

**Francis Harris Ln Maberry Data Center**  
**Preferred Scenario Amendment**  
**900BLK Francis Harris Ln**



■ Subject Property

■ Parcels

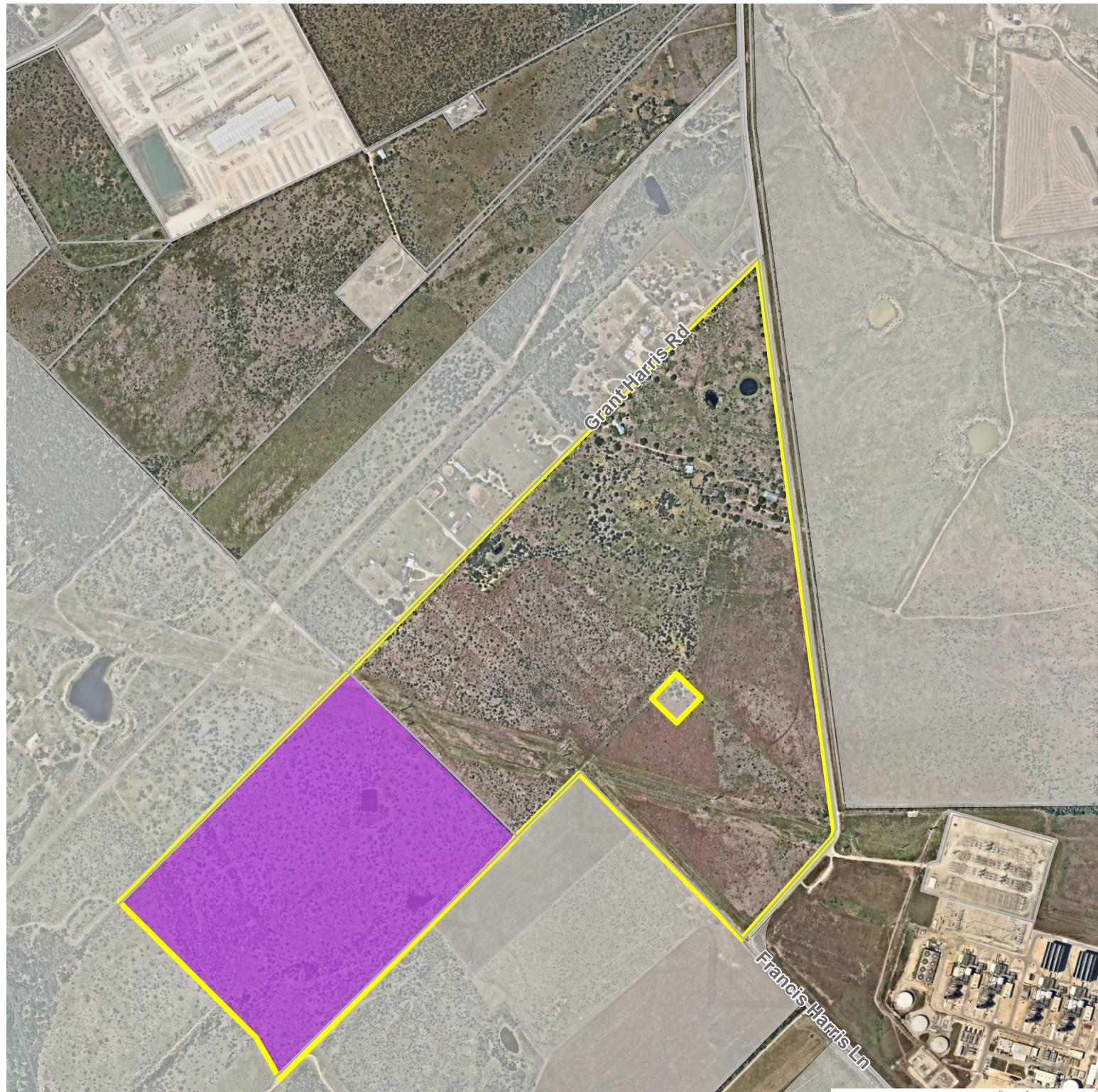
■ ETJ

0 375 750 1,500  
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: 10/20/2025



■ Parcels

■ Subject Property (ZC-25-13/PSA-25-02)

■ AN-25-02 Annexation Request

■ ETJ

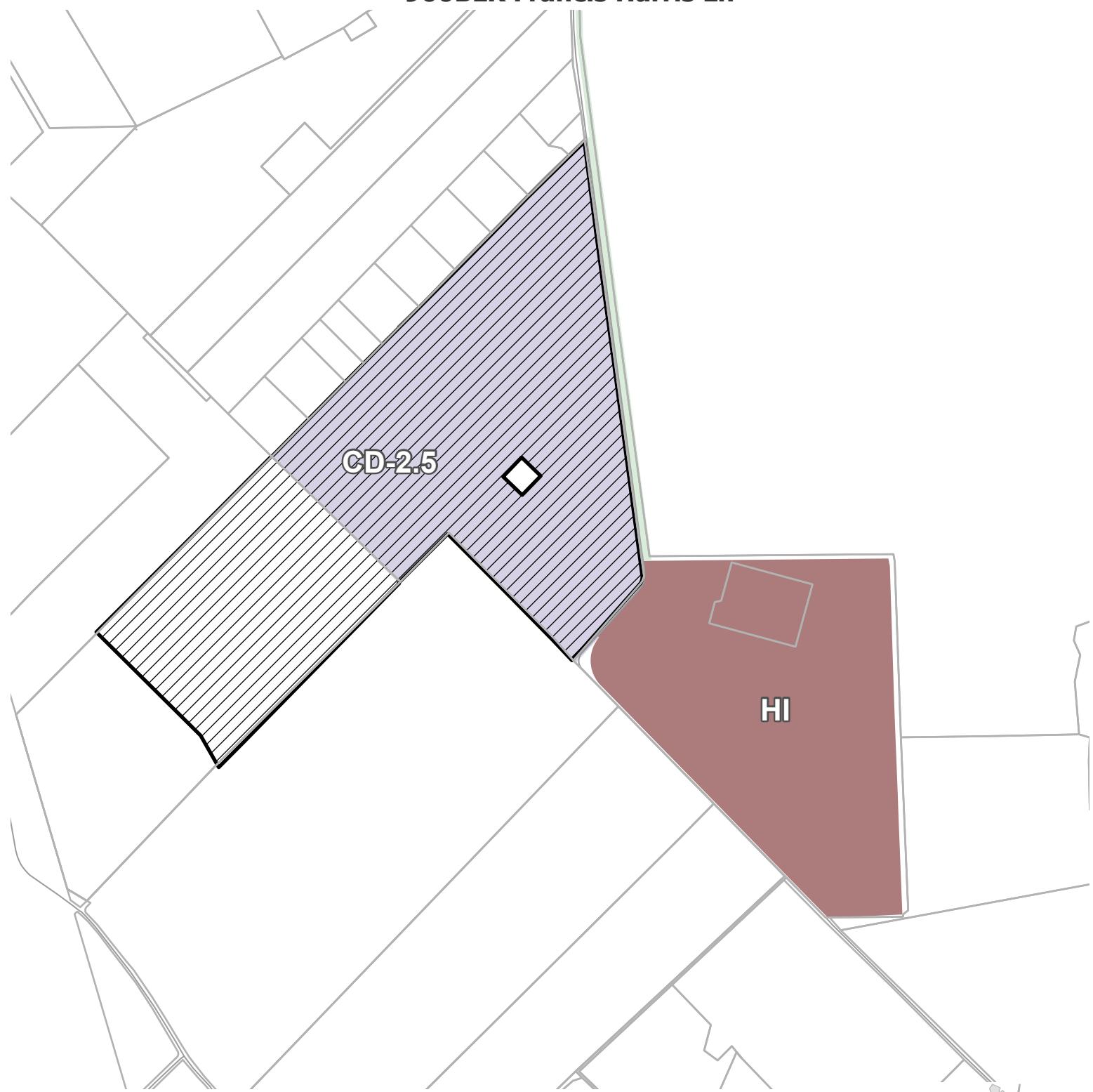
0 375 750 1,500  
Feet

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: 10/20/2025



**Francis Harris Ln Maberry Data Center**  
**Preferred Scenario Amendment**  
**900BLK Francis Harris Ln**



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

0 487.5 975 1,950 Feet

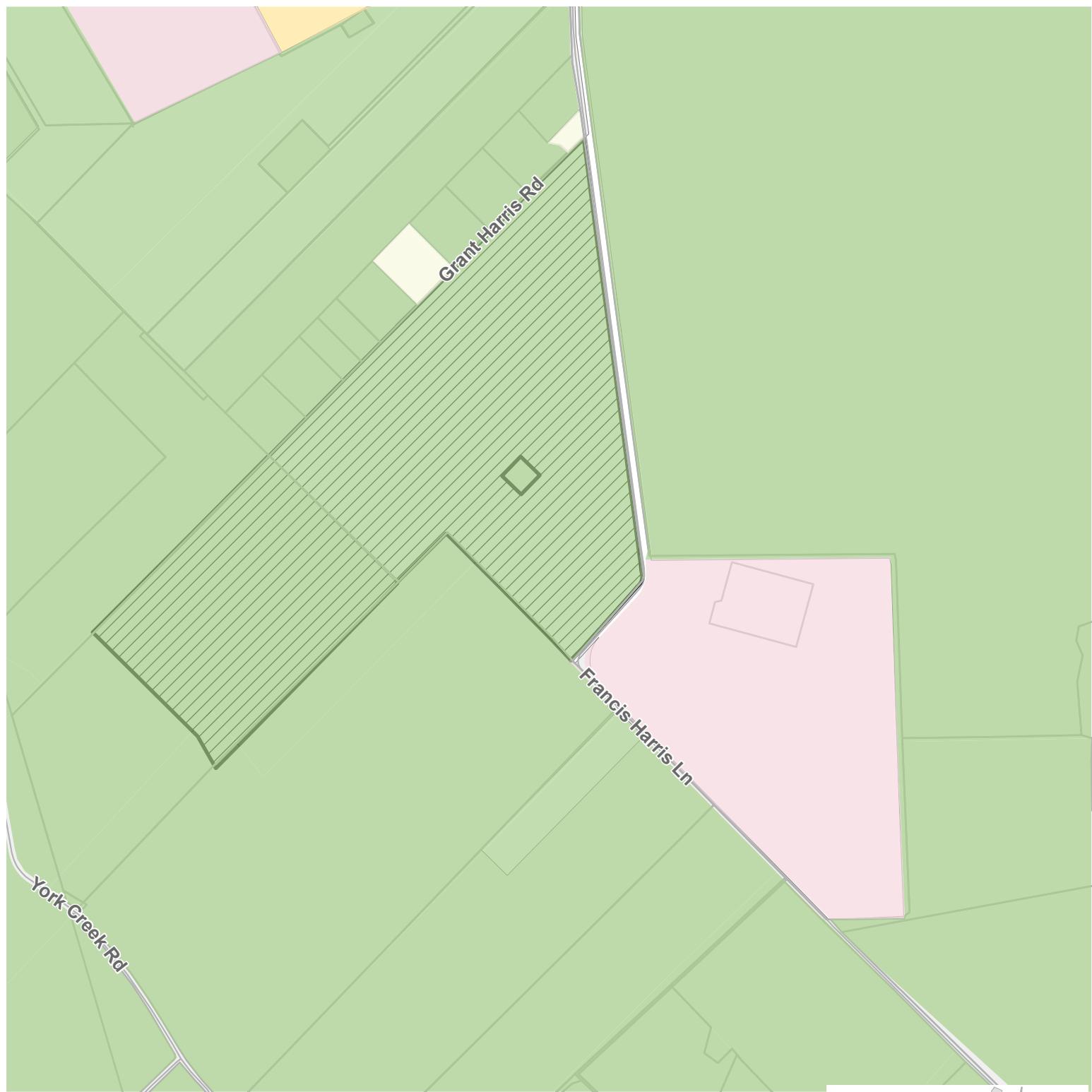
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/21/2025



**Francis Harris Ln Maberry Data Center**  
**Preferred Scenario Amendment**  
**900BLK Francis Harris Ln**

**Preferred  
Scenario Map**



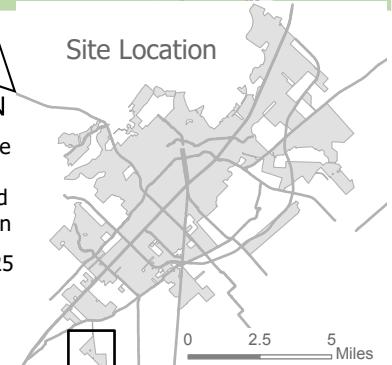
- Neighborhood - Medium
- Neighborhood - Low
- Commercial/Employment Low
- Low and Areas of Stability, Conservation/ Cluster
- Parcels
- Subject Property
- ETJ

0 487.5 975 1,950  
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: 10/21/2025

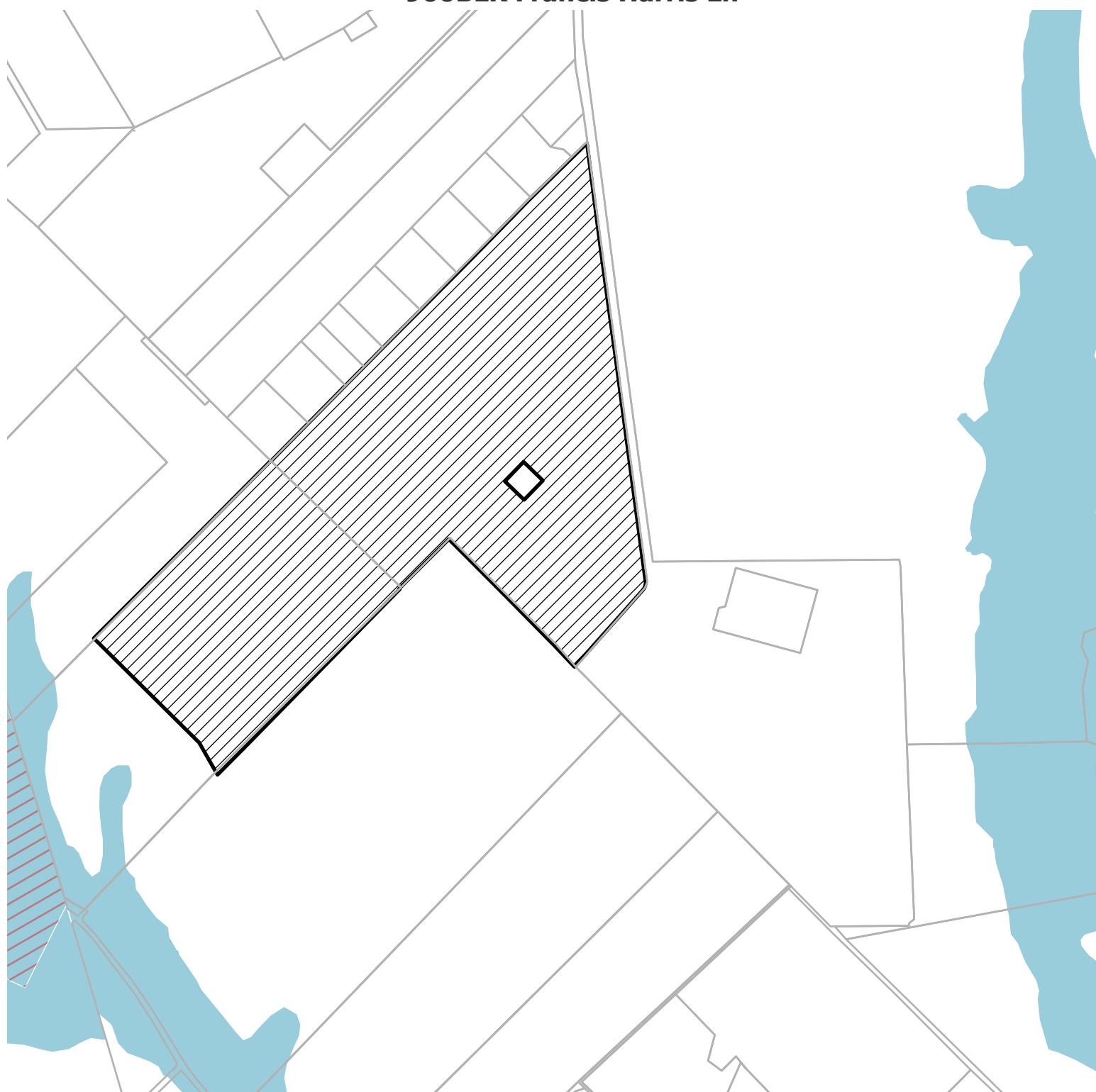
**SAN MARCOS** Planning and Development Services



PSA-25-02

Francis Harris Ln Maberry Data Center  
Preferred Scenario Amendment  
900BLK Francis Harris Ln

Environmental  
Features



- Parcels
- Subject Property
- Floodway
- 100 Year Floodplain

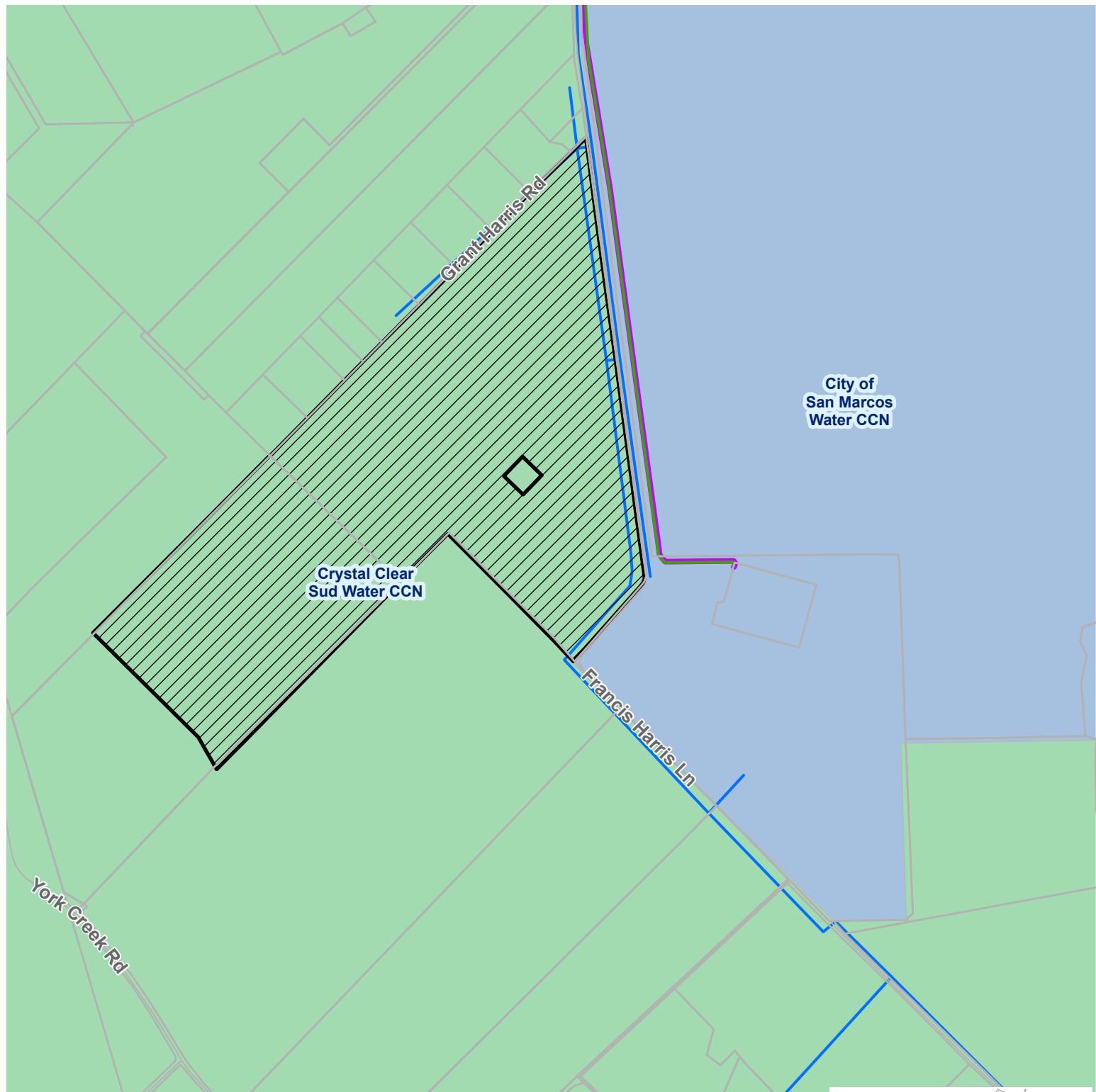
0 487.5 975 1,950  
Feet

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: 10/21/2025



**Francis Harris Ln Maberry Data Center  
Preferred Scenario Amendment  
900BLK Francis Harris Ln**



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

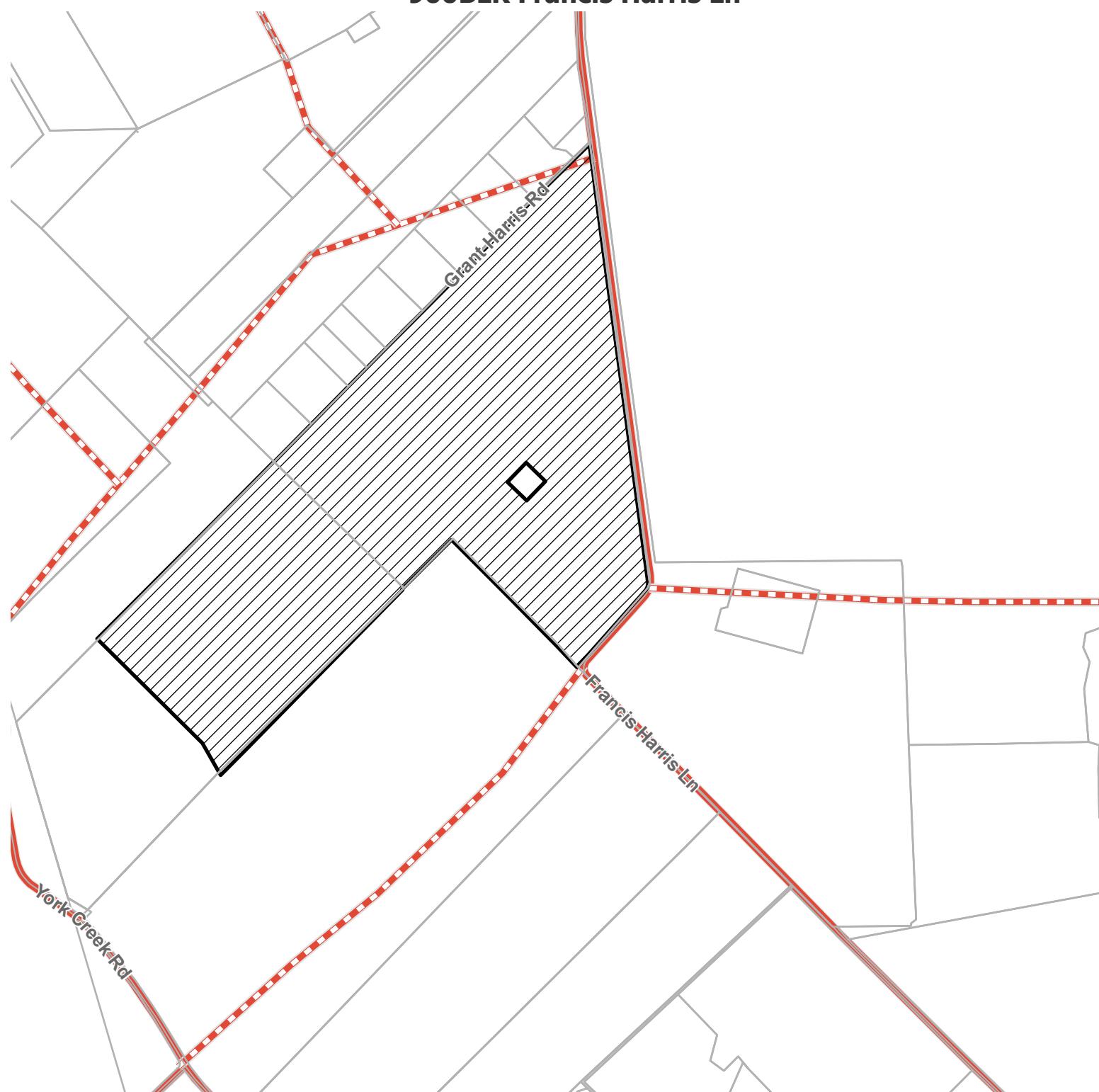
0 375 750 1,500  
Feet

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: 10/21/2025



**Francis Harris Ln Maberry Data Center**  
**Preferred Scenario Amendment**  
**900BLK Francis Harris Ln**



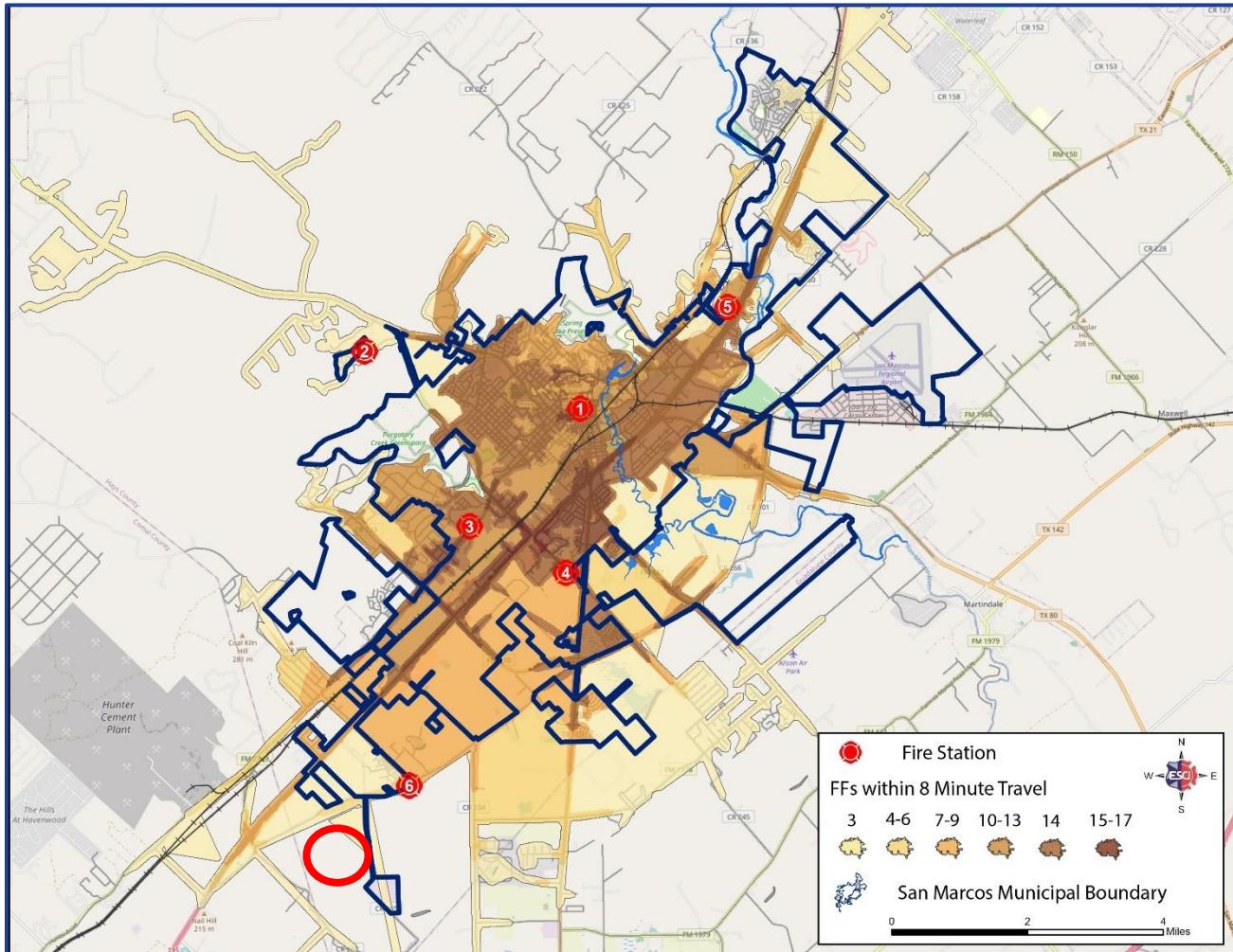
- Parcels
- Subject Property
- Enhanced, Ave
- Proposed, Ave

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: 10/28/2025

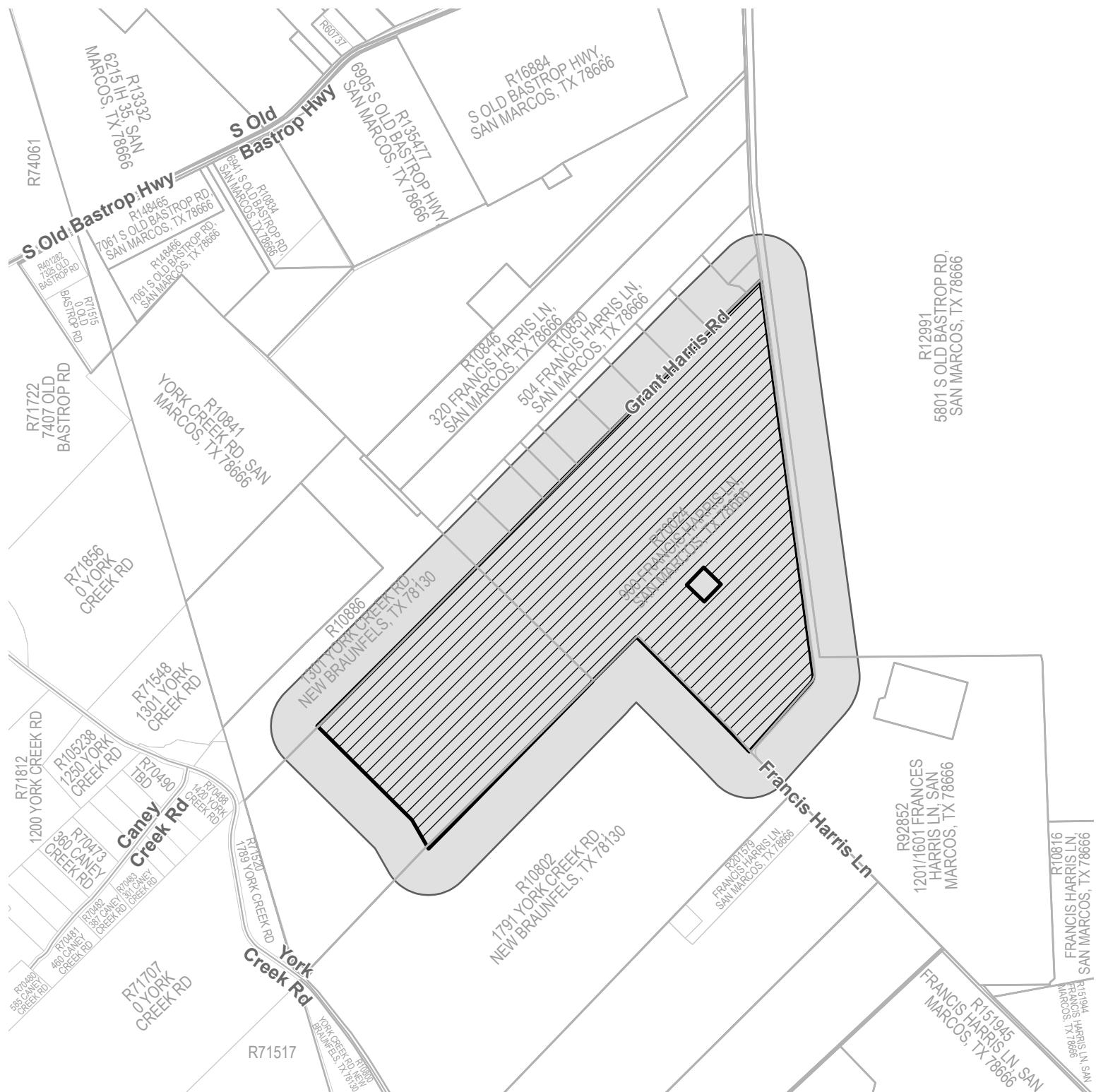


**Figure 112: SMFD 8-Minute Effective Response Force**  
**Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.**



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

**Francis Harris Ln Maberry Data Center**  
**Preferred Scenario Amendment 900BLK Francis Harris Ln Notification Map**



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: 12/17/2025

Date: 12/17/2025





12/18/2025

PSA-25-02

**Notice of Public Hearing  
Preferred Scenario Amendment**

**Conservation/Cluster to Commercial/Employment Low**

**900BLK Francis Harris Lane / Francis Harris Lane Maberry Data Center Preferred Scenario  
Amendment**

*PSA-25-02 (900BLK Francis Harris Ln / Francis Harris Lane Maberry Data Center Preferred Scenario Amendment) 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 Preferred Scenario Amendment from "Conservation/ Cluster" to "Commercial/ Employment - Low", 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 two public hearings 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.
- Two public hearings will be held at the hybrid, virtual / in-person, City Council Meetings on **Tuesday, February 3, 2026** and on **Tuesday, February 17, 2026** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearings 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 hearings 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 **PSA-25-02**.

*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)*

Enclosure: Map (See Reverse)

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 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 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 DEPT, PO BOX 219071	DALLAS, TX 75221-9071
172939	1054 GRANT HARRIS RD, SAN MARCOS, TX 78666	HERNANDEZ ANGEL L & CANCHOLA 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