



1405 W KOENIG LN  
AUSTIN, TX 78756  
artis-atx.com  
512.689.0627

THIS DRAWING IS  
NOT FOR  
PERMITTING,  
REGULATORY  
APPROVAL, OR  
CONSTRUCTION.

American Ventures

MCCARTY LN  
MIXED-RESIDENTIAL  
DEVELOPMENT

SAN MARCOS,  
TEXAS

DATE  
8/8/2022

FILE NAME: 3026 BASE 1 RENDER  
PROJ. 3026

LAND USE PLAN

American Ventures

# McCarty Lane Mixed Use - Residential Development

## Community & Public Amenities for this Project:

- Approximately 10-acres of dedicated public parkland
- Sports amenities such Basketball, Soccer, Pickleball and Tennis Courts
- Approximately a mile of walking & biking trails, pedestrian and dog friendly
- A mile of new road infrastructure to complete the transportation master plan roadways within the site, and increase connectivity

## Why CD5 is the best zoning district for this project?

- CD5 zoning will provide a transition from community amenity area along McCarty Lane to residential living in the back of the site
- CD5 allows for clusters of residential development with the flexibility of providing a mixed use / retail / amenity land use along McCarty Lane, also provides a natural transition into proposed and surrounding land uses.
- City staff also recommended that CD5 is the best zoning for this project.