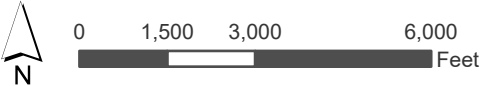


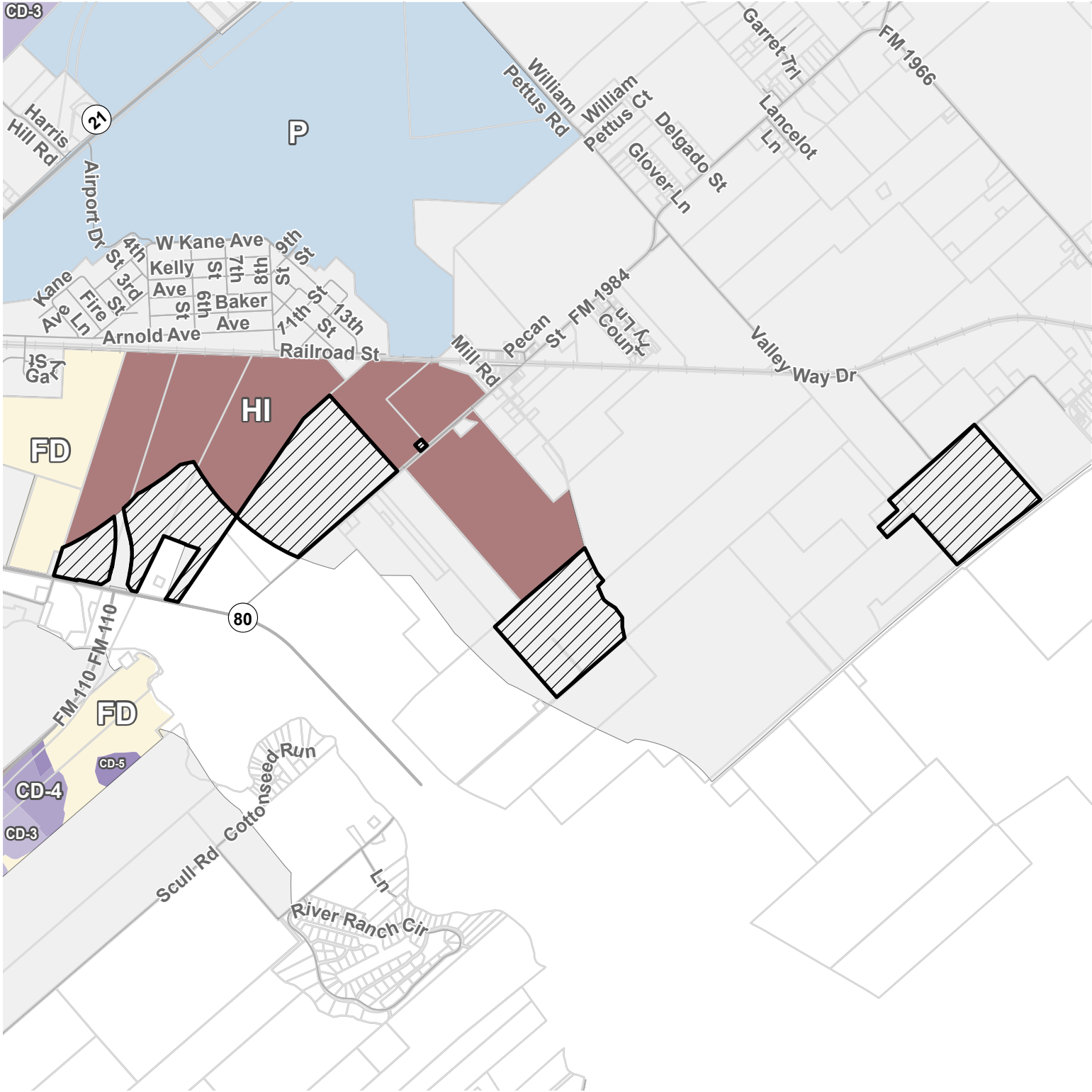
- Subject Property
- Parcel
- ETJ



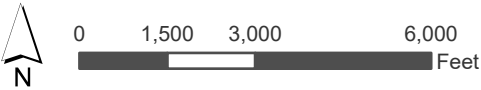
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/20/2023





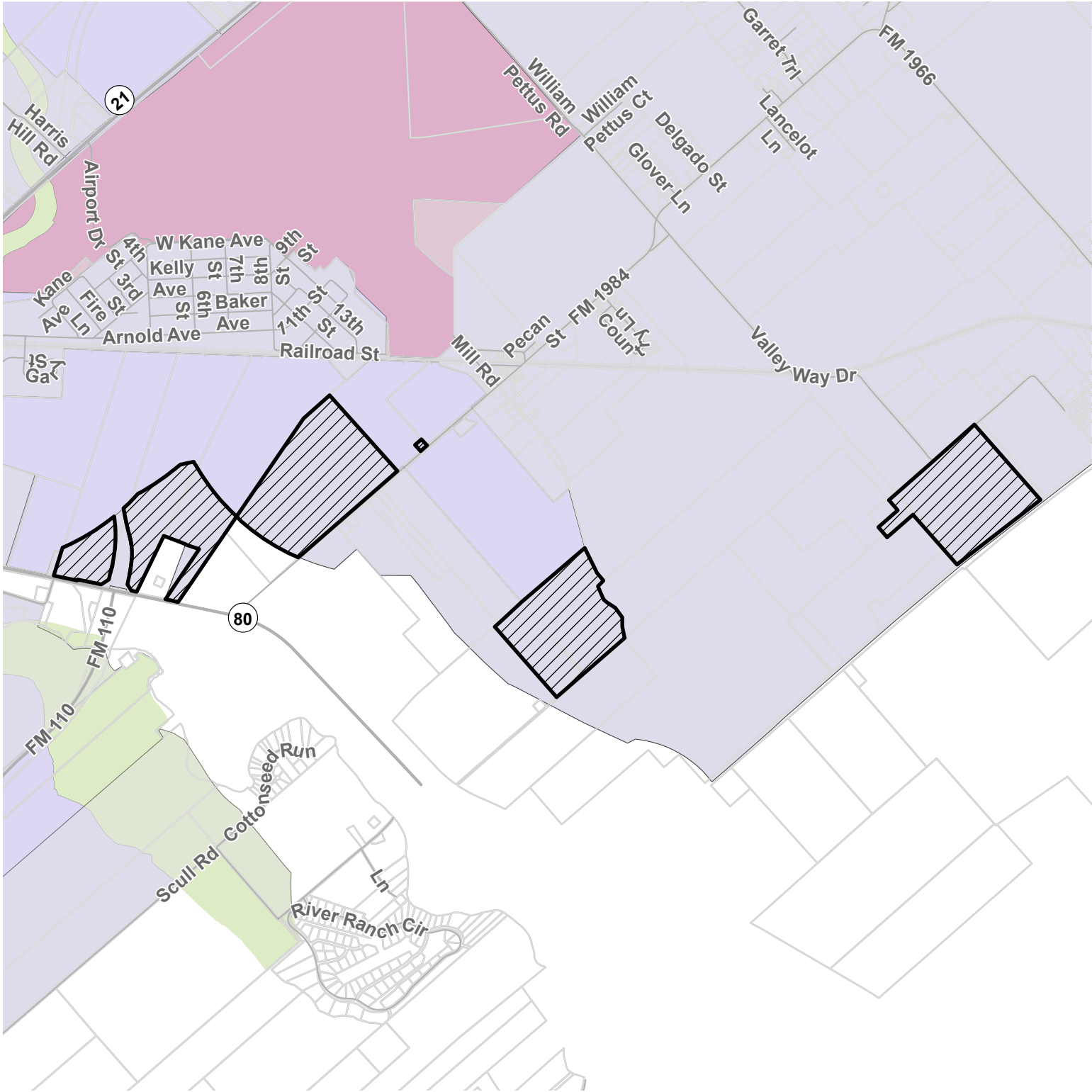
- Subject Property
- Parcel
- ETJ
- CD-3
- CD-4
- CD-5
- FD
- HI
- LI
- P



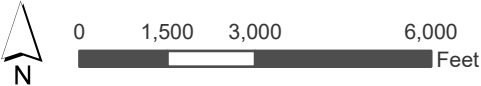
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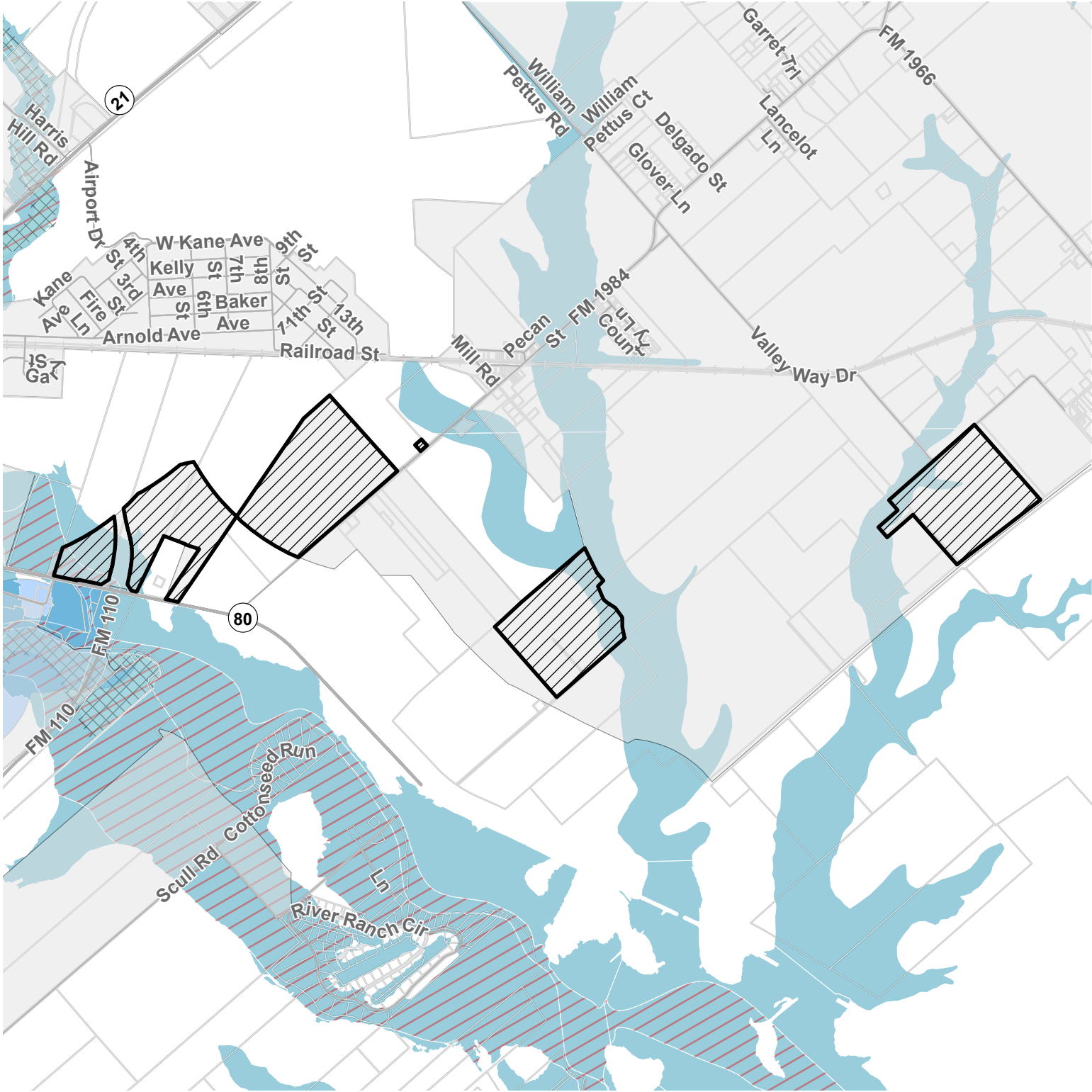
- Subject Property
- Parcel
- ETJ
- Parcels
- Employment Area
- Low Intensity
- Open Space



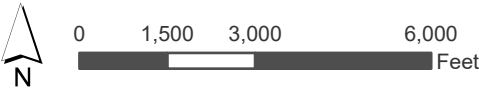
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Date: 1/20/2023





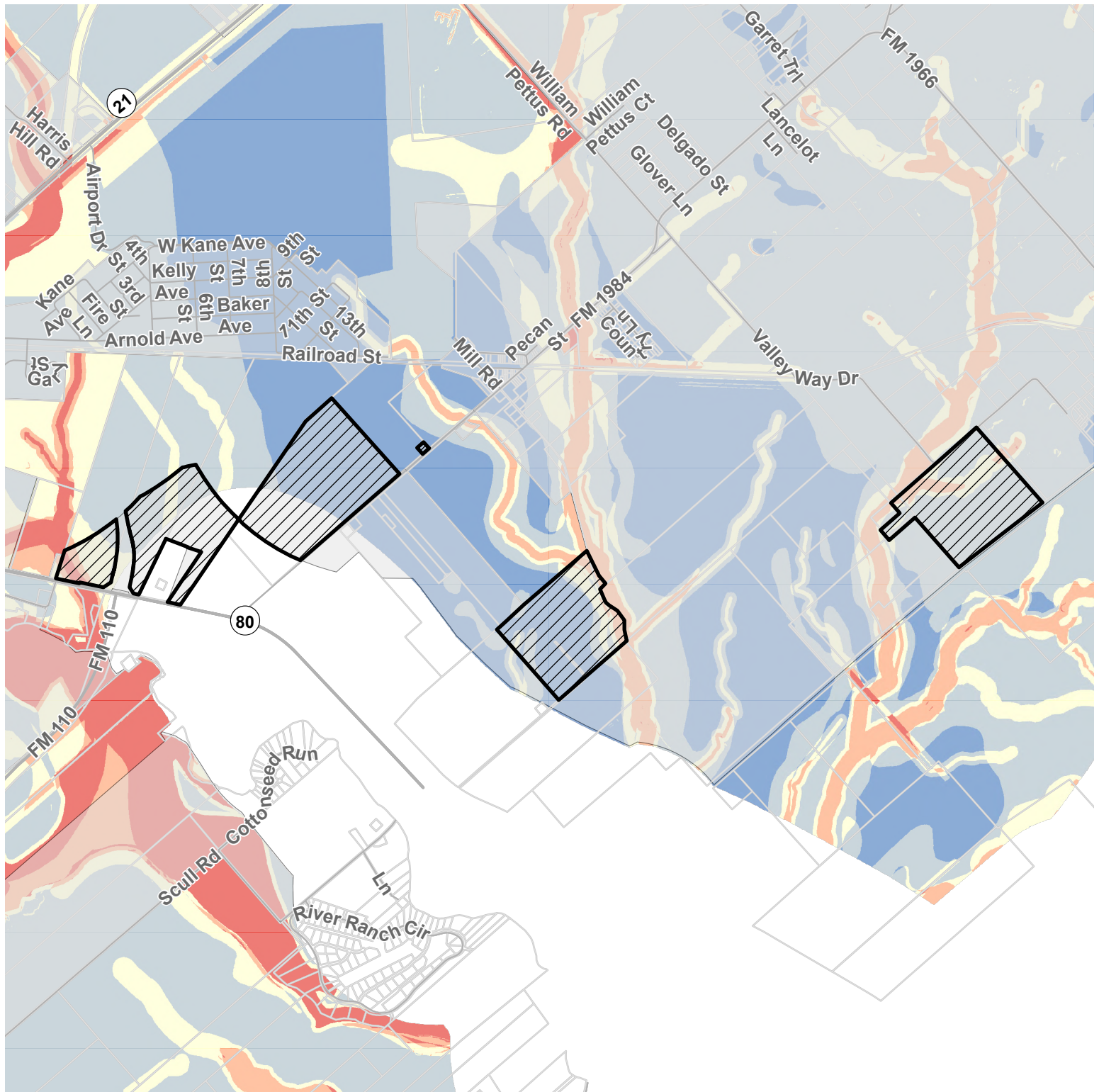
- Subject Property
- ETJ
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Parcels
- San Marcos River Corridor



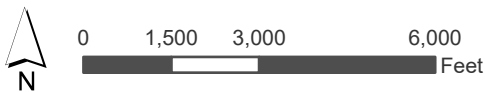
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Date: 1/20/2023





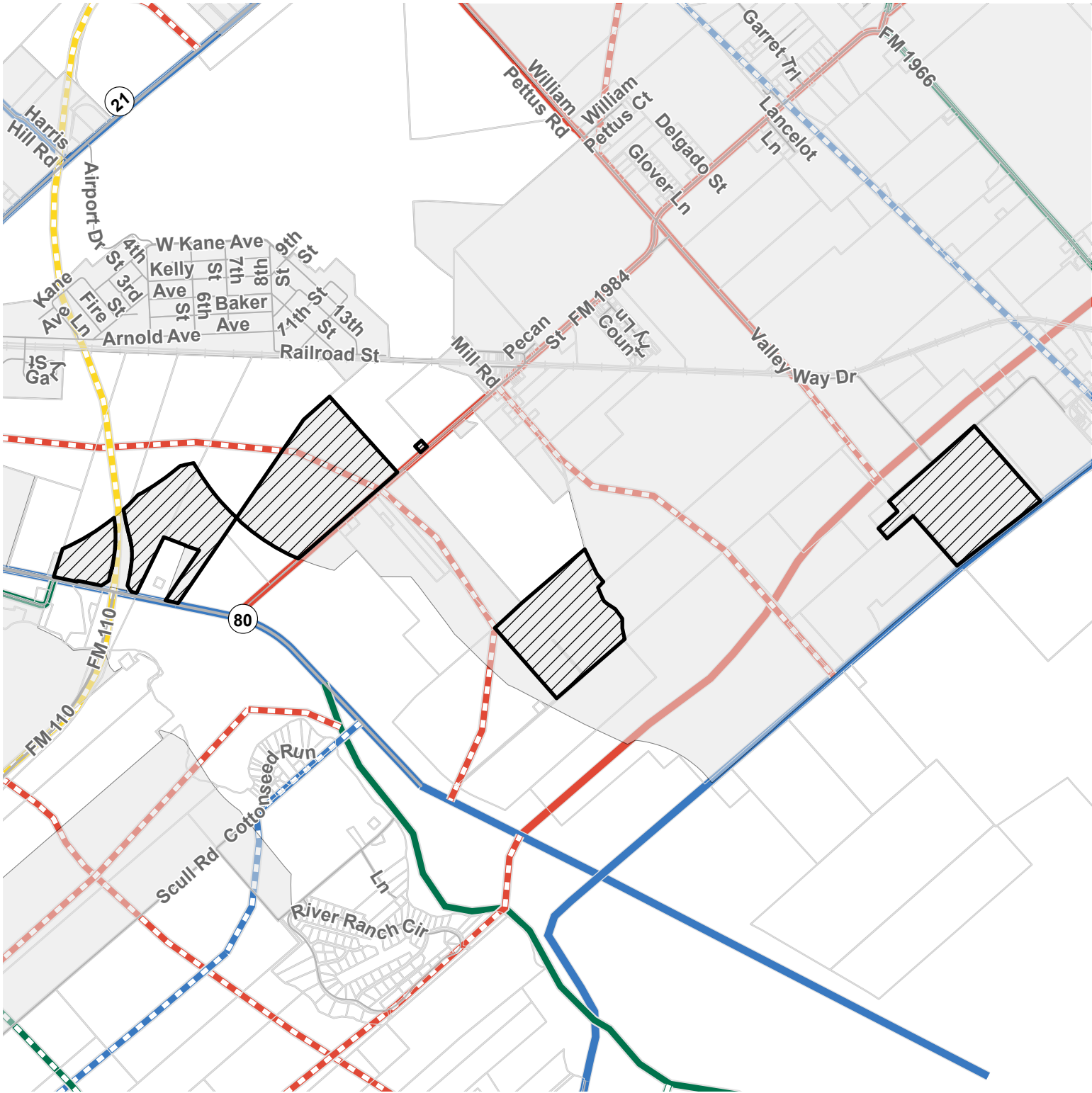
- Subject Property
- Parcel
- ETJ
- Parcels
- 1 - Least Constrained
- 2
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained



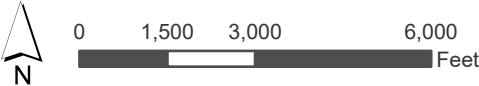
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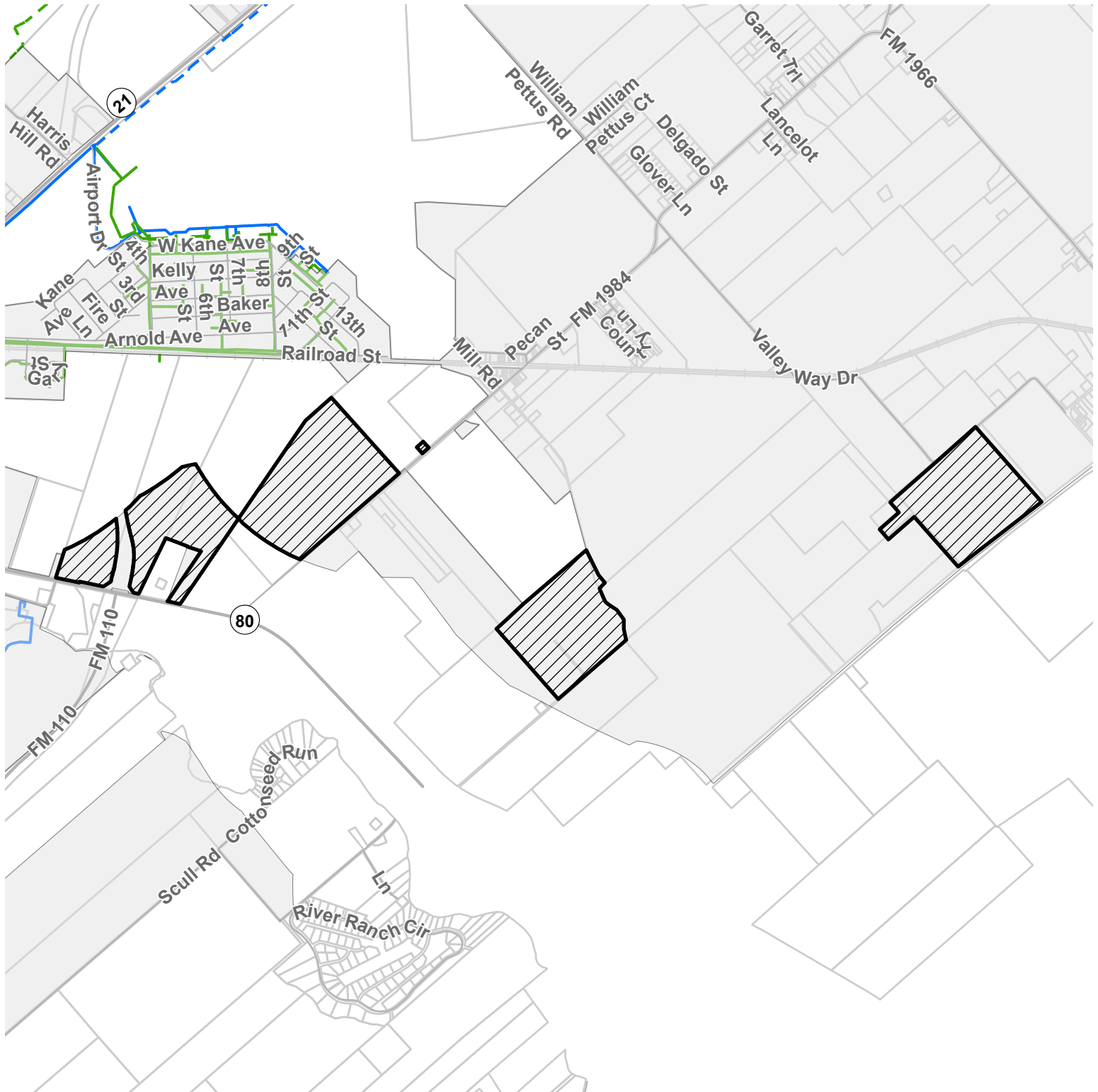
- Subject Property
- Parcel
- ETJ
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Proposed, Pkwy
- Proposed, St



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Date: 1/20/2023





- | | | | |
|--|------------------|--|----------|
| | Subject Property | | Railroad |
| | ETJ | | Highway |
| | Active | | Major |
| | Proposed | | Minor |
| | Active | | Parcels |
| | Proposed | | |



0 1,500 3,000 6,000
Feet

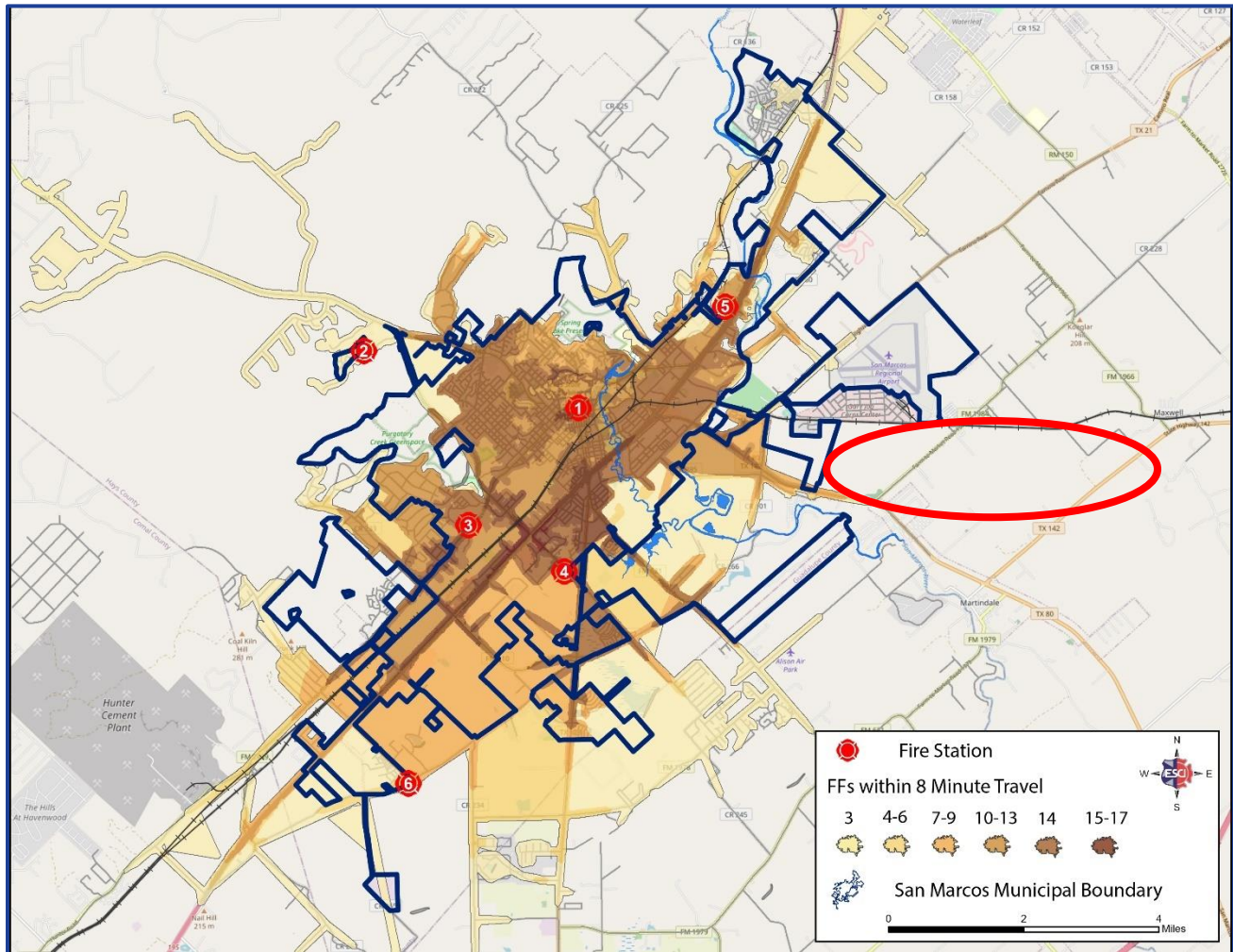
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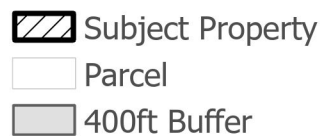
Site Location



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-22-20 / ZC-23-01 APPROXIMATE LOCATION



Date: 1/25/2023



PLANNING AND DEVELOPMENT SERVICES



1/20/2023

ZC-23-01

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “HI” Heavy Industrial
SMART Terminal FD-HI**

ZC-23-01 (FM 1984 / SMART Terminal FD-HI) Hold a public hearing and consider a request by Franklin Mountain San Marcos I.L.P, 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 588.821 +/- acres of land, more or less, out of the William Pettus Survey, Abstract No. 21 and the Thomas Maxwell Survey No. 17, Abstract No. 188, Caldwell County, Texas, generally located northeast of the intersection between State Highway 80 and FM 110.(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, February 14, 2023** 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 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, March 7, 2023** 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 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:

citizencomment@sanmarcostx.gov

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-23-01**

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

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

Property ID	Owner	Owner Address	Owner City /Zip/State
27798	ABERNATHY IRENE LYNN LIV TR	PO BOX 2500	SAN MARCOS, TX 78667-2500
73883	ALFORD TERRY M & CYNTHIA M	19577 SAN MARCOS HWY	SAN MARCOS , TX 78666-9602
46178	BAGLEY ROBERT W & BAGLEY JOANNA K	PO BOX 8	MARTINDALE , TX 78655-0008
11678	BEST DAVID MATTHEW	12423 WESTMERE DR	HOUSTON , TX 77077-3925
115138	BLUEBONNET ELEC COOP	PO BOX 240	GIDDINGS, TX 78942
27924	BROCK NOAH Z & DONOVAN EIMILE	3355 FM 1984	MAXWELL, TX 78656-4521
11780	CAPITAL LAND INVESTMENTS I LP	505 WALSH ST	AUSTIN, TX 78703-5251
11778	COLLEY DEAN ALLAN & BARBARA	960 VALLEY WAY DR	MAXWELL, TX 78656-4386
27903	FOSTER JOHN C & SHEILA J	105 FOSTER BLVD	MAXWELL, TX 78656-4583
27809	FRANKLIN MOUNTAIN SAN MARCOS I LP, ATTN: JAMES FEAGIN & BRUCE BROWNE	16380 ADDISON RD	ADDISON, TX 75001-3249
35168	GUNNARSON IVAR	PO BOX 746	SAN MARCOS , TX 78667-0746
28011	HARPER MARY BETH	20057 SAN MARCOS HWY	SAN MARCOS, TX 78666-8150
28027	HOFFMAN HERMAN WILLIAM JR	532 CHRISTOPHER CV	LOCKHART, TX 78644-2789
27898	LANZOLA LAND FUND 1 LLC	700 BARTON CREEK BLVD	AUSTIN, TX 78746-4142
28092	MARTINDALE QUAIL RUN LLC	120 CALK DRAW CT	BUDA, TX 78610-2787
28052	MAXWELL ACRES CO & B K HANSE & JAMES W KASCH	PO BOX 5274	BORGER, TX 79008-5274
28025	MCCULLOCH HENRY E JR & BARBARA J	PO BOX 156	MAXWELL , TX 78656-0156
28096	MEMORY LAWN MEMORIAL PK	PO BOX 2459	SAN MARCOS, TX 78667-2459
28119	NEUMANN JAMES A TORIAN MARJORIE A ESTATE	3738 SUNSHINE RANCH RD	SAN ANTONIO, TX 78228-2509
116738	OHNEISER CURBY & DERINGER DIANE M & SCURLOCK CAROLYN J	19330 SAN MARCOS HWY	SAN MARCOS, TX 78666-9603
122075	PEOPLES FAMILY FARMS LLC	144 SERENE ST	SPRING BRANCH, TX 78070-5297
28097	PETERS ROBERT L	36 MILL RD	MAXWELL, TX 78656-4363
27902	THE GARZA LEGACY GROUP	PO BOX 125	MAXWELL, TX 78656-0125
28186	THOMPSON MICHAEL R JR & JOY J	4227 BAY SHORE CIRCLE	GRANBURY, TX 76049-5861
28188	TURNER LAND AND HAY INC	PO BOX 708	MANOR, TX 78653-0708
28259	WALTON TEXAS LP C/O WALTON INTERNATIONAL GROUP INC	8800 N GAINES CENTER DR STE 345	SCOTTSDALE, AZ 85258-2124
	NEIGHBORHOOD COMMISSION REP Michael Vernon	601 Barbara Dr	SAN MARCOS, TX 78666
	NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666