






-  Subject Property
-  Parcel
-  ETJ

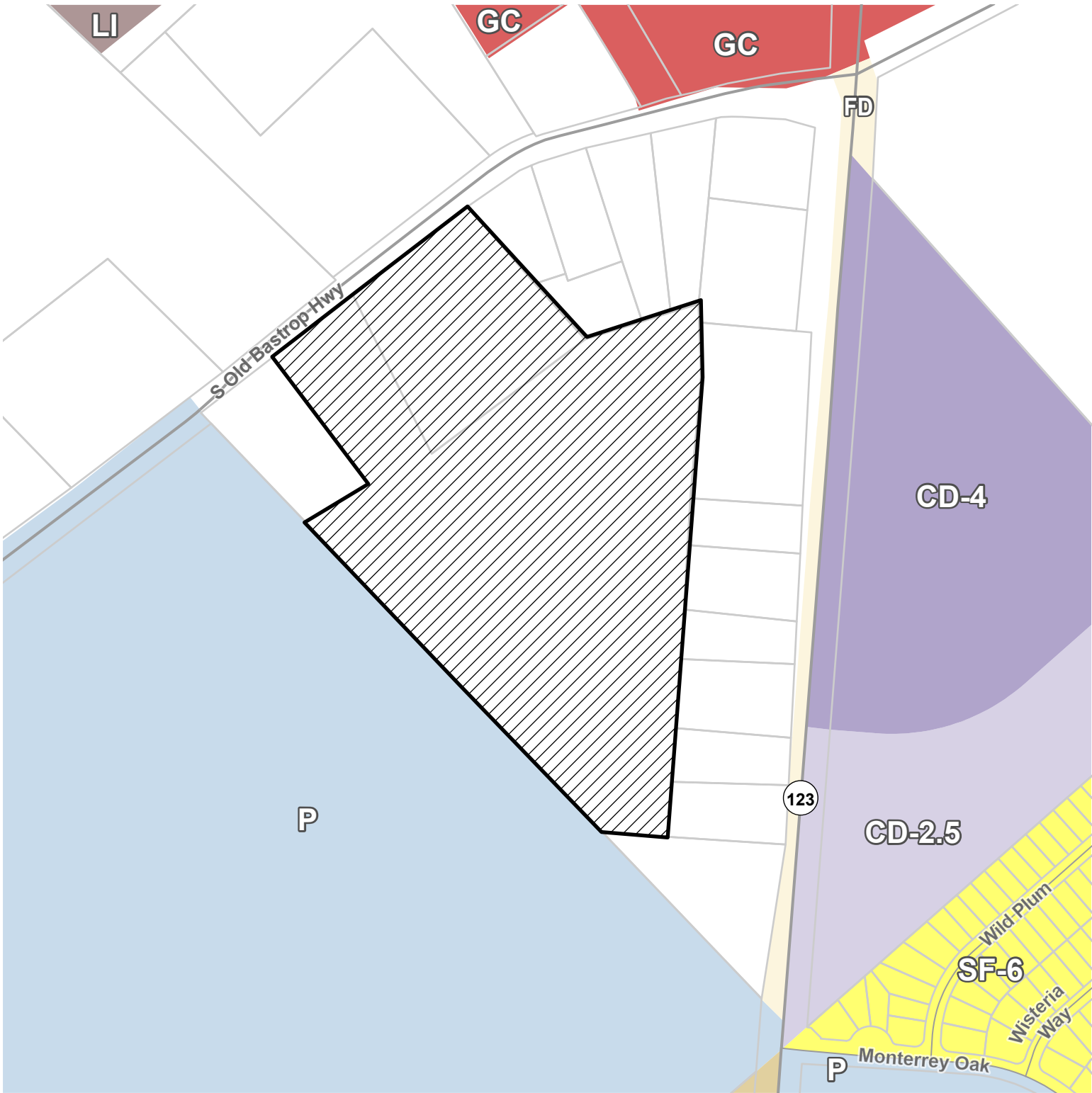


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 2/23/2023







- Subject Property
- LI
- CD-2.5
- CD-4
- FD
- GC
- MF-18
- P
- SF-6








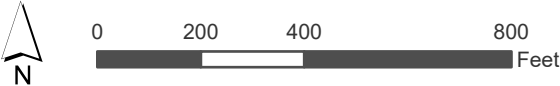
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Date: 2/24/2023





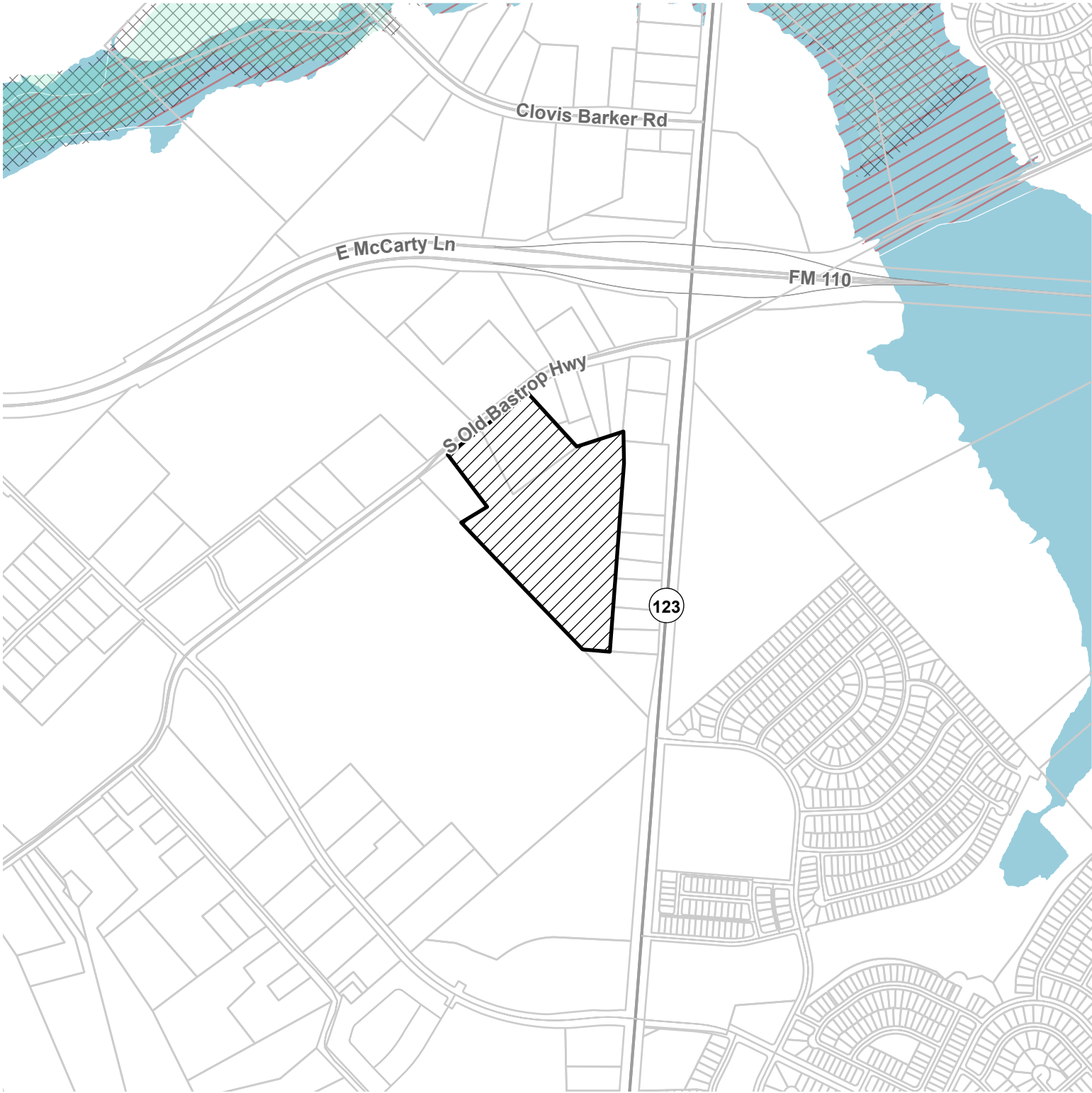
-  Subject Property
-  Parcels
-  Medium Intensity
-  Low Intensity
-  Existing Neighborhood



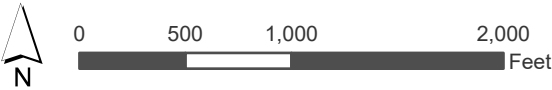
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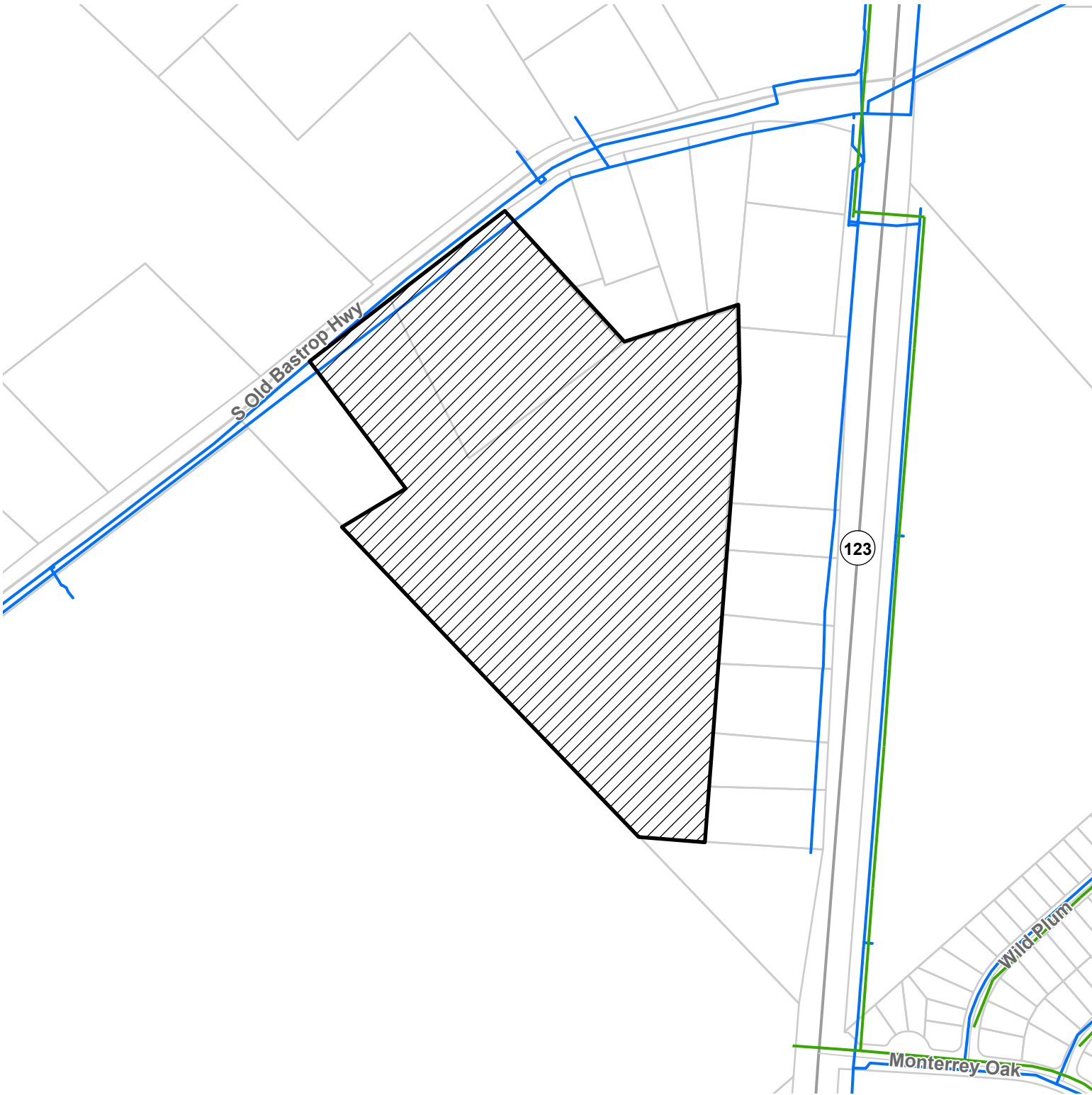
- Subject Property
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain







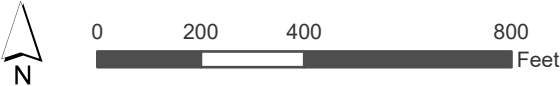
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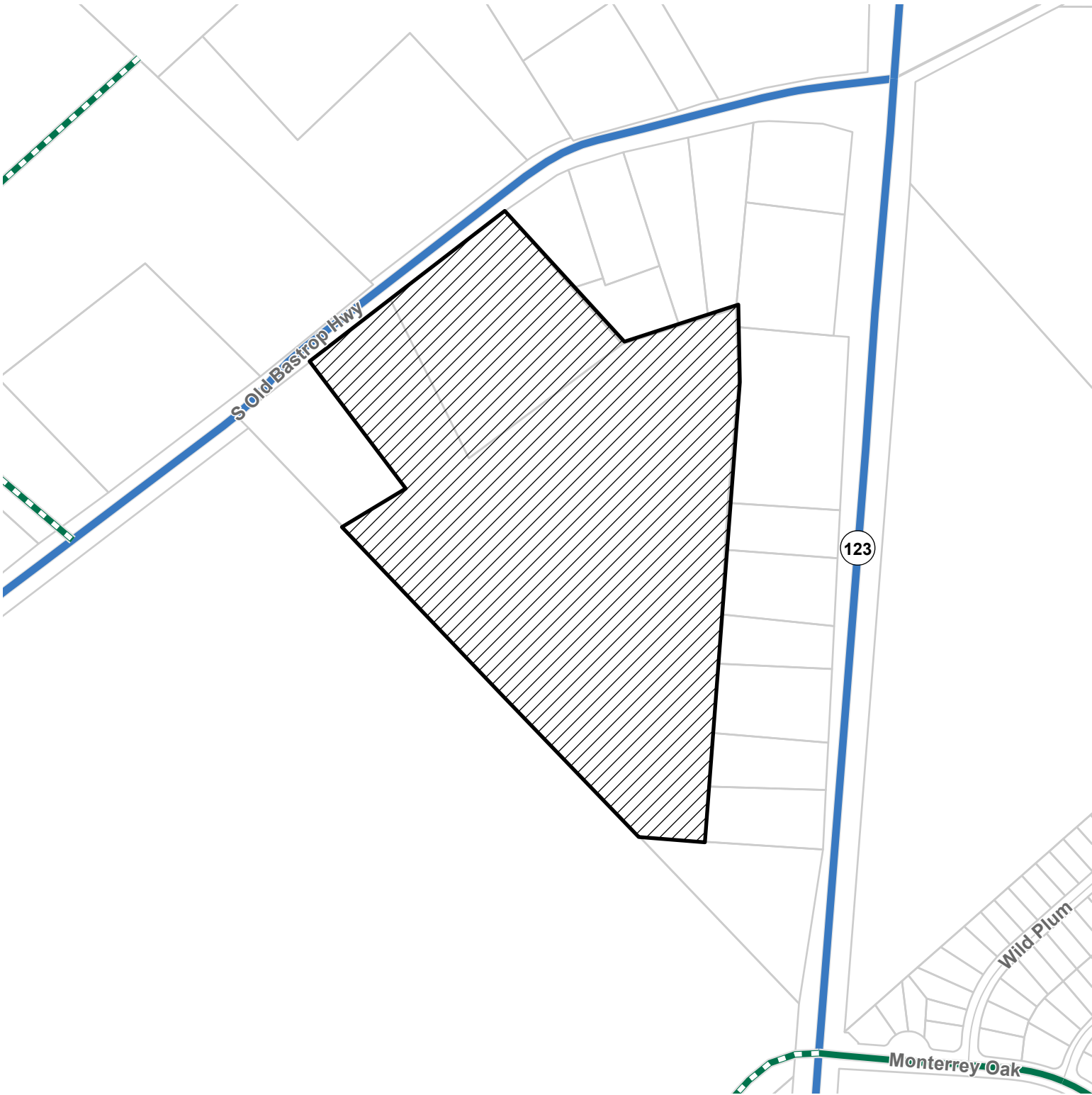
-  Subject Property
-  Sanitary Main Active
-  Potable Water Main Active
-  Parcels



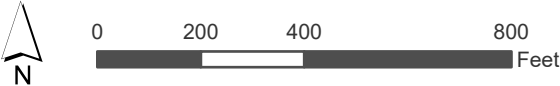
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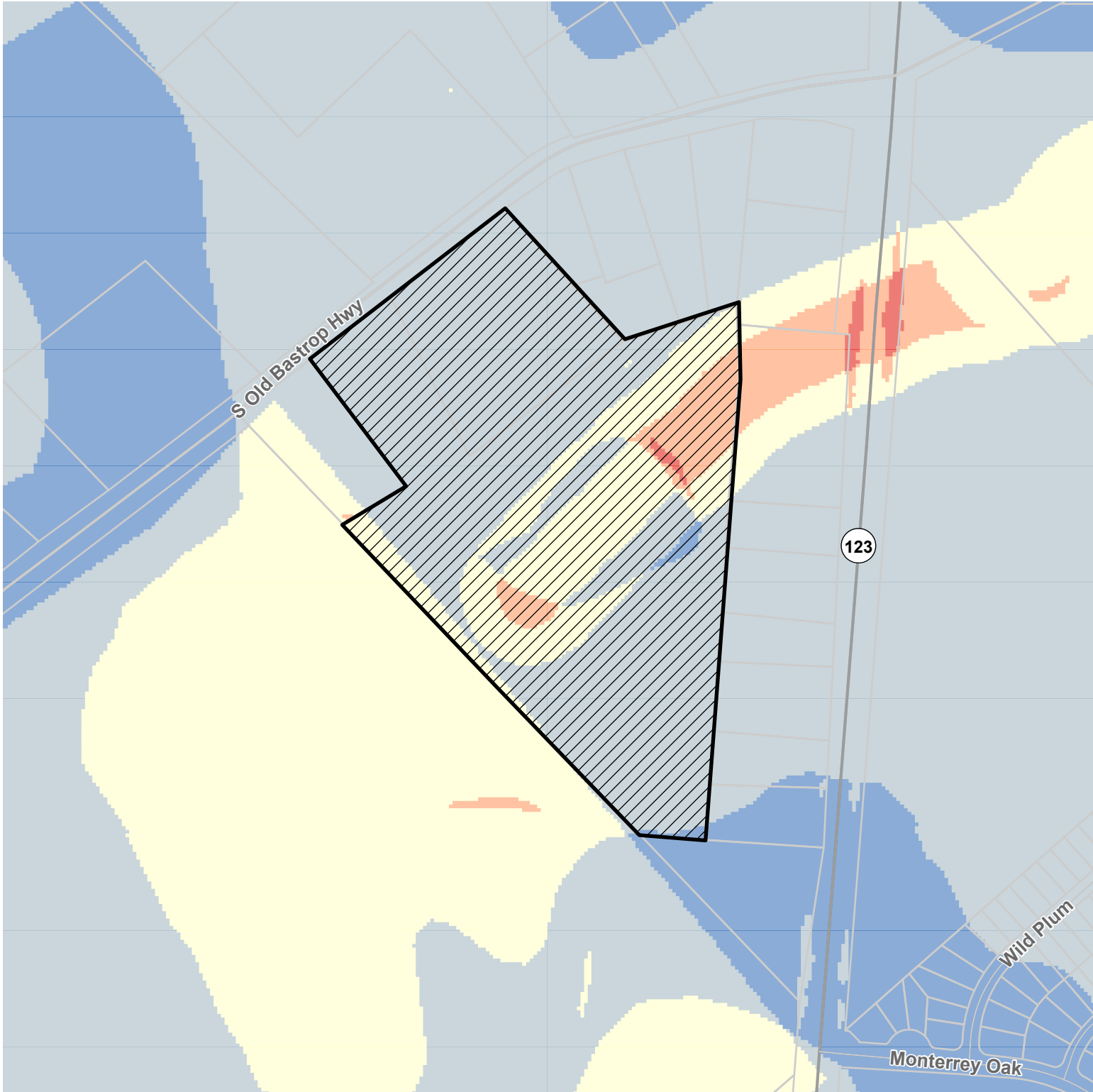
- |                  |                |
|------------------|----------------|
| Subject Property | Enhanced, St   |
| Enhanced, Ave    | Proposed, Ave  |
| Enhanced, Blvd   | Proposed, Blvd |
| Enhanced, HW     | Proposed, Pkwy |
| Enhanced, Pkwy   | Proposed, St   |



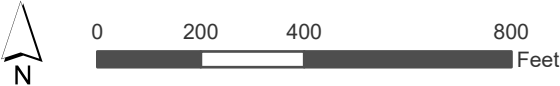
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- Subject Property
- Parcels
- 1 - Least Constrained
- 2
- 3 - Moderately Constrained
- 4
- 5 - Most Constrained



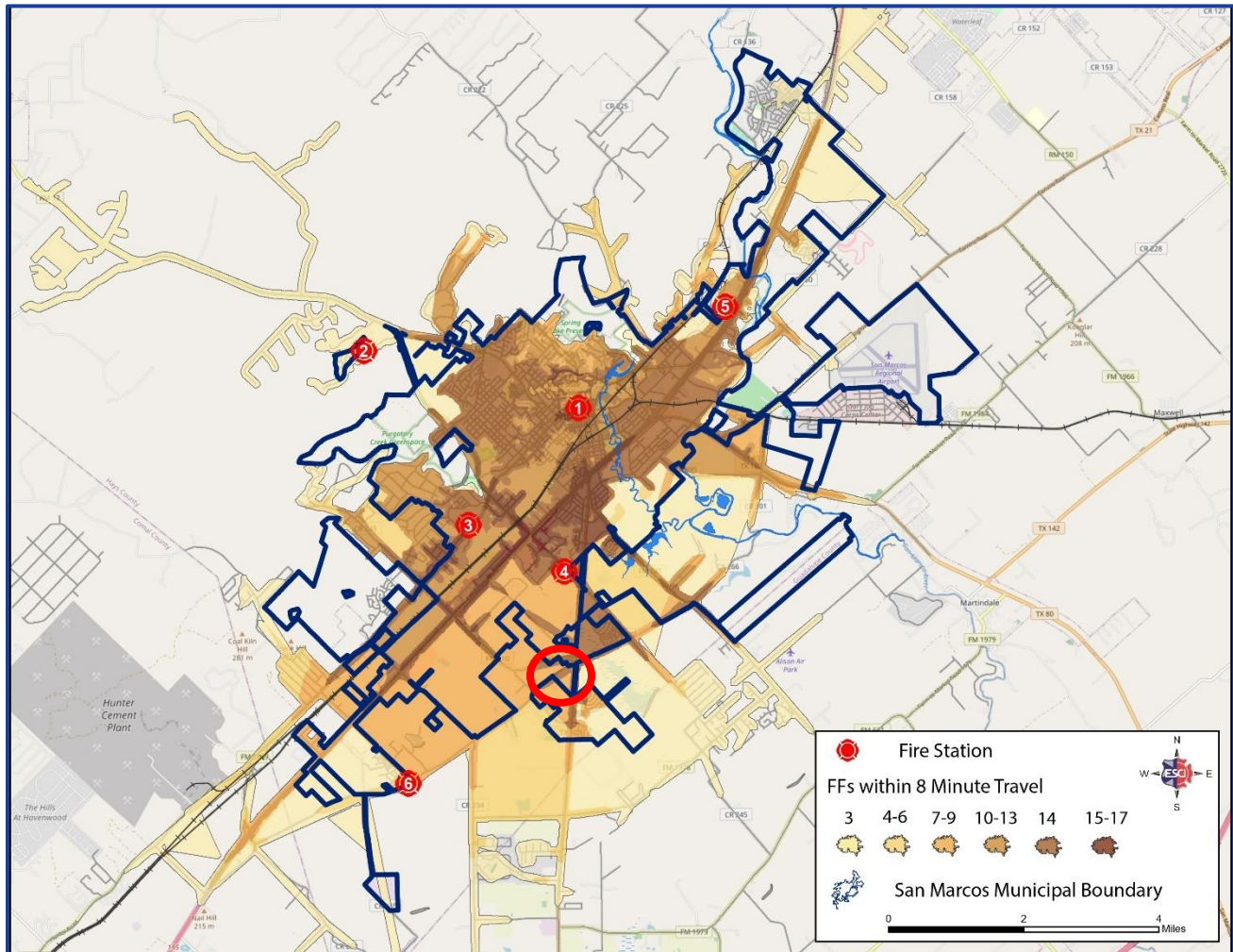
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**Figure 112: SMFD 8-Minute Effective Response Force**  
*Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.*



**AN-23-05 / ZC-23-10 APPROXIMATE LOCATION**





PLANNING AND DEVELOPMENT SERVICES



3/9/2023

ZC-23-10

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development to “CD-5” Character District-5  
Oak Creek CD-5**

*ZC-23-10 (2409 Old Bastrop Highway / Oak Creek CD-5) Hold a public hearing and consider a request by Jackson Walker, LLP, on behalf of SM Landholdings, LLC, for a Zoning Change from Future Development (FD) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 27.6 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract Number 474; the John Frederick Geister Survey, Abstract Number 203; the Farnham Frye Survey, Abstract Number 183, and the Rebecca Brown Survey, Abstract Number 46, generally located at 2409 Old Bastrop Highway 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 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, March 28, 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](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, April 18, 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](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, **Julia Cleary**, at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov) When calling, please refer to case number **ZC-23-10**

*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**

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
14467	3500 S SH 123, SAN MARCOS, TX 78666	ALM123 LLC	3500 N STATE HIGHWAY 123	SAN MARCOS, TX 78666-9732
18916	S OLD BASTROP HWY, SAN MARCOS, TX 78666	CARR REED & PATRICIA REVOCABLE TRUST	Attn: REED & PATRICIA M CARR TRUSTEES, 2516 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8995
141049	2195 S OLD BASTROP HWY, SAN MARCOS, TX 78666	CHIN REAL ESTATE LLC	3036 HILLSIDE DR	BURLINGAME, CA 94010-5910
14466	3600 S SH 123, SAN MARCOS, TX 78666	CORAZON NEGRO LLC	2780 DREIBRODT RD	SAN MARCOS, TX 78666-2375
85408	OLD BASTROP HWY, SAN MARCOS, TX 78666	CRYSTAL CLEAR SPECIAL UTILITY DISTRICT	2370 FM 1979	SAN MARCOS, TX 78666-2100
14456	2325 S OLD BASTROP HWY, SAN MARCOS, TX 78666	DELGADO RAUL & CHAGOYA LINDA	2325 OLD BASTROP HWY	SAN MARCOS, TX 78666-8972
14461	3700 SH 123, SAN MARCOS, TX 78666	EQUITY TRADING HOLDING COMPANY	PO BOX 2120	SAN MARCOS, TX 78667
18934	2656 S OLD BASTROP HWY, SAN MARCOS, TX 78666	ESPINOZA RAUL G & ROSA M	2656 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8892
14458	HWY 123, SAN MARCOS, TX 78666	FIRST ASSEMBLY OF GOD OF SAN MARCOS INC	P O BOX 1554	SAN MARCOS, TX 78667-1554
70233	CR 266, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE	SAN MARCOS, TX 78666-5396
14465	3620 N SH 123, SAN MARCOS, TX 78666	JEWELL, ARNOLD W	Attn: BRIAN JEWELL, 3620 HWY 123	SAN MARCOS, TX 78666-2036
14462	3800 N SH 123, SAN MARCOS, TX 78666	LIGHTHOUSE BAPTIST CHURCH	3800 N SH 123	SAN MARCOS, TX 78666
14471	2409 S OLD BASTROP RD, SAN MARCOS, TX 78666	LOGAN RONALD K & ERYN A	13901 PECAN SCHOOL RD	BARTLETT, TX 76511-4015
106007	S OLD BASTROP HWY, SAN MARCOS, TX 78666	LOGAN, CAROLYN	2409 S OLD BASTROP HWY	SAN MARCOS, TX 78666
14453	2305 S OLD BASTROP RD, SAN MARCOS, TX 78666	MCKNIGHT ALLAN J & MCNIGHT PERLA E	2305 S OLD BASTROP HWY	SAN MARCOS, TX 78666
143990	2312 S OLD BASTROP HWY, SAN MARCOS, TX 78666	OBTX LLC	WILLIAM MCARDLE, 5608 EASTGATE DR	SAN DIEGO, CA 92121
14457	S OLD BASTROP HWY, SAN MARCOS, TX 78666	PRAZAK LISA KAY VARNER & LOUIS LEE	2317 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8972
14455	2221 S OLD BASTROP HWY, SAN MARCOS, TX 78666	REAL LIFE FAITH CENTER	ROSALINDA LUCIO, P O BOX 1602	SAN MARCOS, TX 78667
14454	2225 S OLD BASTROP HWY, SAN MARCOS, TX 78666	SAENZ SANTIAGO & SAENZ SANTOS (LIFE ESTATE)	JAMES TOBIAS SAENZ, 2225 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8971
135774	2601 RATTLER RD, SAN MARCOS, TX 78666	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087
14459	2511 S OLD BASTROP HWY, SAN MARCOS, TX 78666	THK PROPERTIES LLC	2509 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8995
141050	3440 HWY 123, SAN MARCOS, TX 78666	WILDMAN RANCH INC	PO BOX 114	SOMERSET, TX 78069-0114
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666