




-  Subject Property
-  Parcel
-  ETJ

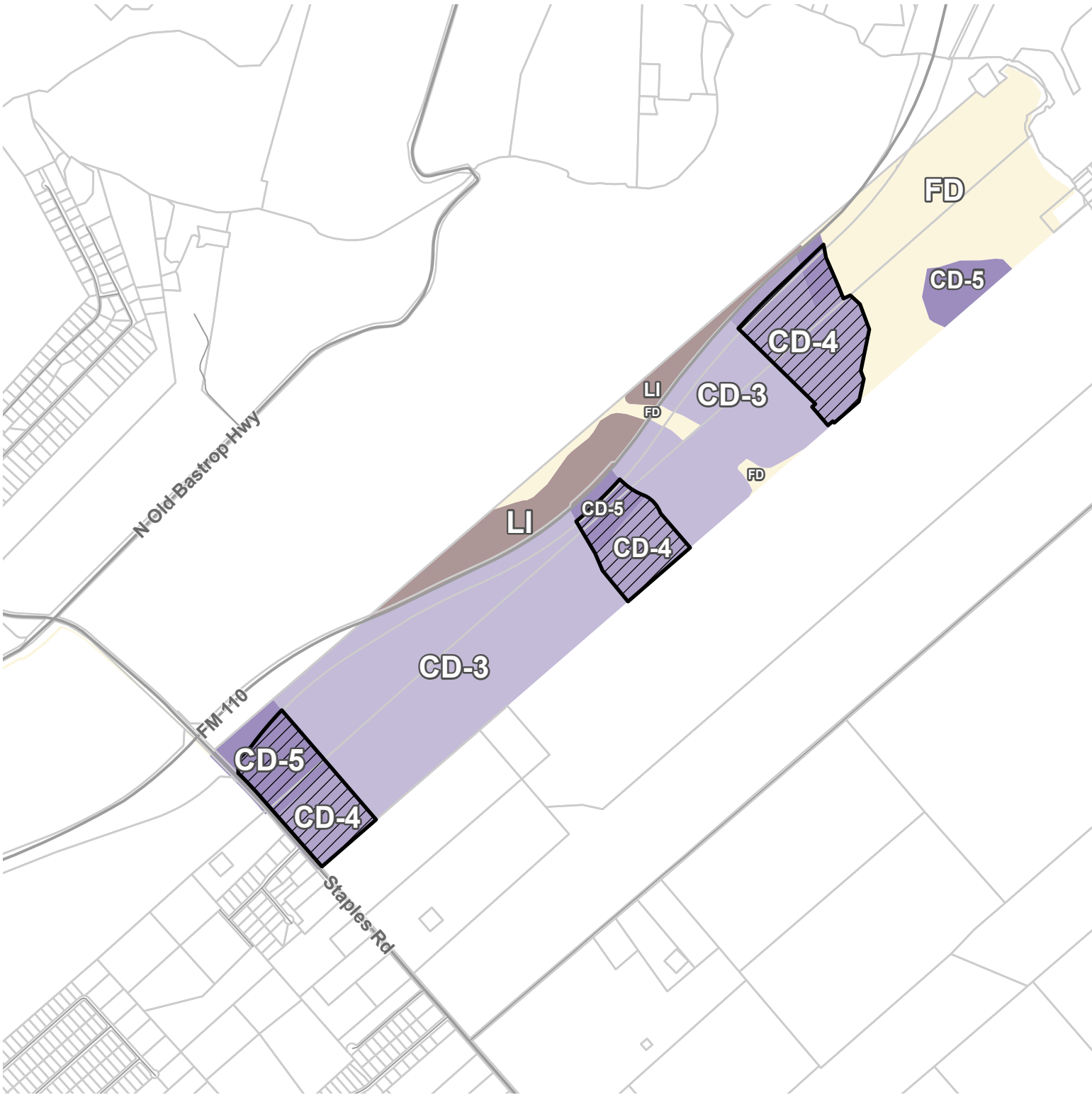


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/30/2023







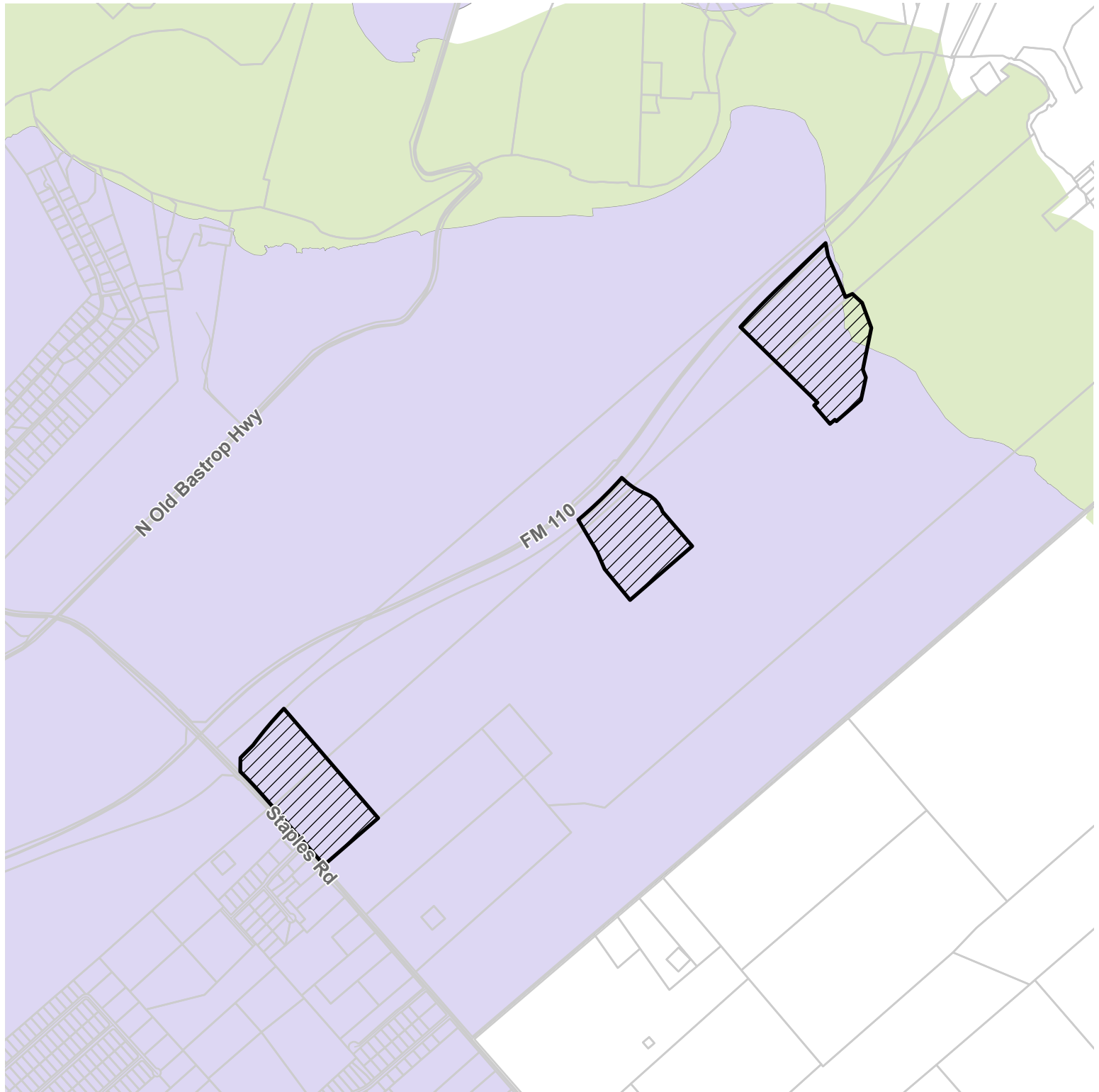
- Subject Property
- CD-3
- CD-4
- CD-5
- FD
- LI







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Date: 3/30/2023





-  Subject Property
-  Parcels
-  Low Intensity
-  Open Space



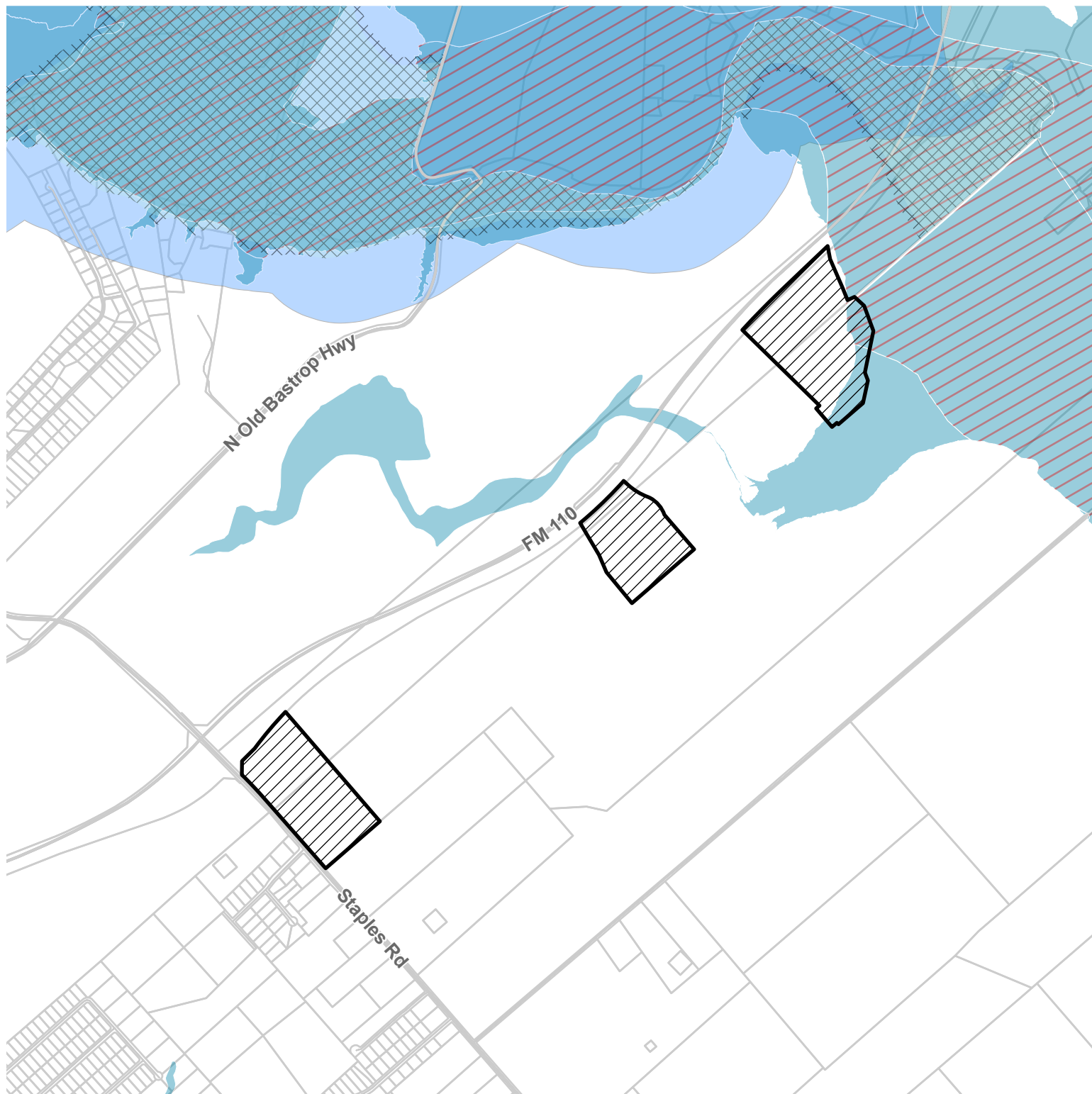
0 500 1,000 2,000  
Feet








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Date: 3/30/2023

Site Location





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



0 500 1,000 2,000  
Feet

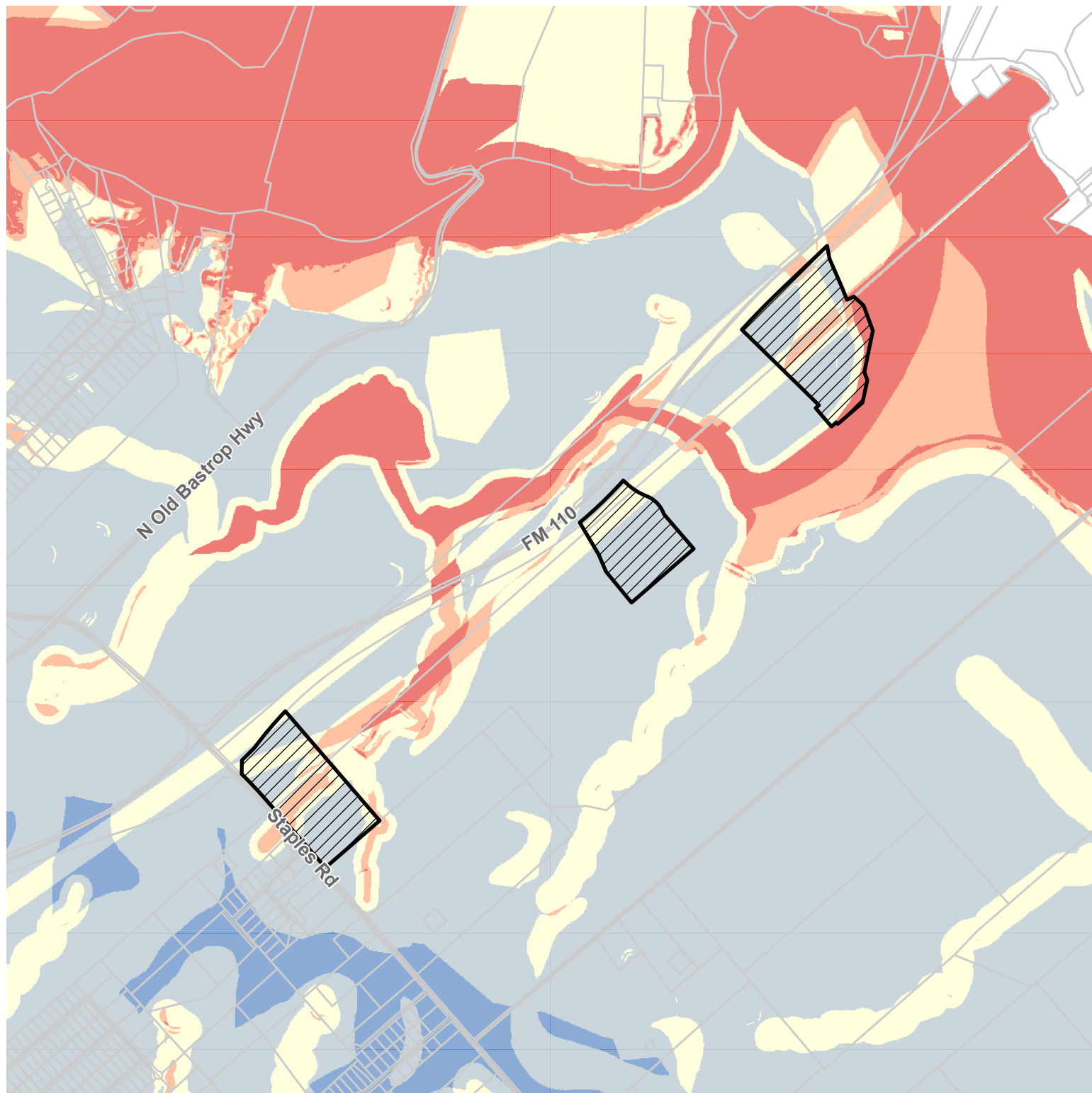
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Date: 4/6/2023

**SAN MARCOS** Planning and  
Development Services

Site Location





 Subject Property

 Parcels

 1 - Least Constrained

 2

 3 - Moderately Constrained

 4

 5 - Most Constrained



0 500 1,000 2,000  
Feet

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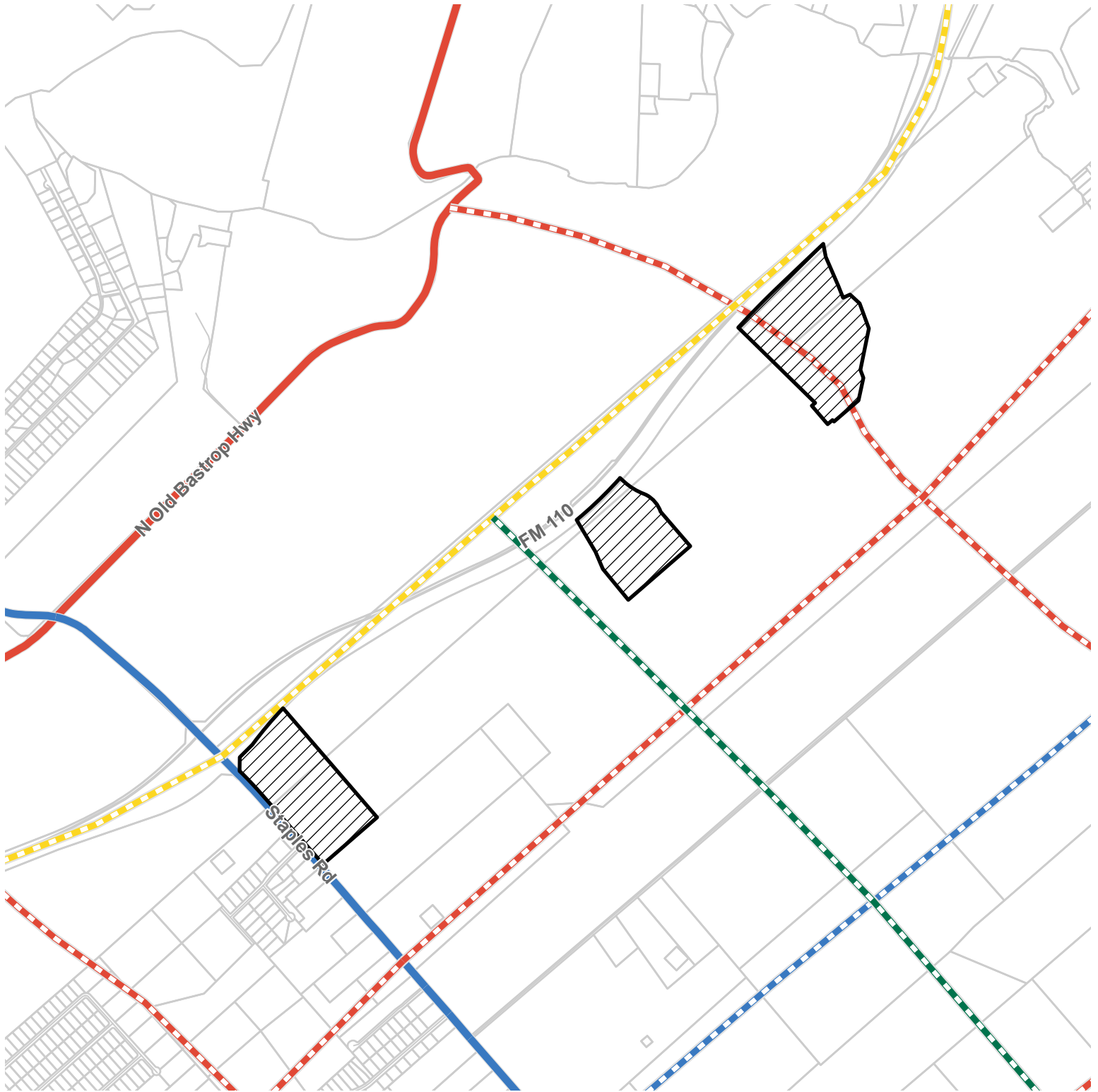
Date: 3/30/2023

**SAN MARCOS** Planning and  
Development Services

Site Location







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



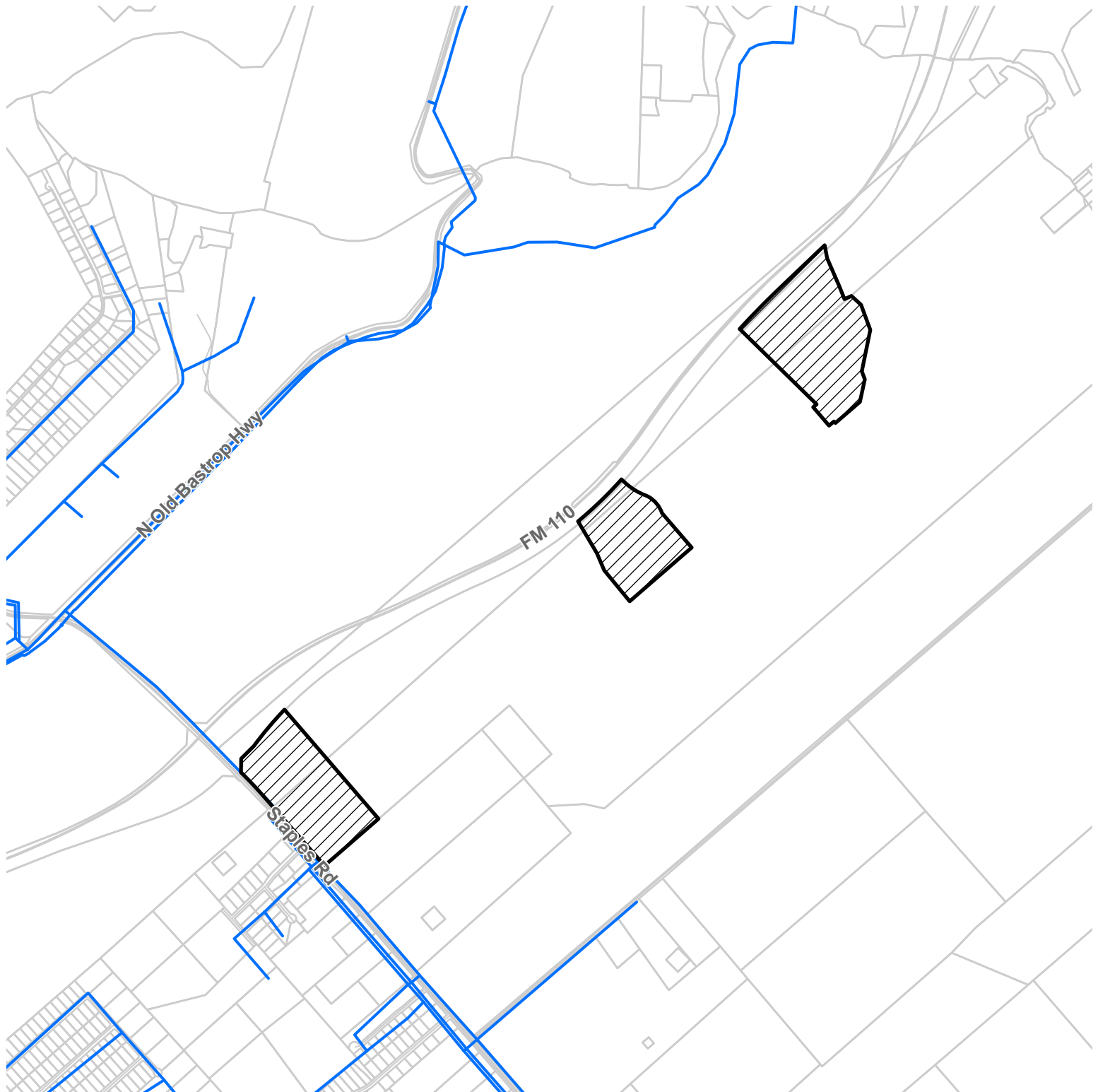
0 500 1,000 2,000  
Feet




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Date: 3/30/2023

Site Location





-  Subject Property
-  Potable Water Main Active
-  Parcels



0 500 1,000 2,000  
Feet

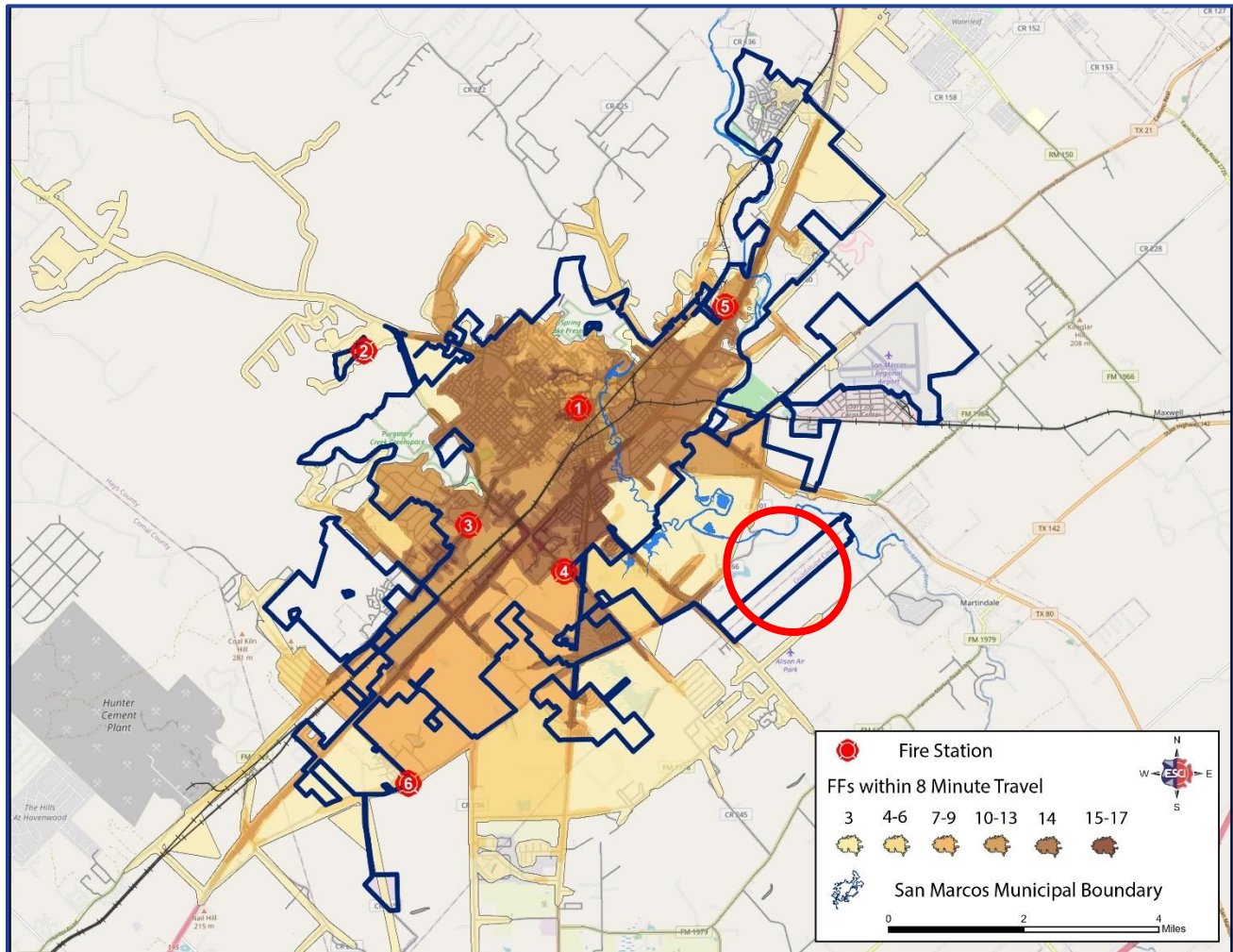
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Date: 3/30/2023

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.*



**ZC-23-13 APPROXIMATE LOCATION**



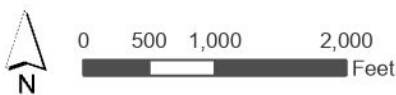
**ZC-23-13**

**FM 110/Staples Rd. -  
CD-4 & CD-5 to CD-3**

## 400ft Buffer



-  Subject Property  
 Parcel  
 400ft Buffer



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Date: 4/5/2023



Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
56610		CADENA JAIME M & SAN JUANA	720 PICASSO DR	SAN MARCOS, TX 78666
172501		ENDICOTT JOSHUA LEE & AMANDA KAY ENDICOTT	1164 SCULL RD	SAN MARCOS, TX 78666
172502		GALLEGOS MARCO	1250 SCULL RD	SAN MARCOS, TX 78666
70704		GAWLIK STEVE & NANCY	3128 FM 621	SAN MARCOS, TX 78666
151608	FM 110, SAN M	HAYS COUNTY	111 E SAN ANTONIO ST, STE 101	SAN MARCOS, TX 78666
20304	FM 621, SAN M	HK RILEYS POINTE LLC	24607 FAIRWAY SPGS	SAN ANTONIO, TX 78260-4802
70705		KID RANCH STORAGE LLC	170 BLESSING LANE	SAN MARCOS, TX 78666
56565		LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	100 N E LOOP 410 SUITE 1155	SAN ANTONIO, TX 78216
70666		MOORE ANDRA S	3002 FM 621	SAN MARCOS, TX 78666
145428		MORTENSEN JOHN D & RENA REV LIV TR	MORTENSEN JOHN TRUSTEE, 3020 FM 621	SAN MARCOS, TX 78666
172500		NAVARRO FELIPE & ALEXANDRIA CELESTE FLORES & CRISTIAN CIENFUEGOS	2208 CLOVER RIDGE DR	CEDAR PARK, TX 78613
172499		PIMENTAL JOSE ANTONIO	128 HY RD	BUDA, TX 78610
16386	FM 621, SAN M	RIVER BRIDGE RANCH LLC	22711 FOSSIL PEAK	SAN ANTONIO, TX 78261
121360		VCD SAN MARCOS RIVER LLC	PO BOX 607	WIMBERLY, TX 78676
		NEIGHBORHOOD REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		NEIGHBORHOOD REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666

PLANNING AND DEVELOPMENT SERVICES



04-05-2023

ZC-23-13

**Notice of Public Hearing  
Zoning Change Request  
“CD-4” Character District-4 and “CD-5” Character District-5 to “CD-3” Character District -3  
FM 110 and Staples Rd / River Bridge Ranch CD-3**

*ZC-23-13 (FM 110 & Staples Rd / River Bridge Ranch CD-3) Hold a public hearing and consider a request by LJA Engineering on behalf of Lennar Homes of Texas, for a Zoning Change from Character District-4 (CD-4) and Character District-5 (CD-5) to Character District-3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, for approximately 114.659 +/- acres of land, more or less, out of the Benjamin and Graves Fulcher Survey, Abstract No 813; the William A Matthews Abstract No. 305; the William Burnett Jr. Survey, Abstract No. 56 in Hays County Texas, and the Benjamin and Graves Fulcher Survey, Abstract No. 21 in Guadalupe County, Texas, generally located southeast of the intersection of FM-110 and Staples Rd. (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, April 25, 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, May 16, 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-23-13**

*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)*

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230  
SANMARCOSTX.GOV**