


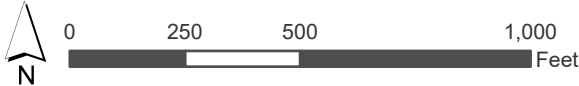


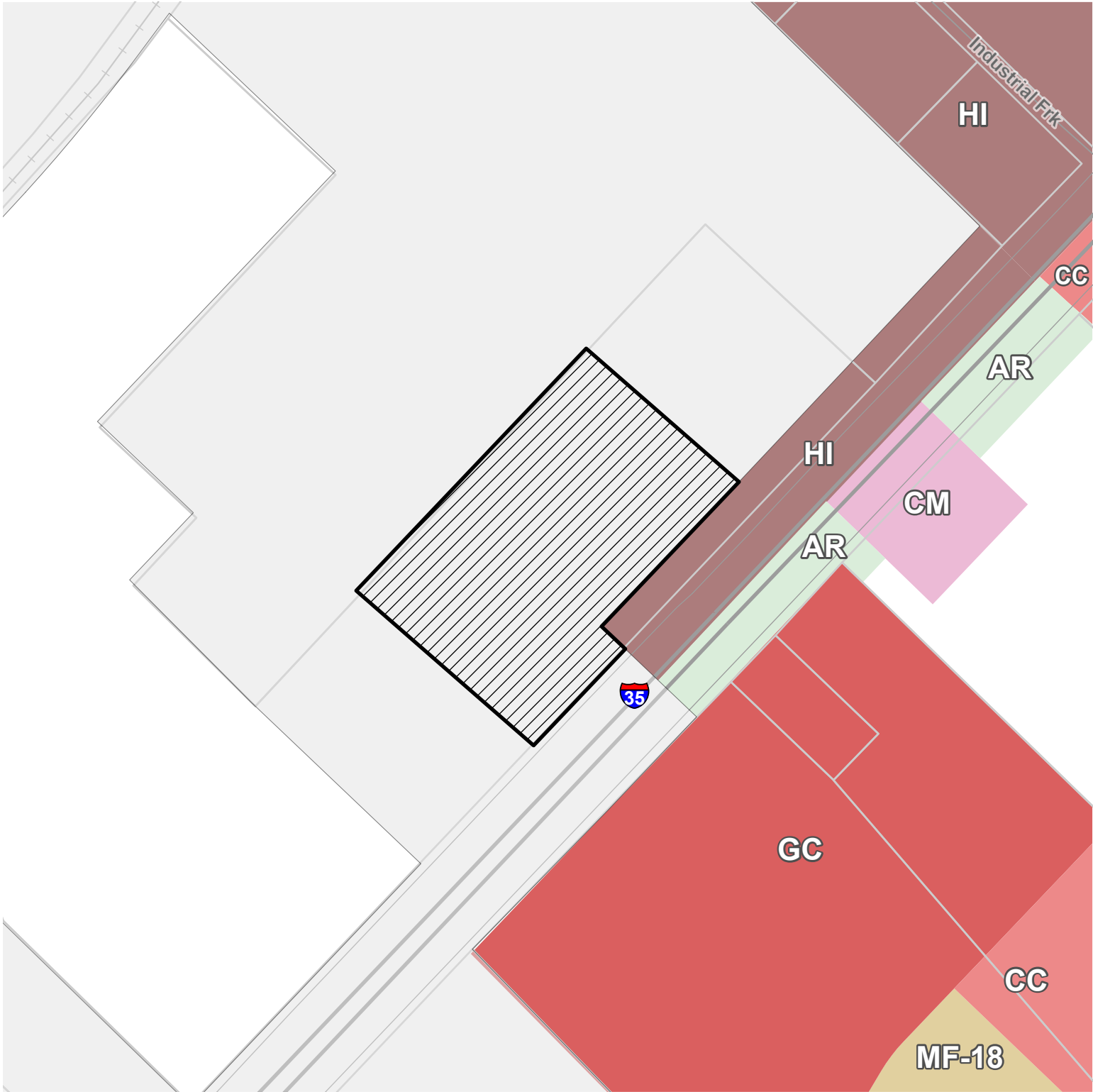
-  Subject Property
-  Parcel
-  City Limit



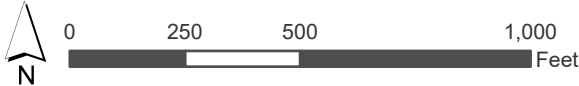
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/22/2025





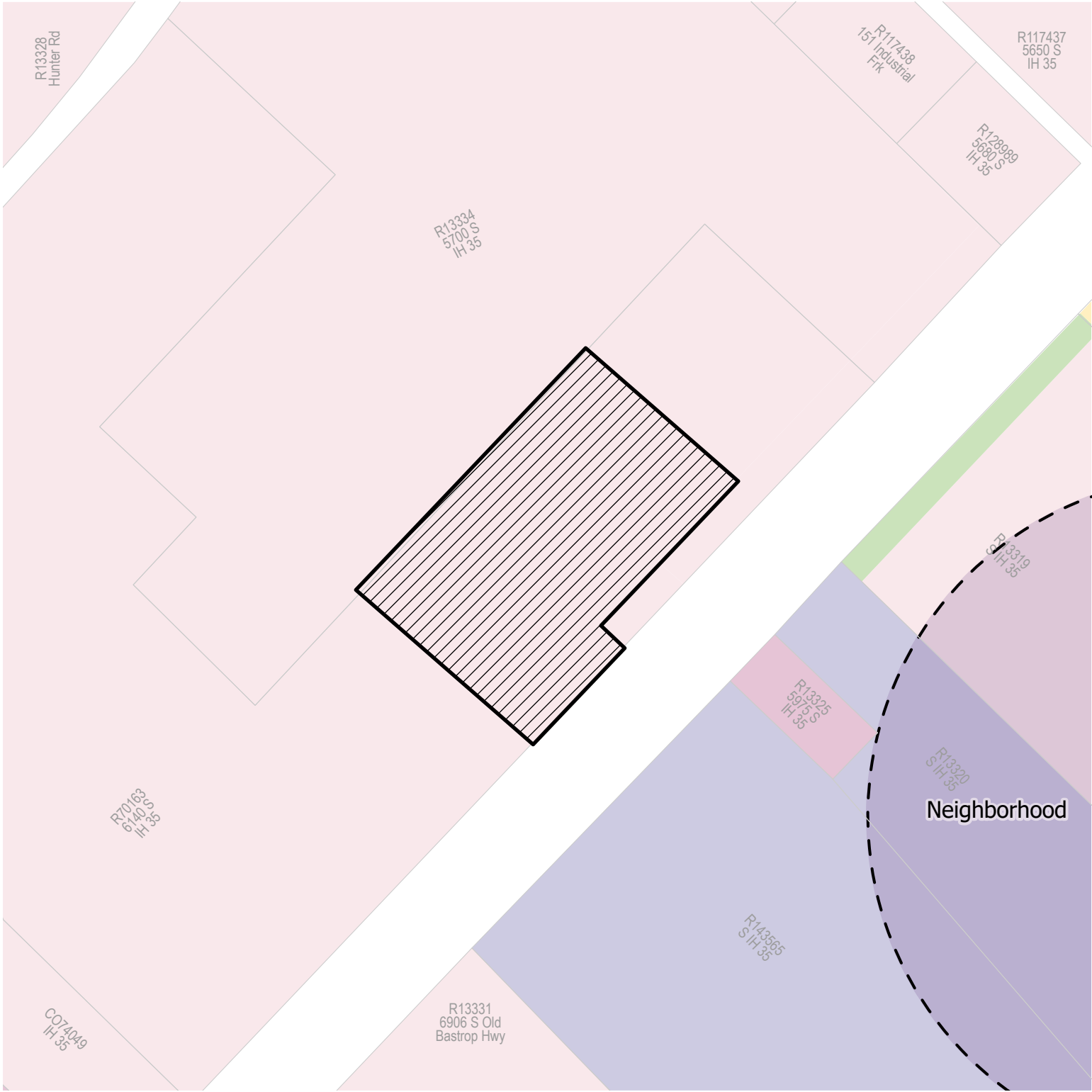
- Subject Property
- ETJ
- AR
- CC
- GC
- HI
- MF-18
- CM



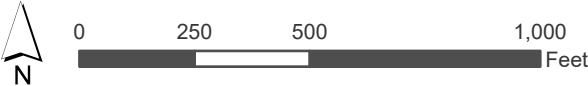
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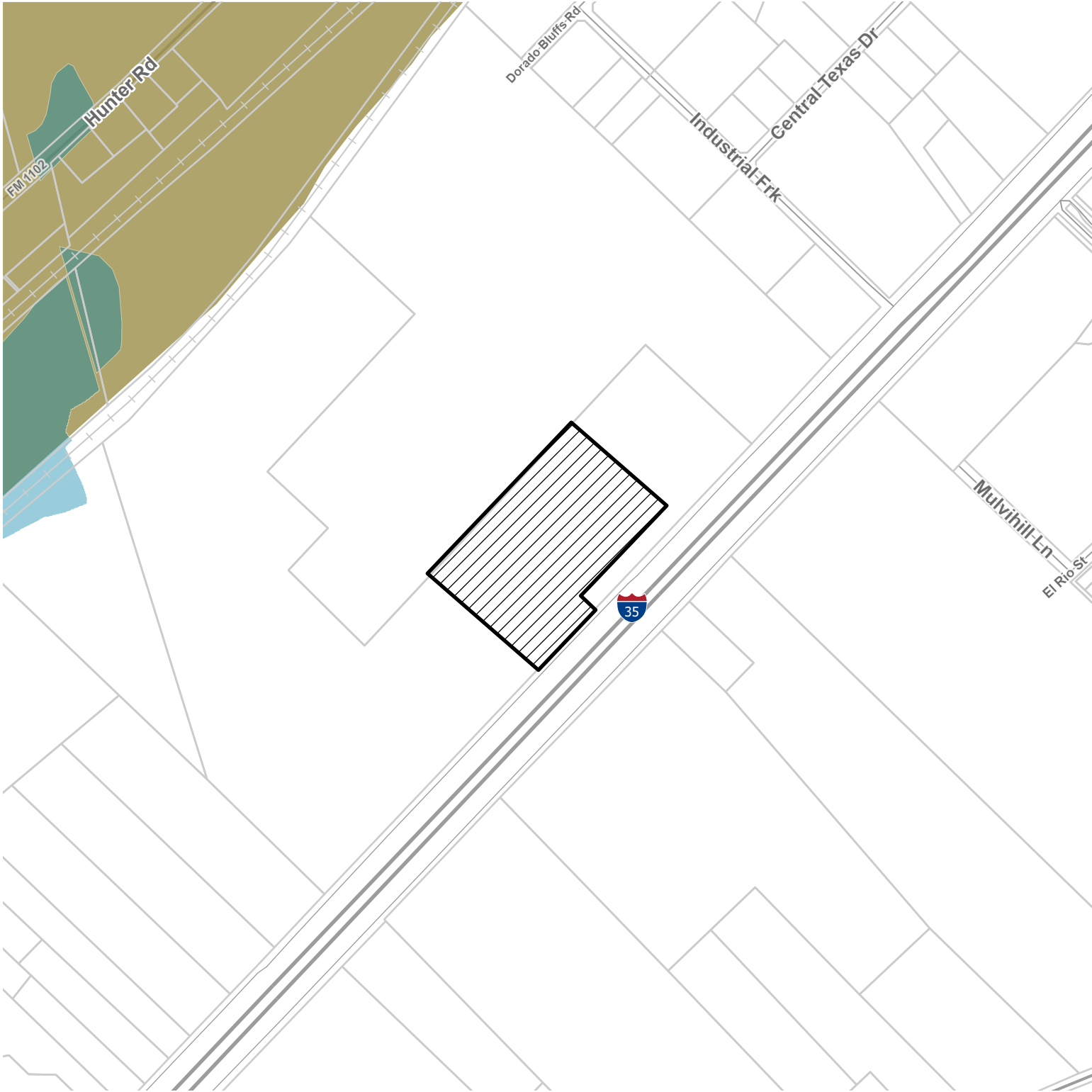
- Subject Property
- Parcel
- Preferred Scenario Centers
- Neighborhood Medium
- Mixed Use Medium
- Commercial/Employment Medium
- Commercial/Employment Low
- Conservation/Cluster



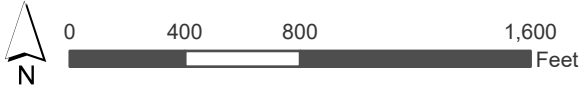
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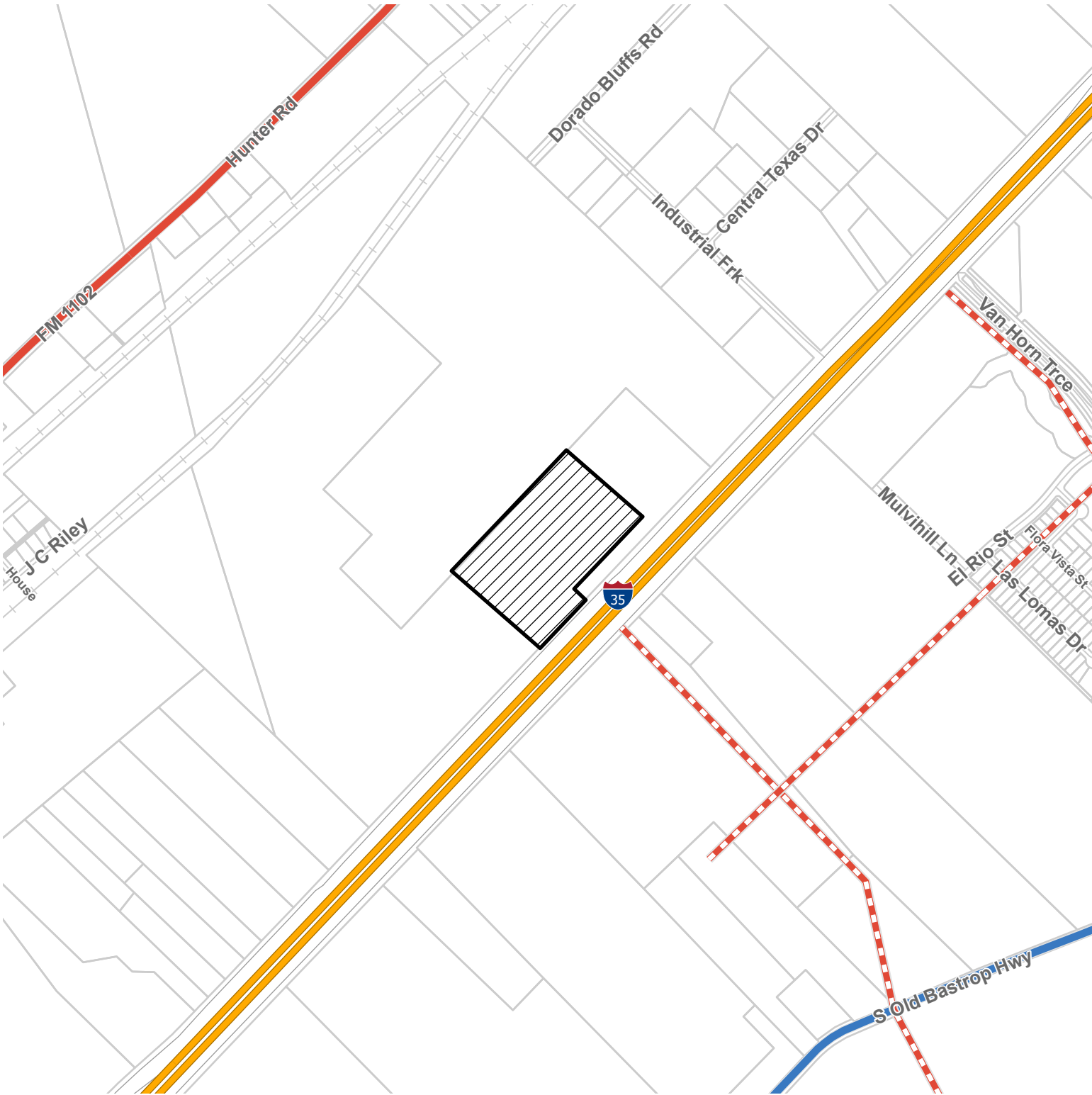
- Subject Property
- Railroad
- Parcels
- 100 Year Floodplain
- Transition Zone



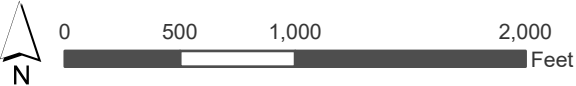
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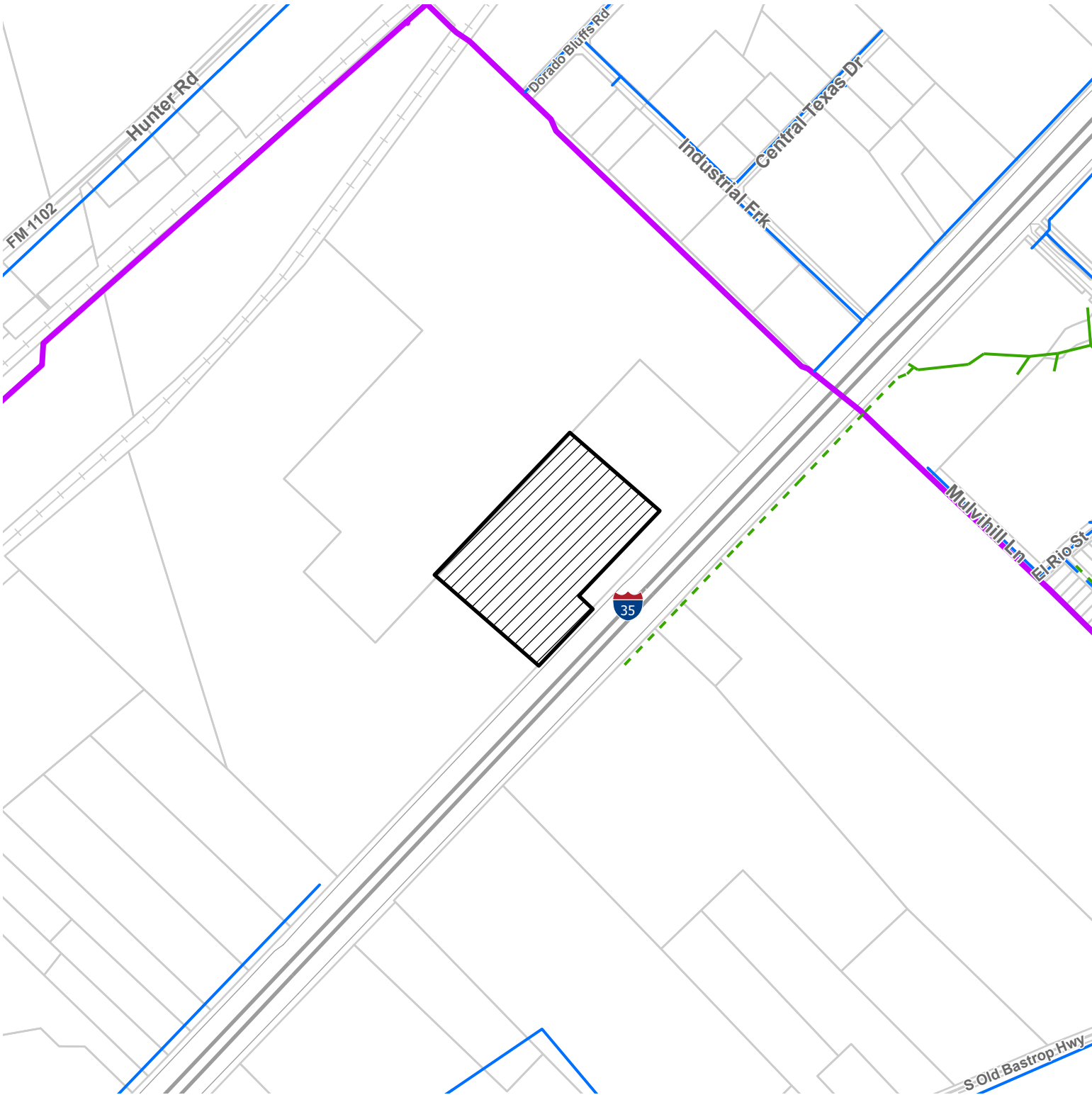
- | | |
|------------------|----------------|
| Subject Property | Enhanced, St |
| Enhanced, Ave | Proposed, Ave |
| Enhanced, Blvd | Proposed, Blvd |
| Enhanced, HW | Proposed, Pkwy |
| Enhanced, Pkwy | Proposed, St |



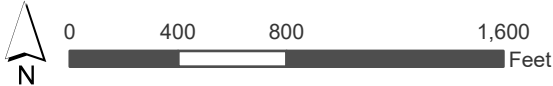
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- Subject Property
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Potable Water Main Proposed
- Reclaimed Water Main
- Parcels



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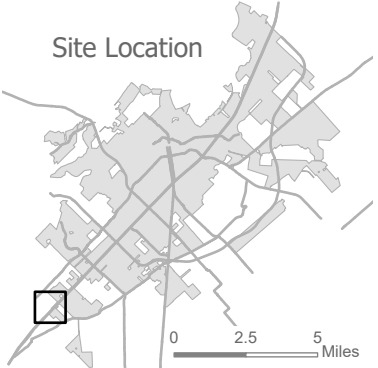
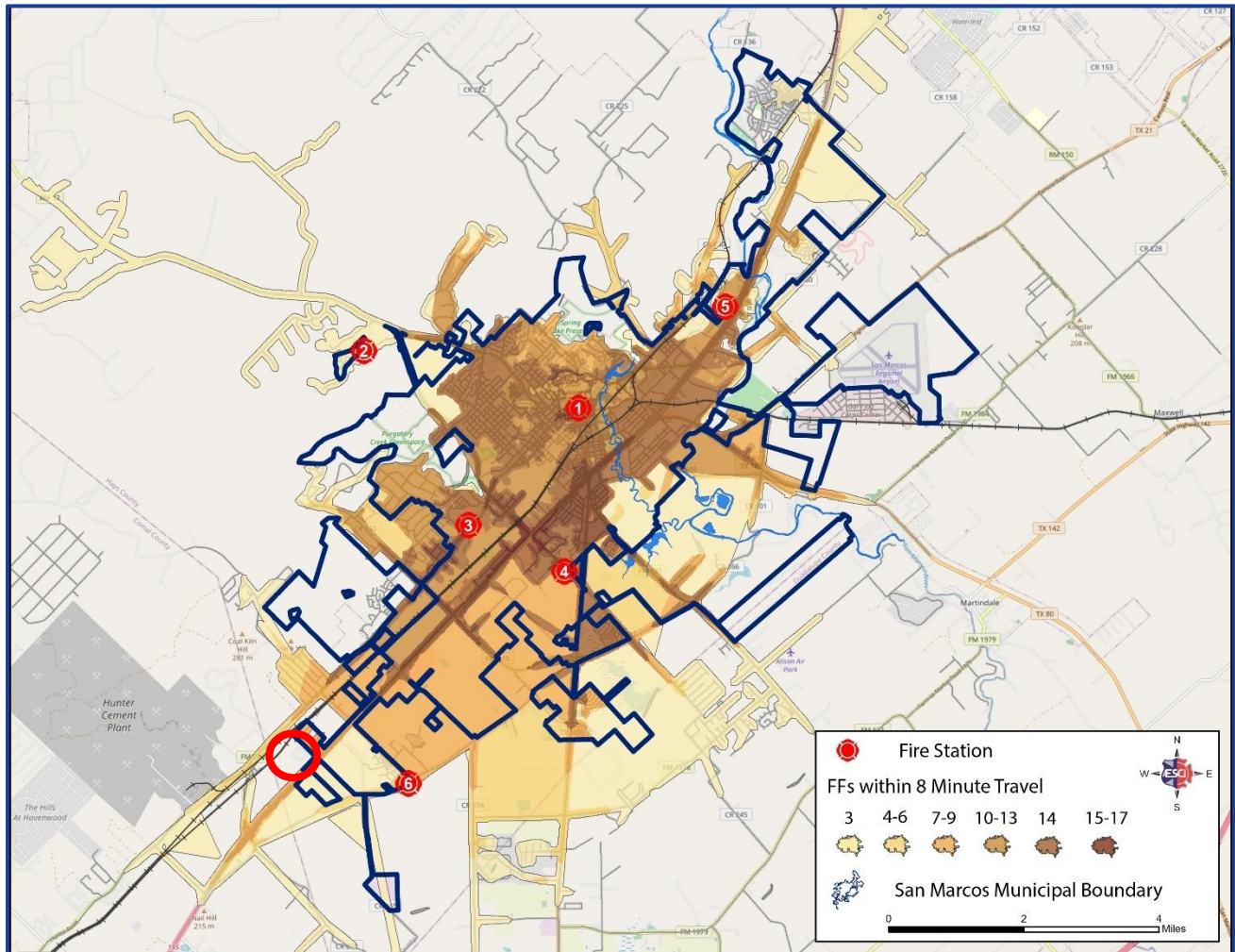


Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-25-01 Approximate Location

PLANNING AND DEVELOPMENT SERVICES



8/1/25

ZC-25-01

UPDATED Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “HI” Heavy Industrial
6000 Block S IH 35

ZC-25-01 (6000 Block S IH 35 / FD to HI) Hold a public hearing and consider a request by Pamela Madere, Jackson Walker, LLP, on behalf of Tim Hatch, San Marcos Business Park, LP, 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 15.48 +/- acres of land out of the Samuel Craft Survey, Abstract A-89, generally located along the southbound IH 35 frontage road, 1,500 feet south of Industrial Fork. (L. Clanton)

The San Marcos Planning and Zoning Commission considered the above request at a public hearing to obtain citizen comments and recommended approval 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 was held at the Planning and Zoning Commission Meeting on **Tuesday, April 8, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch a recording of the public hearing by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, August 19, 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

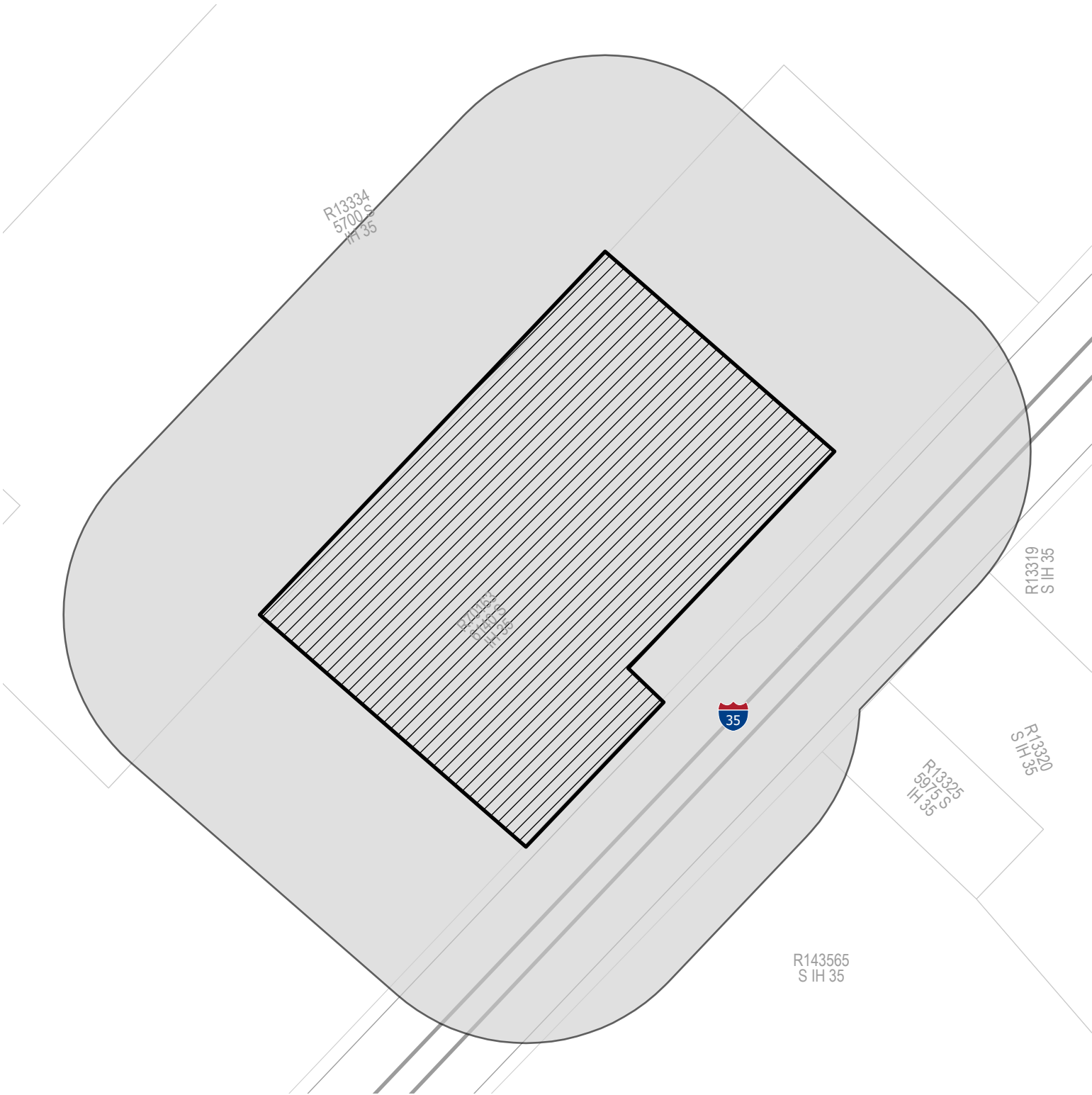
For City Council:




www.sanmarcostx.gov/citizencommentssignup

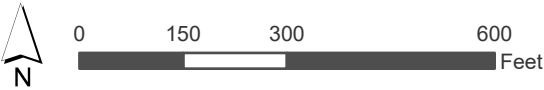
For more information regarding this request, contact the case manager, **Lauren Clanton**, at **512.393.8238** or **lcanton@sanmarcostx.gov**. When calling, please refer to case number **ZC-25-01**.

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

Enclosure: Map (See Reverse)



-  Subject Property
-  400ft Buffer
-  Parcel



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Property ID	Site Address	Owner/ Contact	Owner Address	Owner City/ State/ Zip
13325	5975 S IH 35, SAN MARCOS, TX 78666	LAS COLINAS SAN MARCOS PHASE 1 LLC	5225 S INTERSTATE 35	SAN MARCOS, TX 78666-9597
176373	S IH 35, SAN MARCOS, TX 78666	SAN MARCOS FORTUNE LLC	4012 LUZ DEL FARO	SAN ANTONIO, TX 78261-2021
13334	5700 S IH 35, SAN MARCOS, TX 78666	CUATRO LAND INVESTMENTS LLC	Attn: FRED W HELDENFELS IV, PRESIDENT, 5700 S INTERSTATE 35	SAN MARCOS, TX 78666-9505
176375	S IH 35, SAN MARCOS, TX 78666	SAN MARCOS BUSINESS PARK LP	2211 S. IH 35, Suite 103	AUSTIN, TX 78741
13320	6051 IH 35, SAN MARCOS, TX 78666	CSW LAS COLINAS LP	1703 W 5TH ST, Suite 850	AUSTIN, TX 78703-5357
		Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666