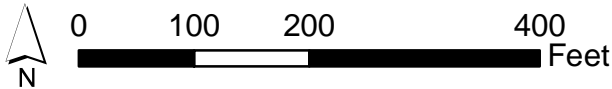


ZC-22-08
Aerial View
HWY 123 Business Park — 3200 Block Highway 123



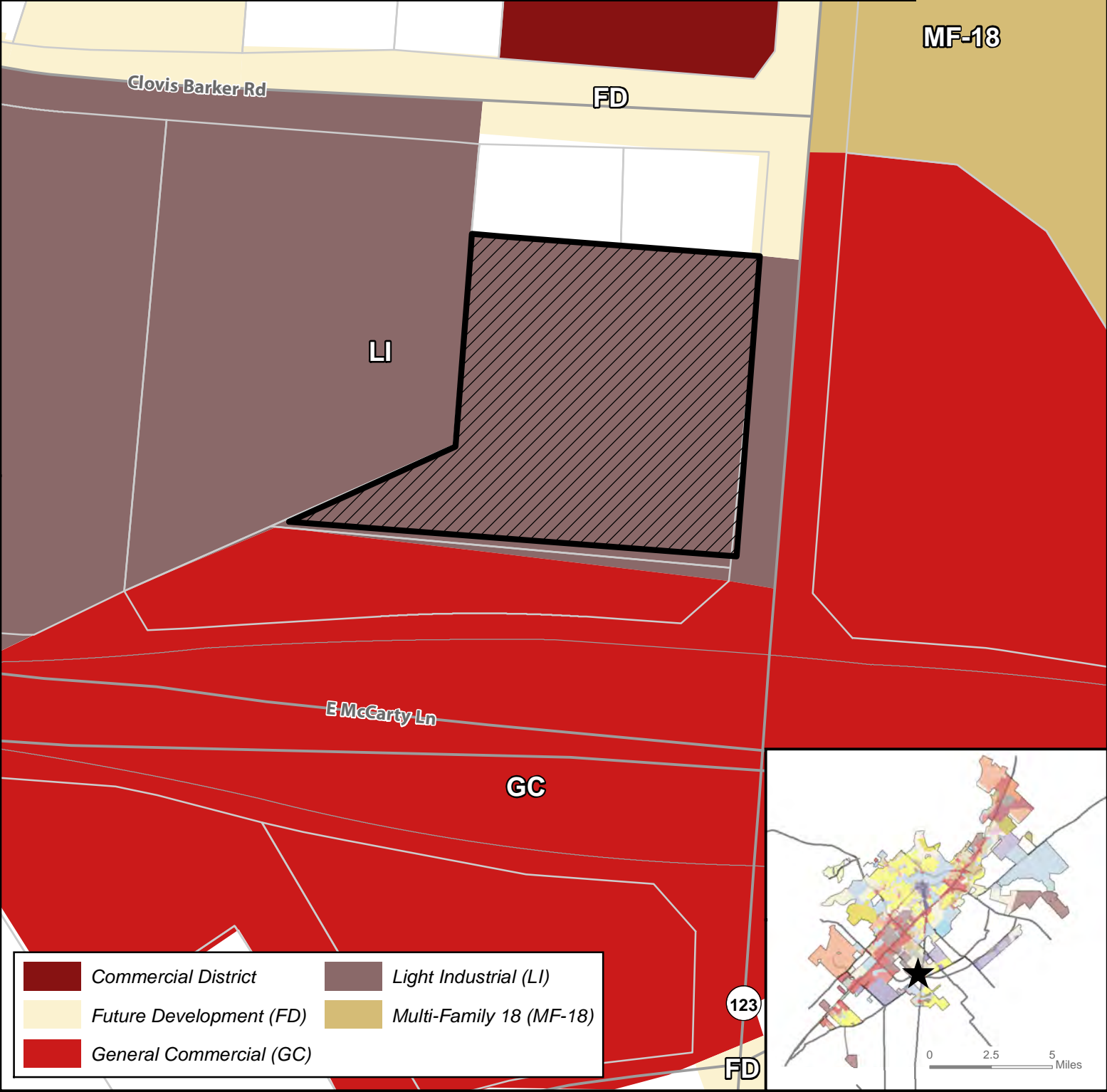
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



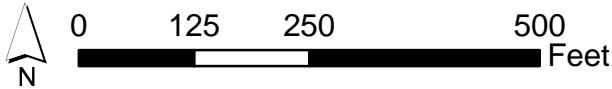
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/22/2022

ZC-22-08
Existing Zoning
HWY 123 Business Park — 3200 Block Highway 123



- ★ Site Location
- Subject Property
- Parcels
- City Limit



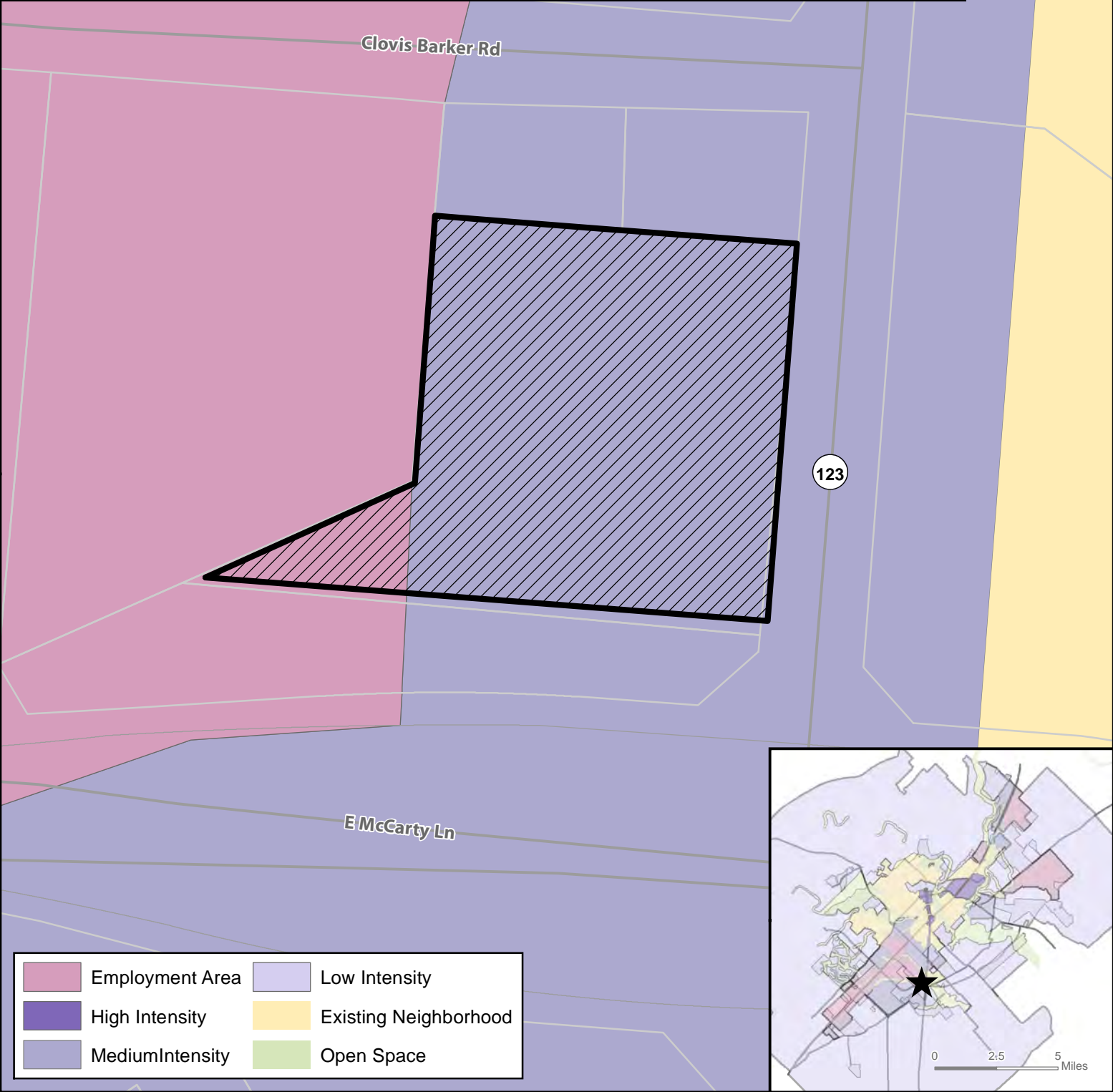
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/22/2022

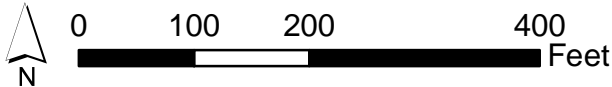
ZC-22-08

Preferred Scenario

HWY 123 Business Park — 3200 Block Highway 123



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



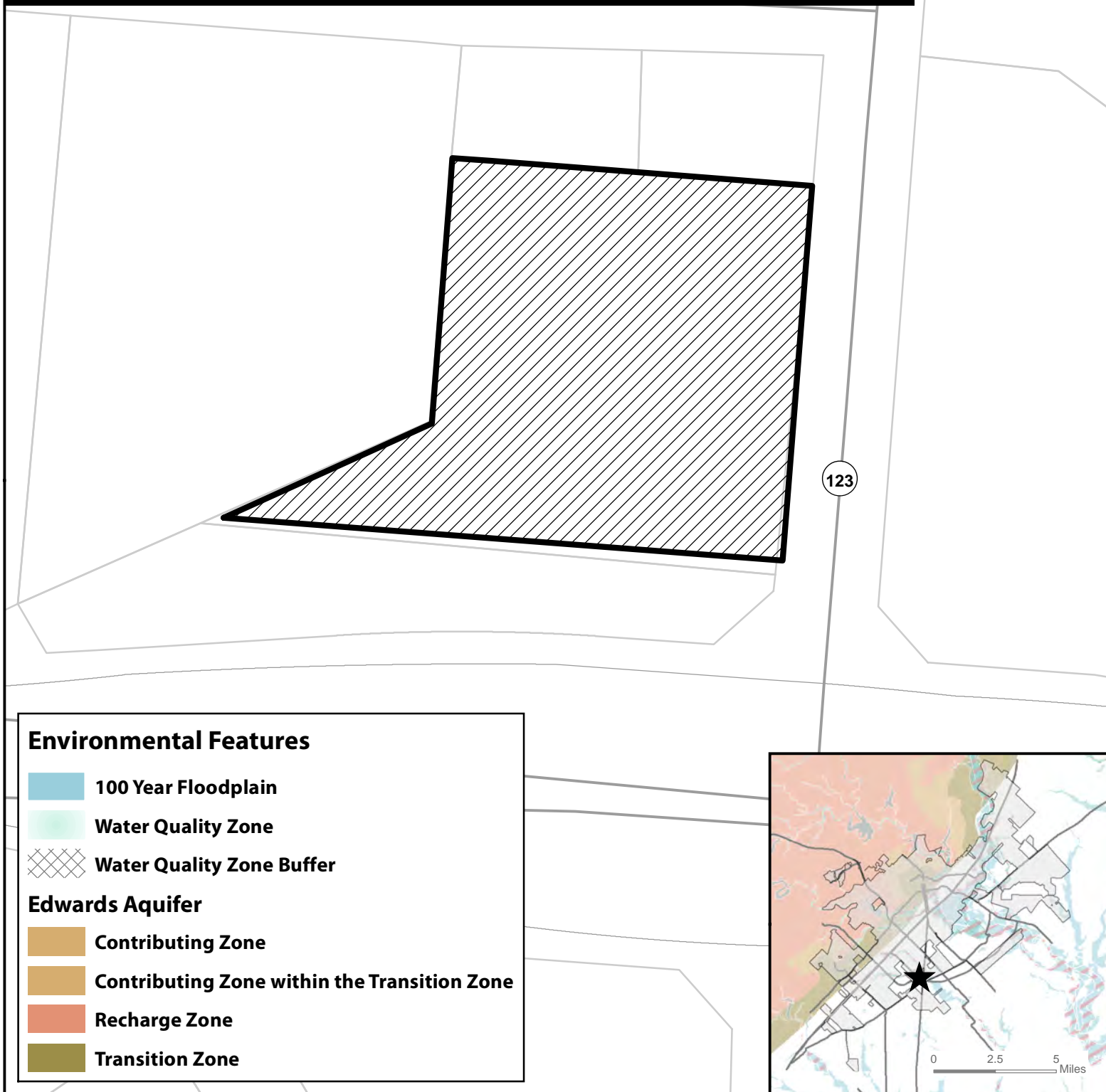
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 3/22/2022

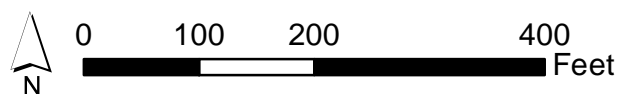
ZC-22-08

Environmental Features

HWY 123 Business Park — 3200 Block Highway 123



- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**



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Map Date: 3/22/2022

ZC-22-08

400' Notification Buffer

HWY 123 Business Park — 3200 Block Highway 123



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



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Map Date: 3/22/2022

PLANNING AND DEVELOPMENT



SERVICES 02/18/2022

ZC-22-08

**Notice of Public Hearing
Zoning Change Request
“GC” General Commercial and “LI” Light Industrial to “CM” Commercial
3200 Block of Hwy 123 (Hwy 123 Business Park)**

ZC-22-08 (3200 Block of Hwy 123 /Hwy 123 Business Park) Hold a public hearing and consider a request by Ed Theriot, on behalf of 427 Lindsey Street Partnership LTD, for a Zoning Change from “GC”, General Commercial and “LI”, Light Industrial to “CM”, Commercial zoning district, for approximately 7.52 acres out of the Cyrus Wickson Survey, Abstract No. 474, located at the northwest corner of E McCarty Lane and Hwy 123. (S.Walker)

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 8, 2022** 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, April 5, 2022** 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, **Susan Walker**, at **512.393.8234** or **swalker@sanmarcostx.gov**. When calling, please refer to case number **ZC-22-08**

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)

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

Property ID	Site Address	Owner	Owner Address	Owner City	State	Zip
R18952	3202 SH 123	EBEN JACK N	3202 N STATE HIGHWAY 123	SAN MARCOS	TX	78666
R18949	2406 CLOVIS BARKER RD	SAN MARCOS TELEPHONE CO INC	P O BOX 4065	MONROE	LA	71211
R92664	2250 CLOVIS BARKER RD	HAYS COUNTY OF	712 S STAGECOACH TRL STE 1063	SAN MARCOS	TX	78666
R127252	2061 CLOVIS BARKER DR	2061 CLOVIS BARKER LLC & JCL 48 INV	17401 RUSH PEA CIRCLE	AUSTIN	TX	78738
R131432	3206 SH 123	WISE JAMES K REAL ESTATE INC	6325 REDWOOD RD	SAN MARCOS	TX	78666
R18936	2101 CLOVIS BARKER RD	WEBBERVILLE PROPANE INC	PO BOX 619	MANOR	TX	78653
R112031	CLOVIS BARKER DR	HAYS COUNTY OF AUDITORS OFFICE	712 S STAGECOACH TRL	SAN MARCOS	TX	78666
R135887	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R135882	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R115693		SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS	TX	78666
R18936	2101 CLOVIS BARKER RD	WEBBERVILLE PROPANE INC	PO BOX 619	MANOR	TX	78653
R97330	2101 CLOVIS BARKER RD	VAN SHELLENBECK, GLENN	8701 RESEARCH BLVD	AUSTIN	TX	78758
R18921	S OLD BASTROP RD	WISE JAMES K REAL ESTATE INC	6325 REDWOOD RD	SAN MARCOS	TX	78666
R135887	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R136091	MCCARTY LN	WISE JAMES K REAL ESTATE INC	6325 REDWOOD RD	SAN MARCOS	TX	78666
R135882	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R135879	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R131169	OLD BASTROP RD	LIMEROCK FARMS LTD	6325 REDWOOD RD	SAN MARCOS	TX	78666
R131170	SH 123	427 LINDSEY STREET PARTNERSHIP LTD	6325 REDWOOD RD	SAN MARCOS	TX	78666
R137006	FM 110	TEXAS STATE OF	P O DRAWER 15426	AUSTIN	TX	78761
R92665	2350 CLOVIS BARKER RD	PINECREST DEVELOPMENT CO LLC	P O BOX 2342	WILSON	NC	27894
R95061	CLOVIS BARKER RD	SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS	TX	78666
R135881	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R119272	SH 123	RIO MARC DEVELOPMENT LTD	407 S STAGECOACH TRL	SAN MARCOS	TX	78666
R135889	FM 110	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R135836	S OLD BASTROP HWY	STATE OF TEXAS - TXDOT - ROW ADMIN	118 E RIVERSIDE DR	AUSTIN	TX	78704
R143990	2312 S OLD BASTROP HWY	OBTX LLC % WILLIAM MCARDLE	5608 EASTGATE DR	SAN DIEGO	CA	92121
R119273	3085 SH 123	EL CAMINO REAL ASSOCIATES LLC	PO BOX 90708	CAMDEN	NJ	8101