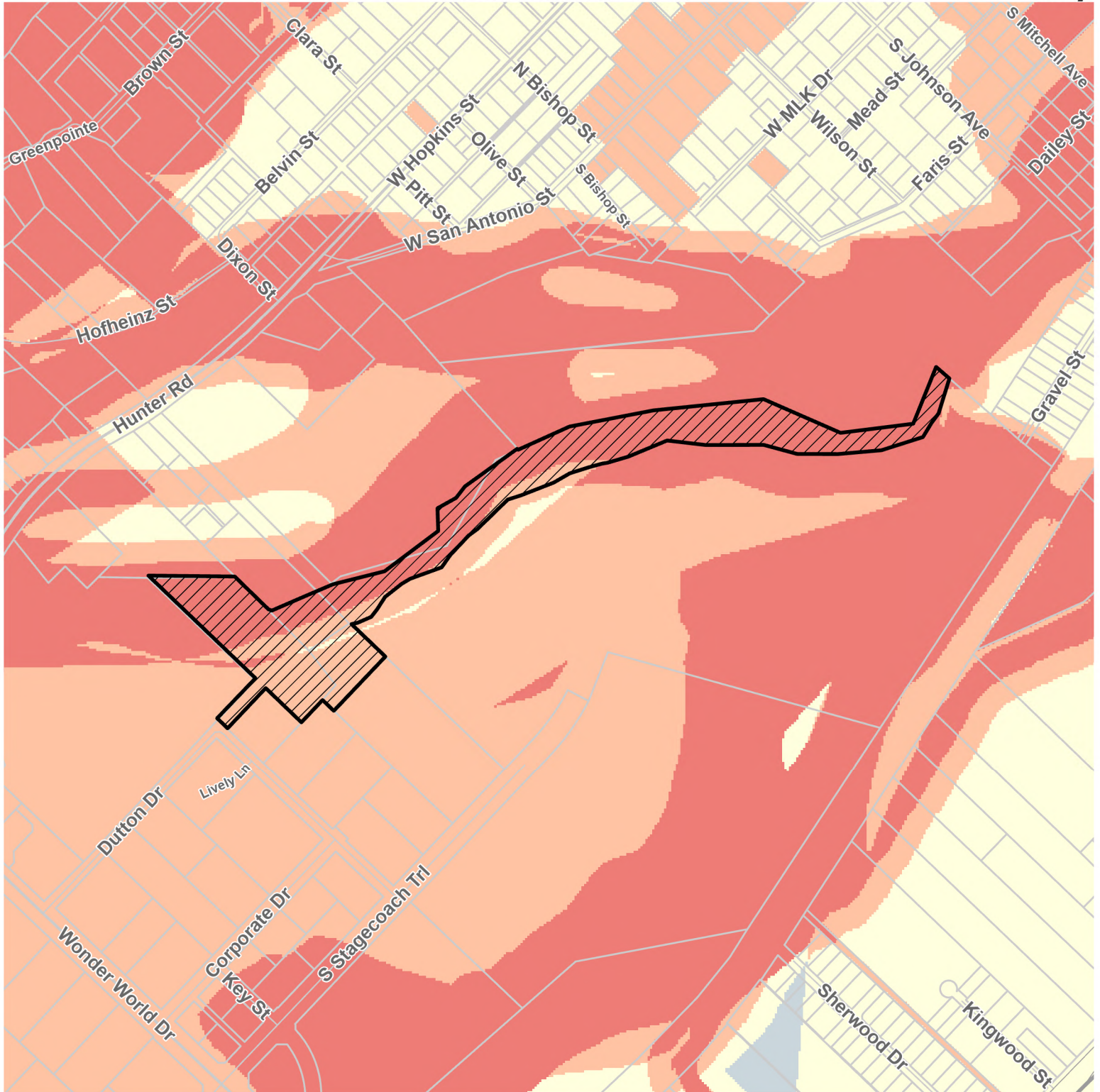
- Subject Property
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Recharge Zone
- Transition Zone
- Major
- Minor









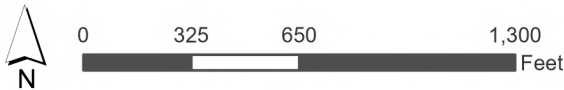
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Date: 10/10/2024





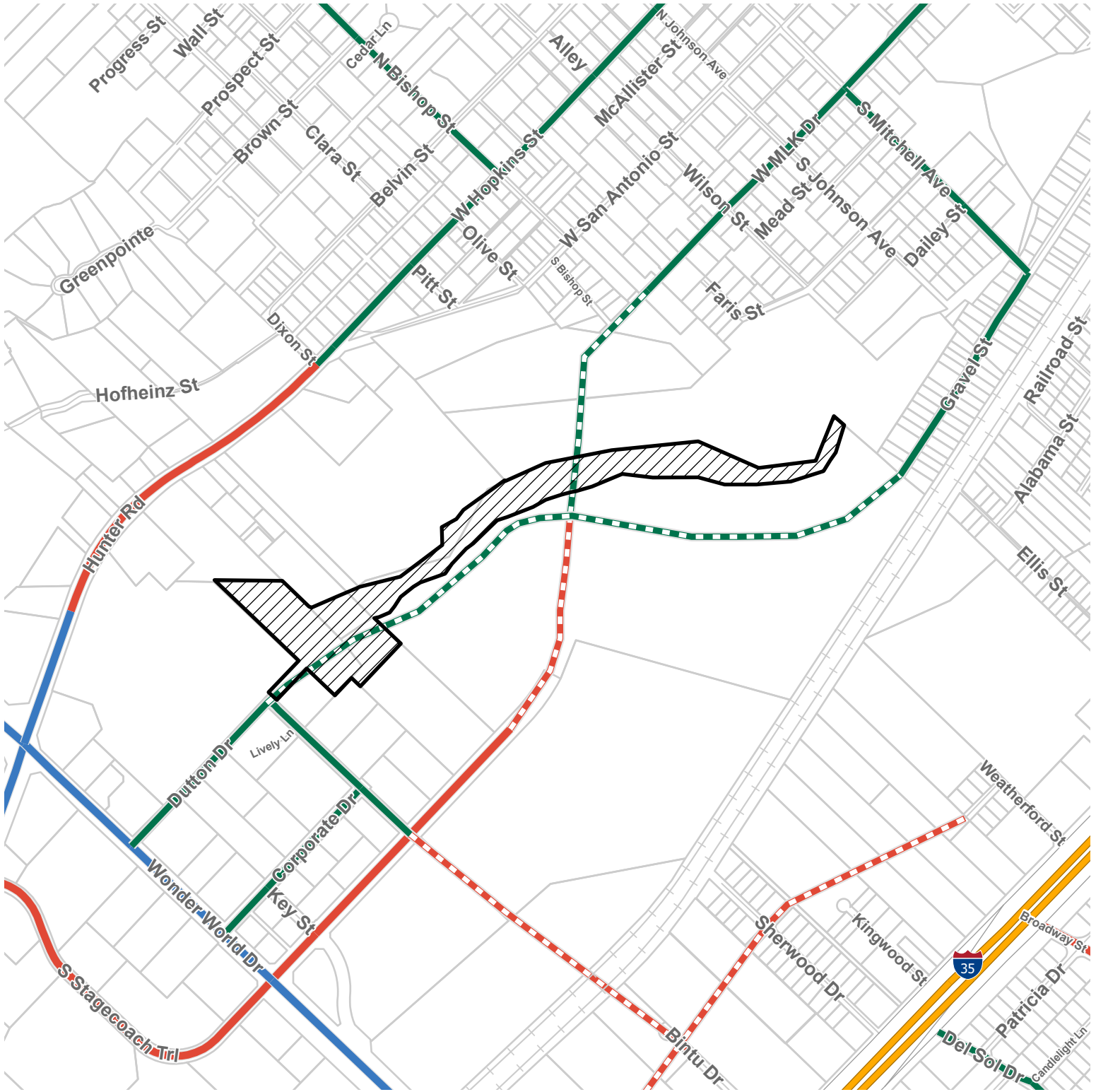
-  Subject Property
-  Parcels
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



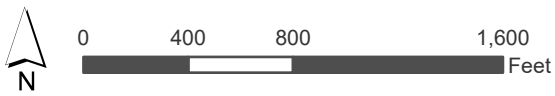
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/15/2024





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



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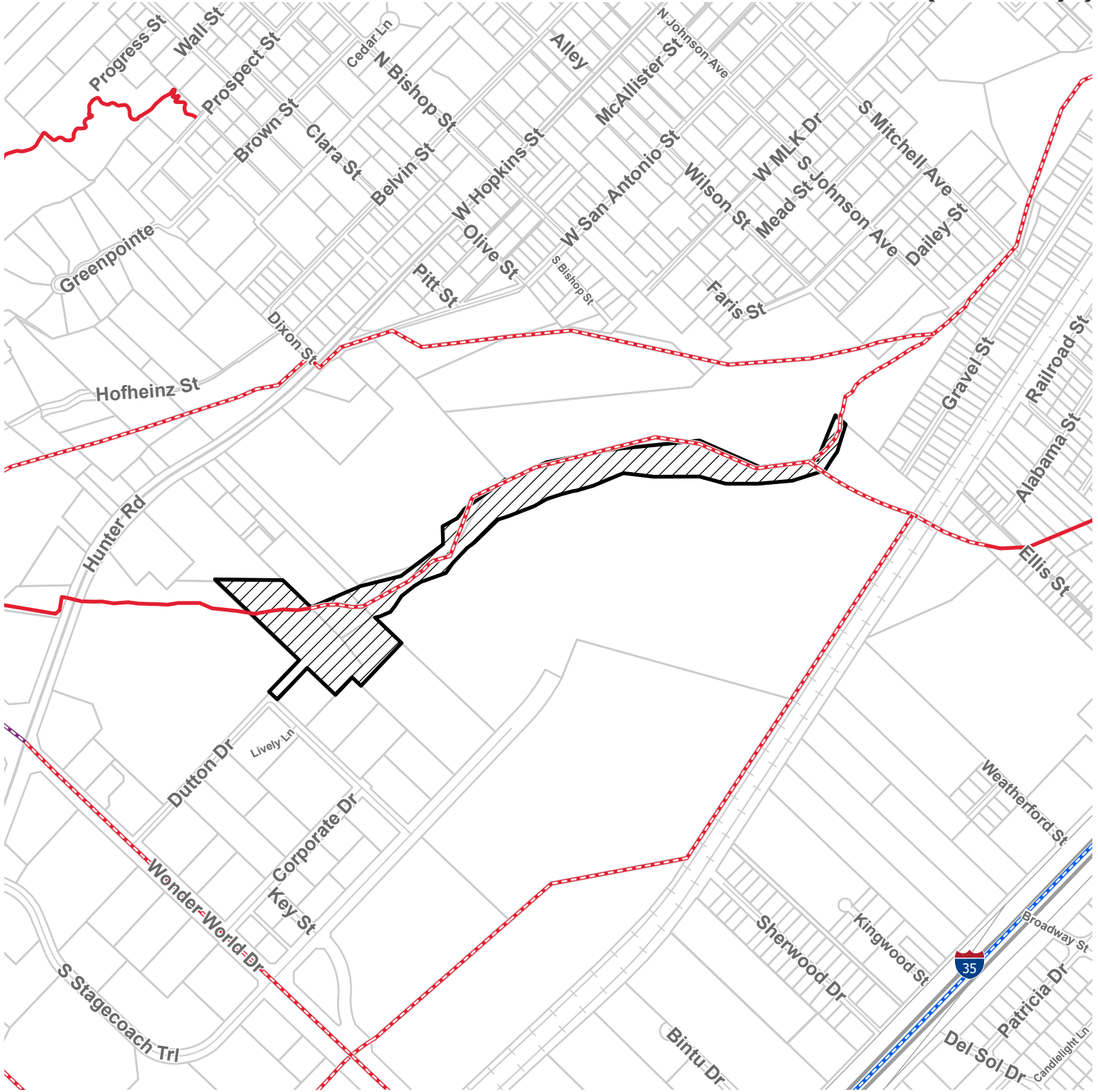
Date: 10/10/2024



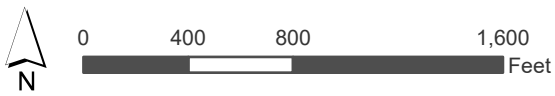
ZC-24-09

South End Dutton Drive LI/GC/FD to CD-1 Thoroughfare Plan (Greenways)

Dutton Drive



- Enhanced, Medium: 10-20 years
- Enhanced, Short: 0-10 years
- Proposed, Long: 20+ years
- Proposed, Medium: 10-20 years
- Proposed, Short: 0-10 years
- Proposed, Short: 0-10 years on Dev.
- <all other values>
- Subject Property



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Date: 10/10/2024








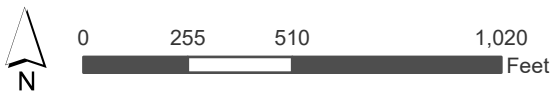
ZC-24-09

South End Dutton Drive LI/GC/FD to CD-1 Dutton Drive

Water and Wastewater



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

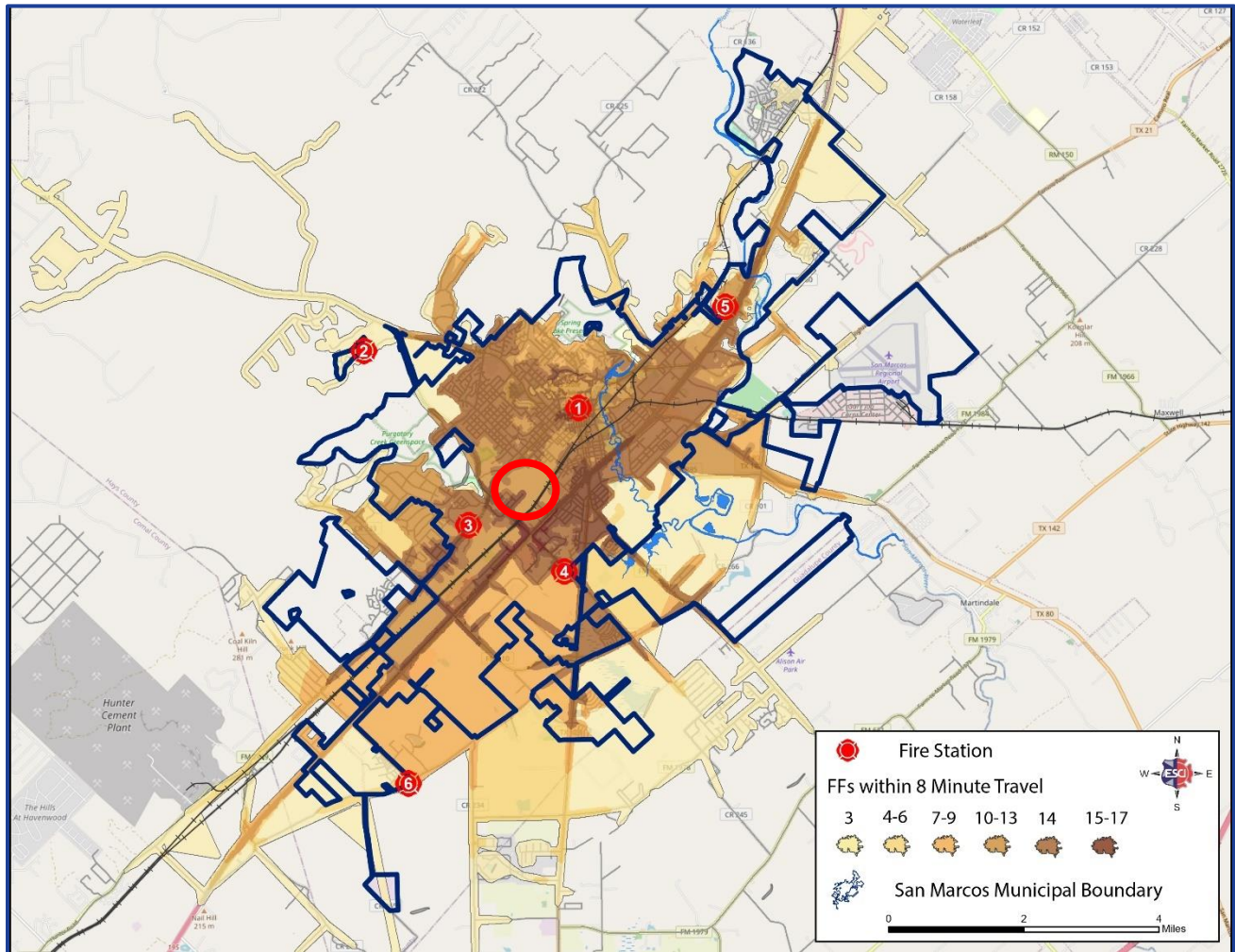


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Date: 10/10/2024



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.

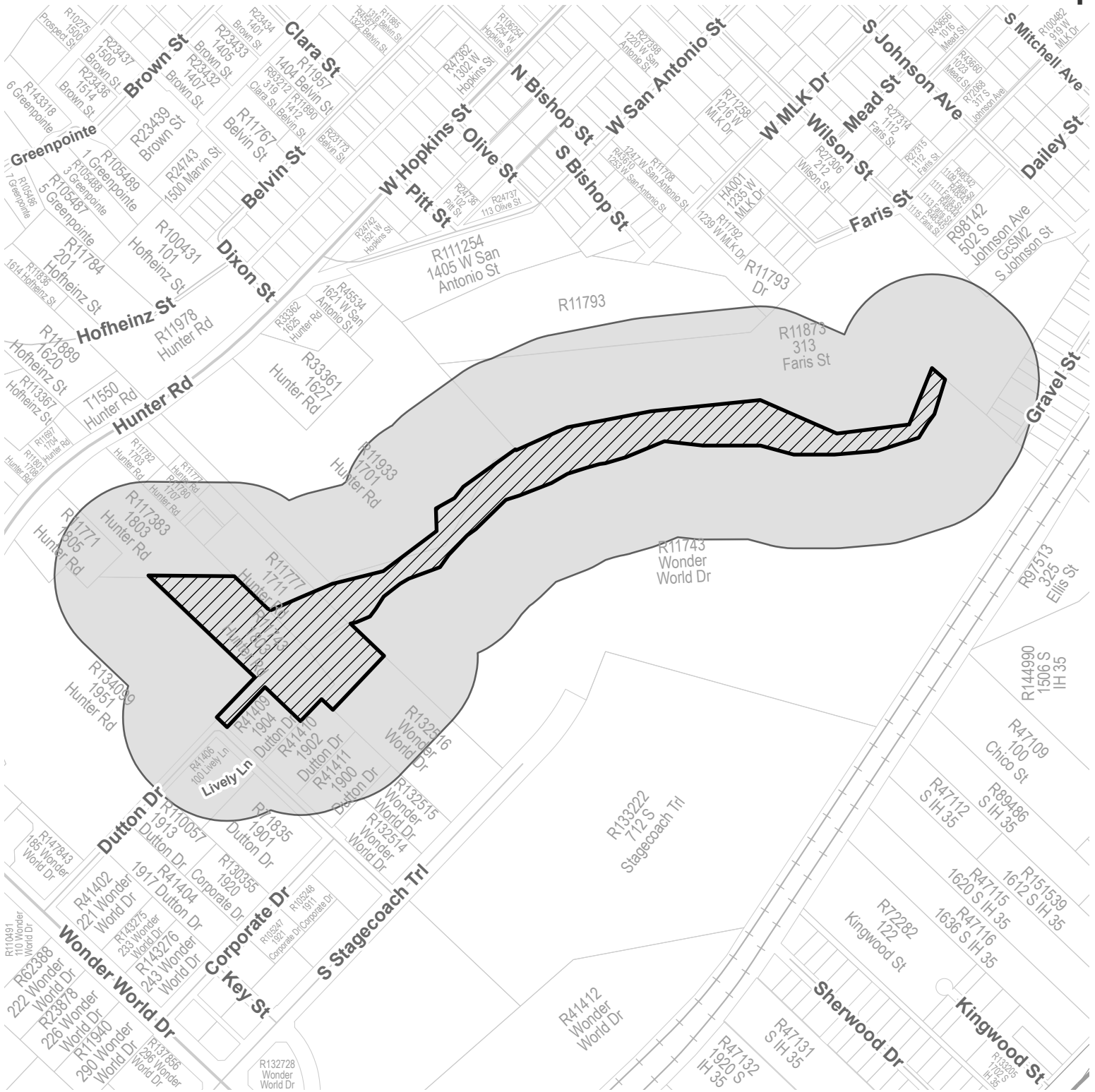





 **ZC-24-09 APPROXIMATE LOCATION**

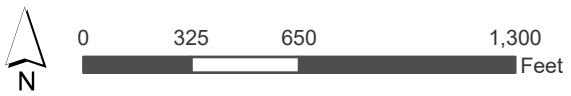
ZC-24-09

South End Dutton Drive LI/GC/FD to CD-1 Dutton Drive

Notification Map



-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 10/11/2024



PLANNING AND DEVELOPMENT SERVICES



10/22/2024

ZC-24-09

**Notice of Public Hearing
Zoning Change Request**

“LI” Light Industrial/ “GC” General Commercial/ “FD” Future Development to “CD-1” Character District- 1

Bend of Dutton Dr / South End Dutton Drive CD-1

ZC-24-09 (Bend of Dutton Dr / South End Dutton Drive LI/GC/FD to CD-1) 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), General Commercial (GC) and Future Development (FD) to Character District-1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.637 acres out of the J.M Veramendi League, No.1, generally located on Dutton Drive approximately 650 ft northwest of the intersection between Dutton Drive and Corporate Drive. (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-24-09**

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 |
|-------------|--|---|--|----------------------------|
| 144526 | 1913 CORPORATE DR #404, SAN MARCOS, TX 78666 | ARNETT RICHARD L & WALKER LESLIE L | 304 LEISUREWOODS DR | BUDA, TX 78610-2418 |
| 11843 | 1805 HUNTER RD, SAN MARCOS, TX 78666 | BOUWSMA OTIS J & PEREZ LUCILLA P | 2050 PASEO REFORMA | BROWNSVILLE, TX 78520-9007 |
| 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 |
| 11782 | 1703 HUNTER RD, SAN MARCOS, TX 78666 | CUEVAS, ANITA | 1703 HUNTER RD | SAN MARCOS, TX 78666 |
| 144521 | 6171 | DESETA PROPERTIES LLC | 1913 CORPORATE DR , STE 307 | SAN MARCOS , TX 78666-6289 |
| 41411 | 1900 DUTTON DR, SAN MARCOS, TX 78666 | DUTTON DRIVE 3.44 LTD | 223 HULL RD | SUGAR LAND, TX 77498-5007 |
| 41409 | 1904 DUTTON DR, SAN MARCOS, TX 78666 | ELLIOTT REAL ESTATE LP | P O BOX 630610 | NACOGDOCHES, TX 75963-0610 |
| 134099 | 1951 HUNTER RD, SAN MARCOS, TX 78666 | ELYSIAN AT PURGATORY CREEK LP | 770 S POST OAK LN, STE 500 | HOUSTON, TX 77056-1974 |
| 144530 | 1913 CORPORATE DR #408, SAN MARCOS, TX 78666 | EQUITY TRADING HOLDING CO LLC | PO BOX 2120 | SAN MARCOS, TX 78667-2120 |
| 24249 | 1234 GRAVEL ST, SAN MARCOS, TX 78666 | GAMBOA GLORIA F & GAMBOA FRANCISCO ESTATE | GAMBOA GLORIA F IND EXEC, 1234 GRAVEL ST | SAN MARCOS, TX 78666-5326 |
| 11780 | 1711 HUNTER RD, SAN MARCOS, TX 78666 | GARZA, BENITA | 1711 HUNTER RD | SAN MARCOS, TX 78666-5202 |
| 11777 | HUNTER RD/VFW, SAN MARCOS, TX 78666 | GONZALES, MARK ANTHONY | 2199 HERZOG | KYLE, TX 78640-6120 |
| 144520 | 6171 | HANUSCH HAROLD W & LISA M | 310 QUAIL RUN RD | MARTINDALE, TX 78655 |
| 144515 | 1913 CORPORATE DR, UNIT #301, SAN MARCOS, TX 78666 | HAYS COUNTY FARM BUREAU | 1762 FM 967 , STE A | BUDA, TX 78610-2983 |
| 24250 | 1236 GRAVEL ST, SAN MARCOS, TX 78666 | HERNANDEZ VICTOR & GARCIA MARIA | 1236 GRAVEL ST | SAN MARCOS, TX 78666-5326 |
| 24244 | 1132 GRAVEL ST, SAN MARCOS, TX 78666 | LEAL RAUL E JR | PO BOX 243 | SAN MARCOS, TX 78667-0243 |
| 144527 | 1913 CORPORATE DR #405, SAN MARCOS, TX 78666 | LHH INVESTMENTS LLC | 301 QUAIL RUN RD | MARTINDALE, TX 78655-3950 |
| 11779 | HUNTER RD/VFW, SAN MARCOS, TX 78666 | LUCIO, CARLOS N | 1709 HUNTER RD | SAN MARCOS, TX 78666-5202 |
| 11775 | 1707 HUNTER RD, SAN MARCOS, TX 78666 | LUCIO, MARY | 1707 HUNTER RD | SAN MARCOS, TX 78666 |
| 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 |
| 144523 | 1913 CORPORATE DR #401, SAN MARCOS, TX 78666 | MARITAL TRUST | MENEM MICHAEL EDWARD TRUSTEE, 13501 RANCH ROAD 12, STE 103 | WIMBERLEY, TX 78676-5328 |
| 11794 | S BISHOP ST, SAN MARCOS, TX 78666 | MCCARTY, JIMMY DALE | 127 S BISHOP ST | SAN MARCOS, TX 78666-5301 |
| 24251 | 1237 GRAVEL ST, SAN MARCOS, TX 78666 | MENDOZA DOMINGO P JR & SUSIE L | 1237 GRAVEL ST | SAN MARCOS, TX 78666-5324 |
| 144517 | 6171 | OZONA NATIONAL BANK | P O BOX 430 | OZONA, TX 76943-0430 |
| 24248 | 1202 GRAVEL ST, SAN MARCOS, TX 78666 | RAMOS, LAURIE B | 1202 GRAVEL ST | SAN MARCOS, TX 78666-5326 |
| 117383 | WONDER WORLD DR, SAN MARCOS, TX 78666 | RIO MARC DEVELOPMENT LTD | 407 S STAGECOACH TRL, STE 203 | SAN MARCOS, TX 78666-5063 |
| 24247 | 1144 GRAVEL ST, SAN MARCOS, TX 78666 | RIVAS, ANNETTE M | 1144 GRAVEL ST | SAN MARCOS, TX 78666-5325 |
| 144522 | 6171 | SAN MARCOS-WONDER WORLD LLC | 2400 DALLAS PKWY, STE 560 | PLANO, TX 75093-4381 |
| 62165 | 1701 HUNTER RD, SAN MARCOS, TX 78666 | SINAI PENTECOSTAL CHURCH | TRUSTEE OF, 208 LAREDO ST | SAN MARCOS, TX 78666 |
| 24245 | 1140 GRAVEL ST, SAN MARCOS, TX 78666 | SUTTON, LISA | 1140 GRAVEL ST | SAN MARCOS, TX 78666-5325 |
| 71835 | 1901 DUTTON DR, SAN MARCOS, TX 78666 | SVEA INDUSTRIAL VI LLC | LAVACA ST | AUSTIN, TX 78701-1314 |
| 11933 | 1701 HUNTER RD, SAN MARCOS, TX 78666 | V F W POST 3413 | % MAURICE T SUTTLES | SAN MARCOS, TX 78667-0941 |
| 11781 | HUNTER RD/VFW, SAN MARCOS, TX 78666 | WILLIAMSON SAMMIE W REVOCABLE TRUST | 941 | MARTINDALE, TX 78655-3911 |
| | | Cona President Amy Thomaides | 1131 W MLK Dr | SAN MARCOS, TX 78666 |
| | | Neighborhood President Darla Munoz | 1128 W MLK Dr | SAN MARCOS, TX 78666 |
| | | Neighborhood President Michael Adams | 106 Losoya Dr | SAN MARCOS, TX 78666 |