






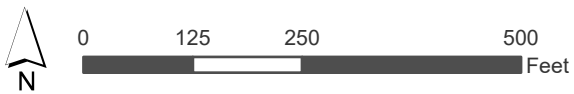
Sahota Center at Rattler Rd FD to CM 2100BLK Rattler Rd

ZC-23-26

Aerial



-  Subject Property
-  Parcel
-  City Limit
-  Major
-  Minor

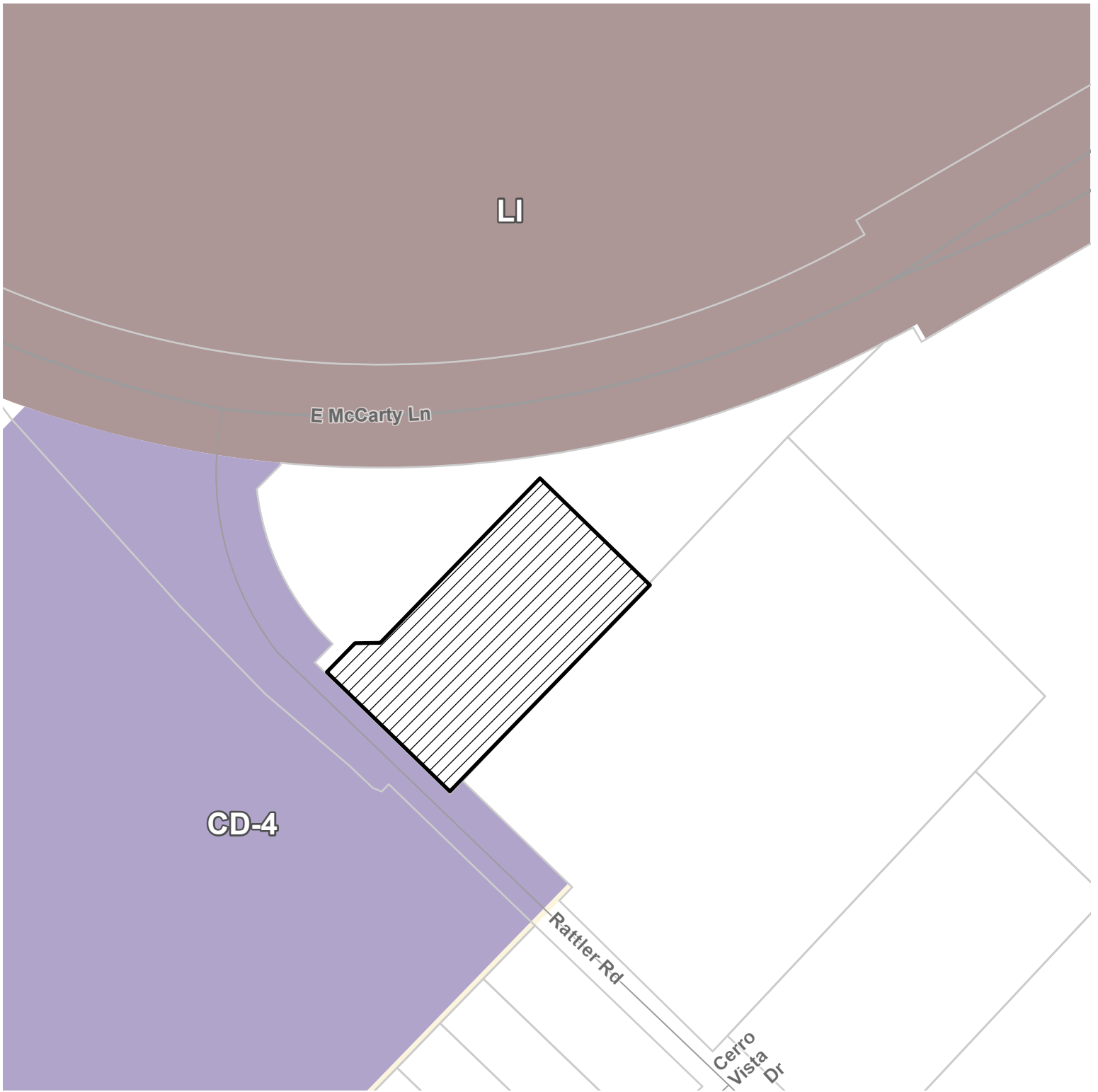






This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

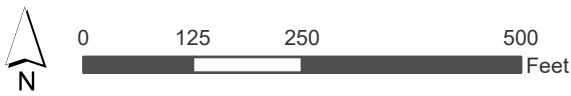
Date: 11/28/2023

SAN MARCOS Planning and Development Services





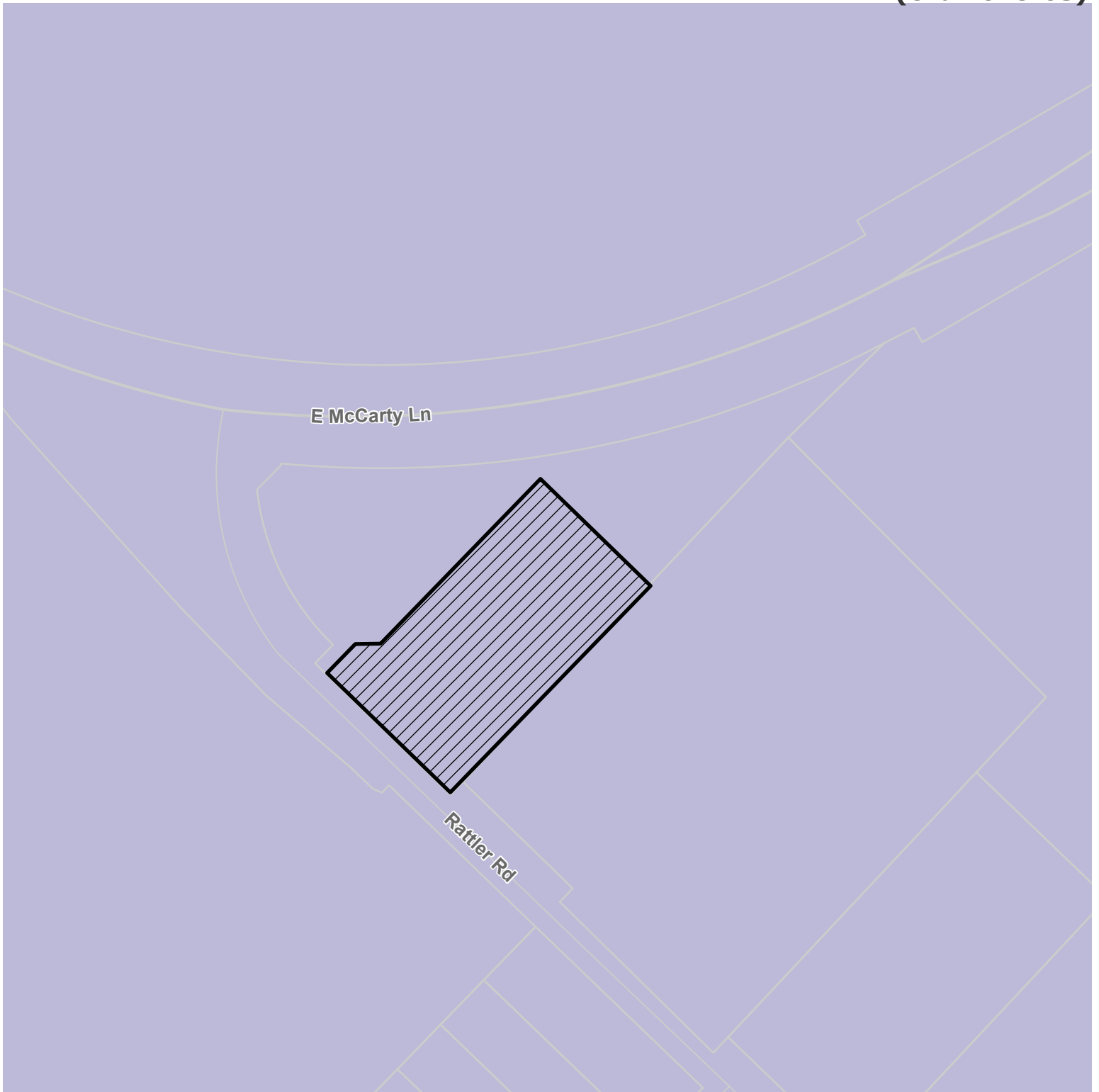
-  Subject Property
-  CD-4
-  FD
-  LI





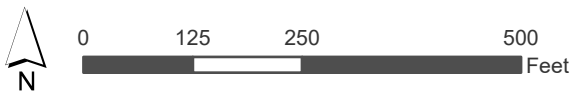
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Date: 11/28/2023





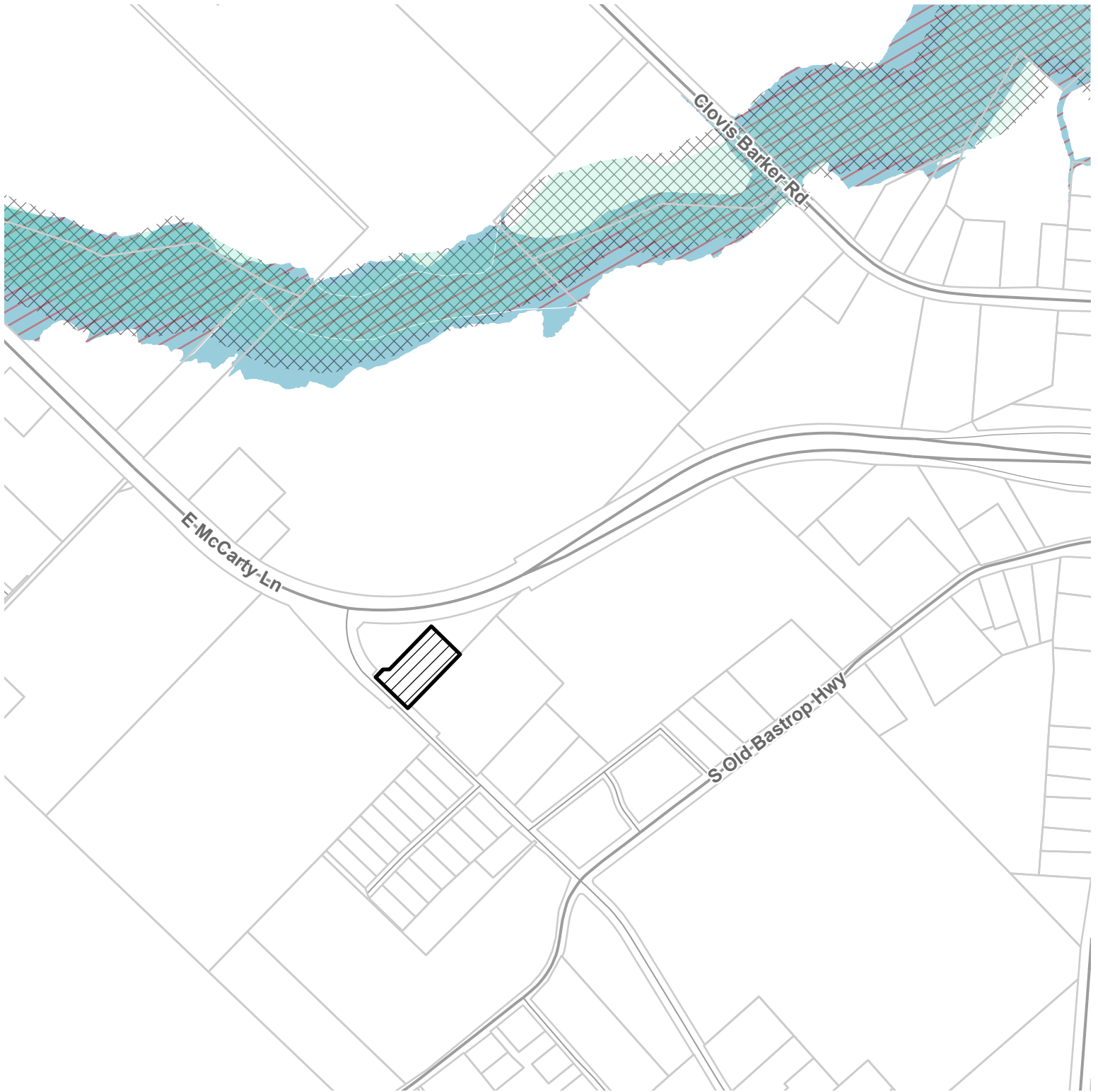
-  Subject Property
-  Parcels
-  Medium Intensity













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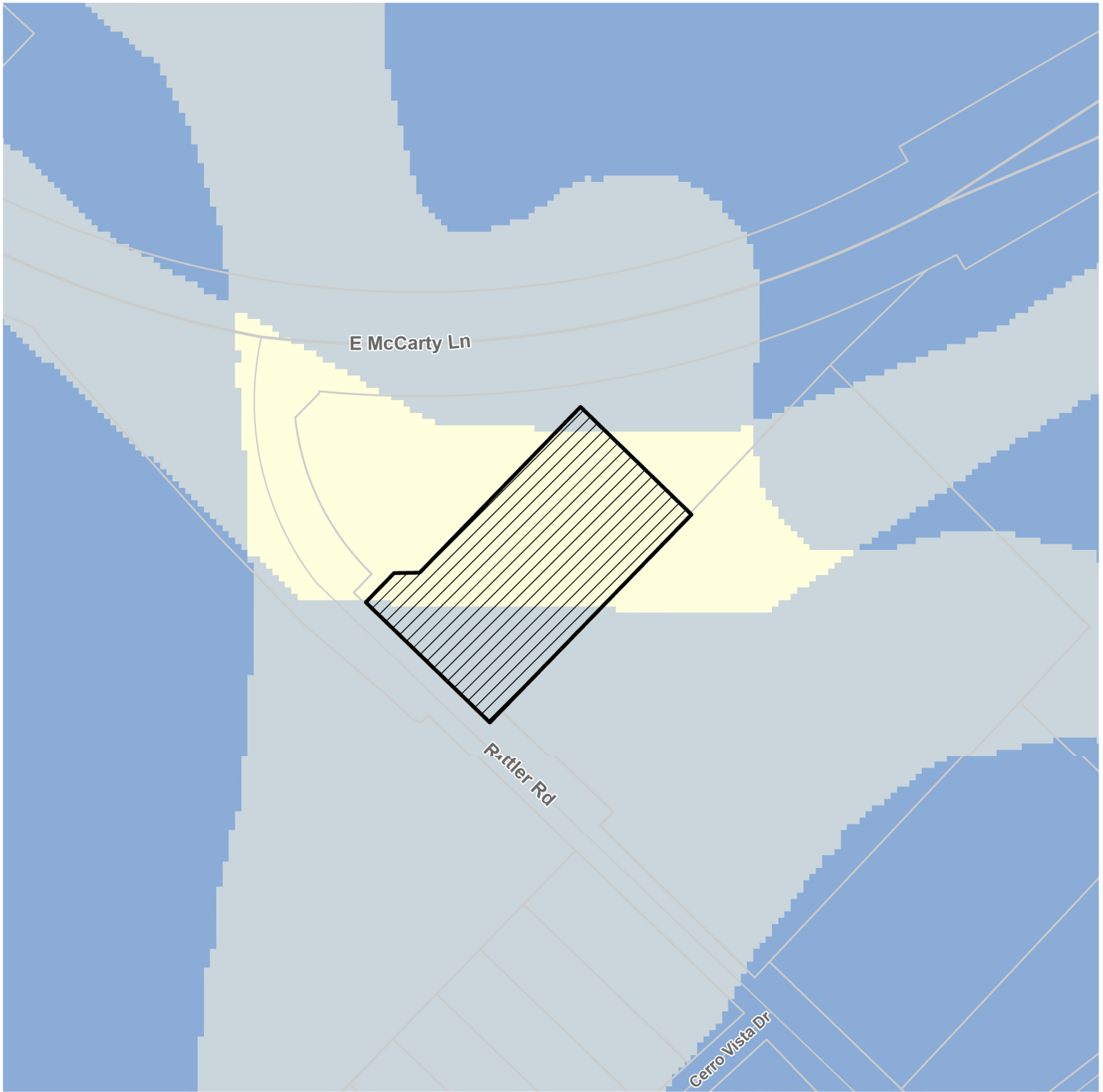
-  Subject Property
-  Parcels
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Floodway
-  100 Year Floodplain
-  Highway
-  Major
-  Minor
-  Frontage








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Date: 11/28/2023





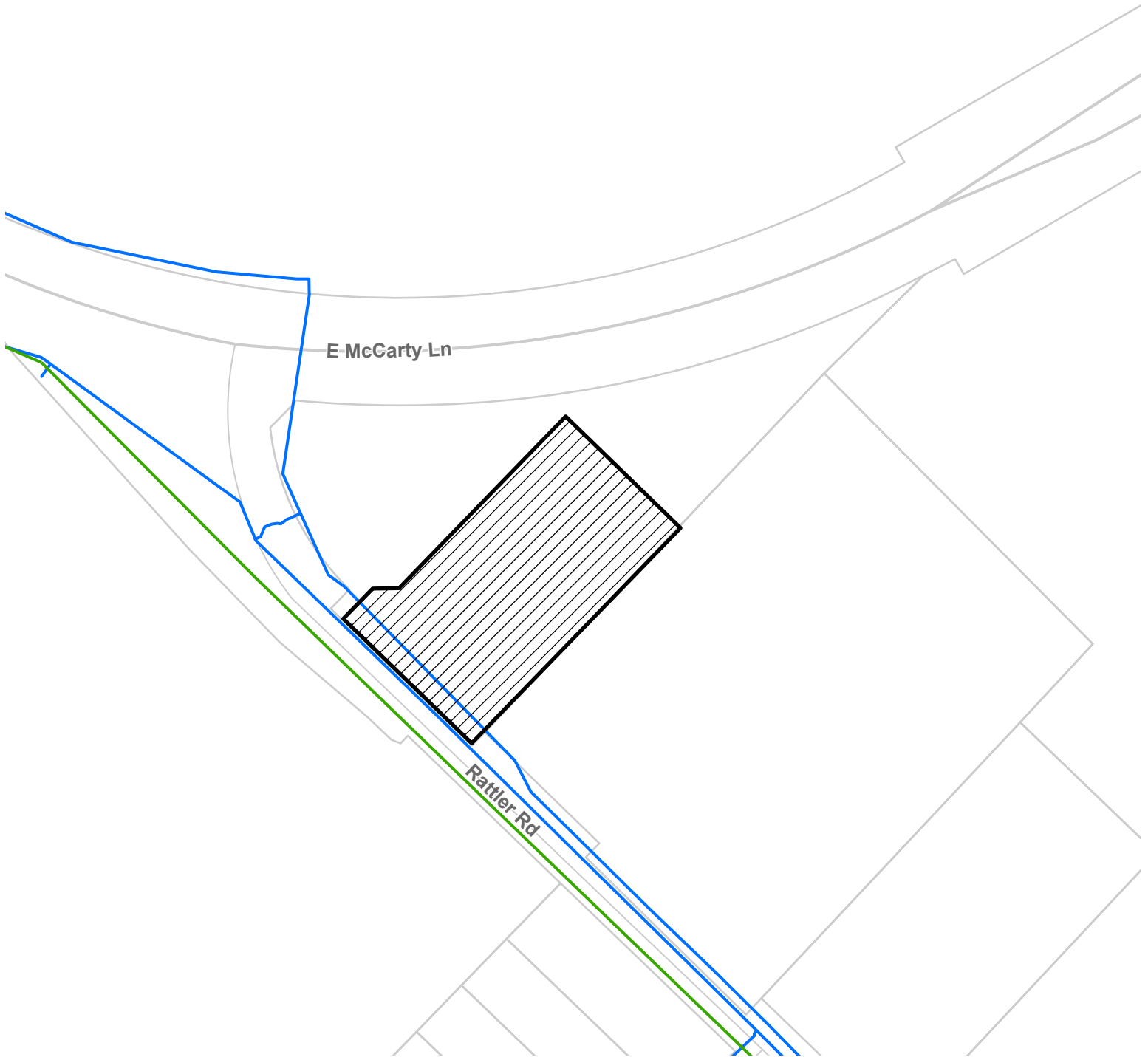
-  Subject Property
-  Parcels
-  1 - Least Constrained
-  2
-  3 - Moderately Constrained







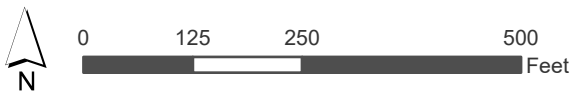
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Date: 12/11/2023





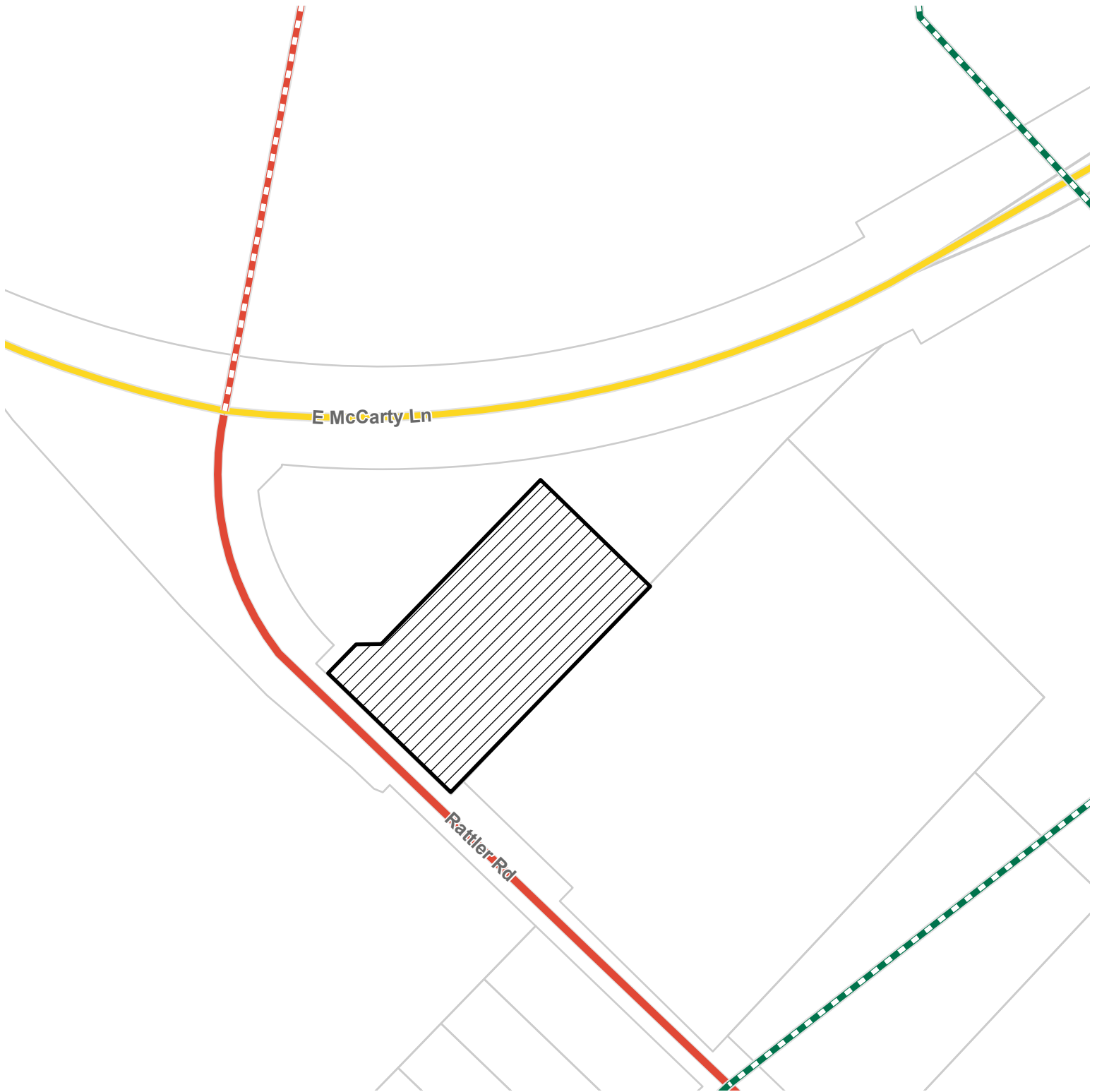
-  Subject Property
-  Sanitary Main Active
-  Potable Water Main Active
-  Parcels



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Date: 11/28/2023





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

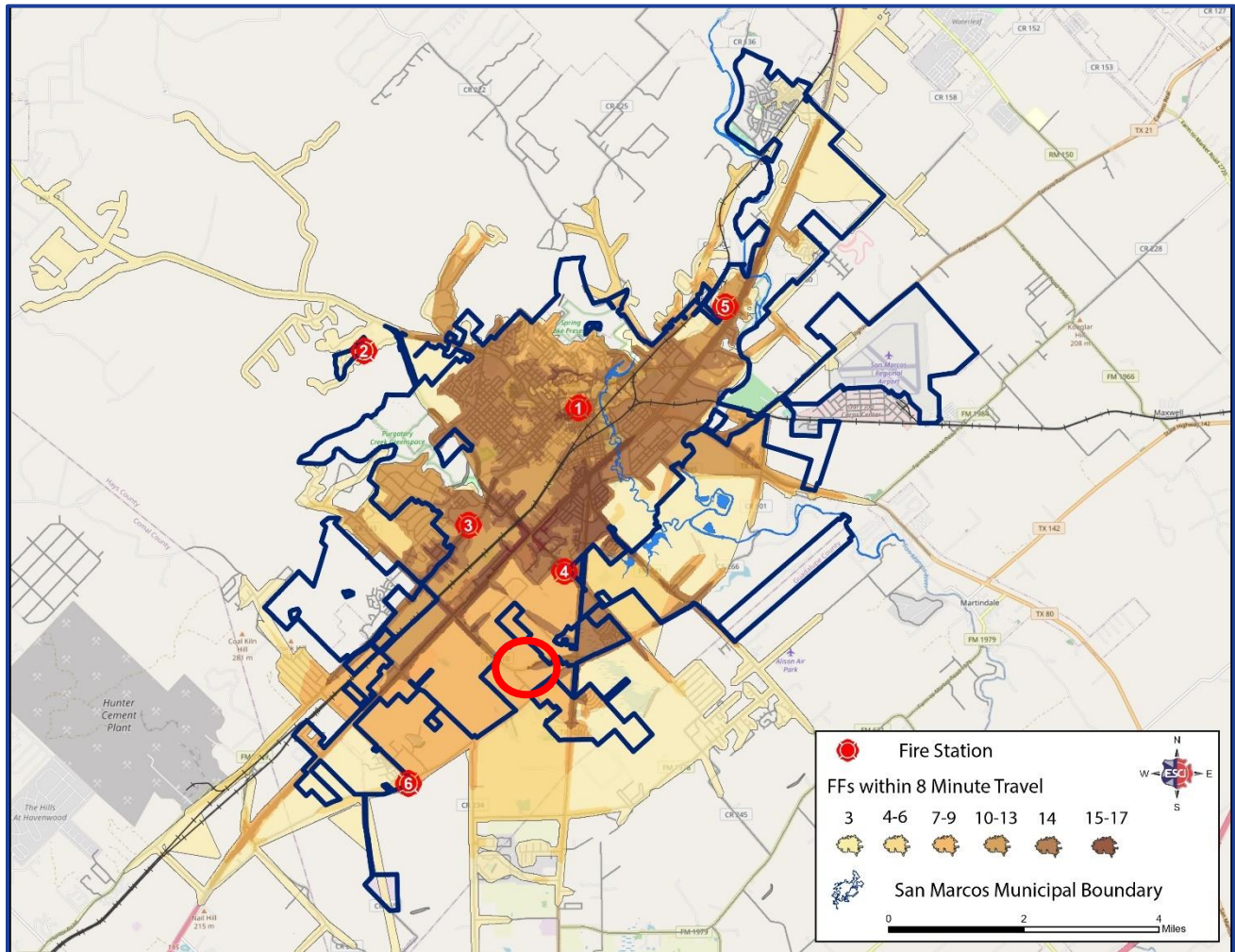


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Date: 11/28/2023



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.

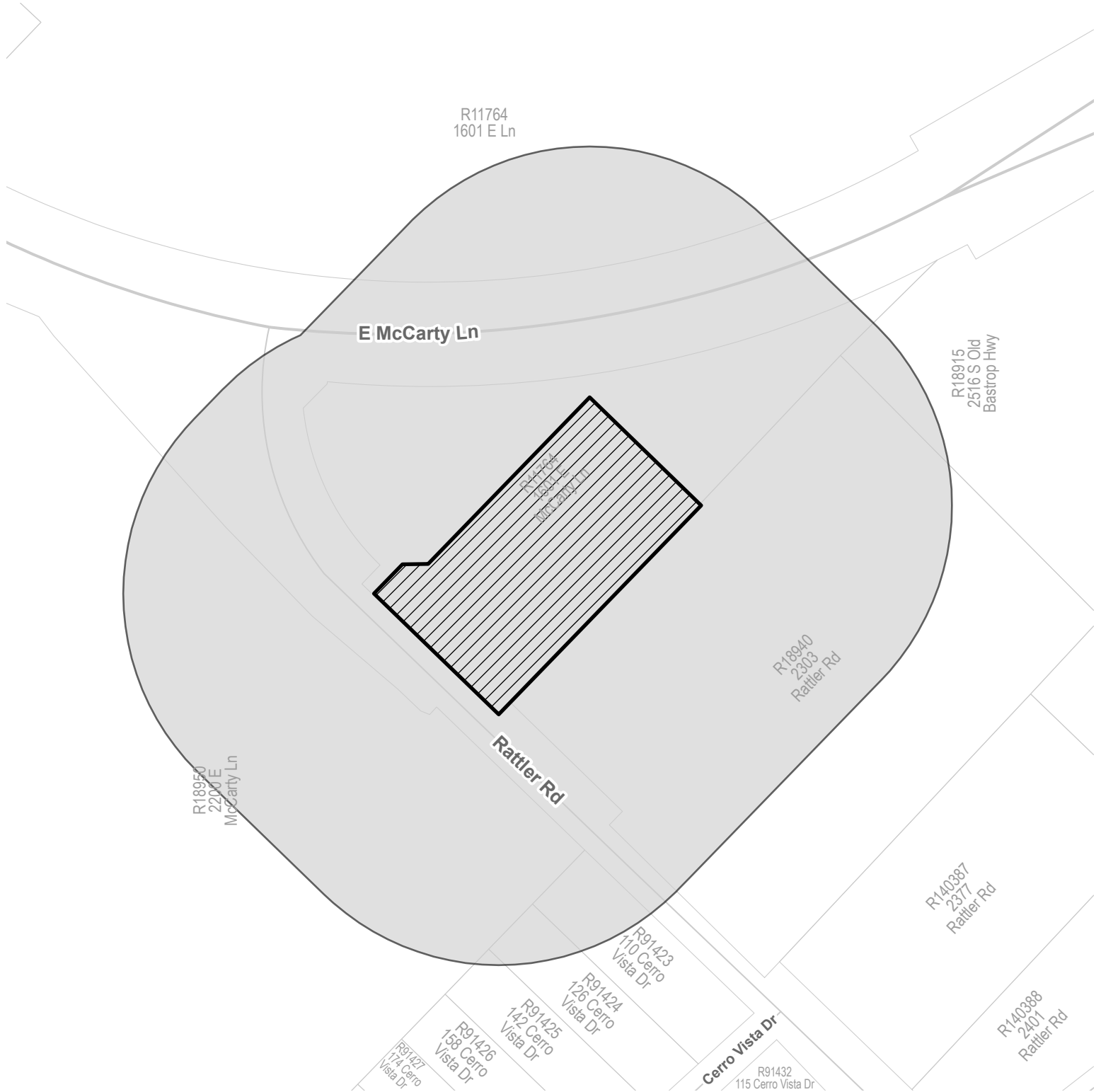





○ AN-23-11 / ZC-23-26 / ZC-23-27 APPROXIMATE LOCATION

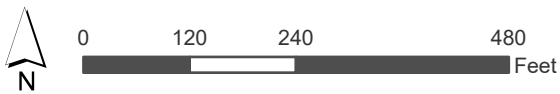
Sahota Center at Rattler Rd FD to CM 2100BLK Rattler Rd

Notification Map

ZC-23-26



-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 12/12/2023



PLANNING AND DEVELOPMENT SERVICES



12/29/2023

ZC-23-26

Notice of Public Hearing
UPDATED P&Z HEARING DATE
Zoning Change Request
“FD” Future Development to “CM” Commercial
2100BLK Rattler Rd /Sahota Center at Rattler Rd FD to CM

ZC-23-26 (2100BLK Rattler Rd / Sahota Center at Rattler Rd FD to CM) Hold a public hearing and consider a request by Land Consultants, Ltd. Co., on behalf of Sahota Holdings, LLC, for a Zoning Change from Future Development (FD) to Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, of approximately 2.69 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474 generally located on Rattler Rd approximately 400' south of the intersection between Rattler Rd and East McCarty Lane/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, January 23, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, 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, February 6, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <https://sanmarcostx.gov/Videos>. Or sign up at: www.sanmarcostx.gov/citizencommentssignup 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:

www.sanmarcostx.gov/citizencommentssignup

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-23-26**.

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

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
91423	110 CERRO VISTA DR, SAN MARCOS, TX 78666	MURAD ROSSANA Y PINILLA	110 CERRO VISTA DR	SAN MARCOS, TX 78666-1065
91424	126 CERRO VISTA DR, SAN MARCOS, TX 78666	LUGO, MARCOS	126 CERRO VISTA DR	SAN MARCOS, TX 78666-1065
91425	142 CERRO VISTA DR, SAN MARCOS, TX 78666	CHAVEZ ALBERTO & IRENE	142 CERRO DR	SAN MARCOS, TX 78666
136097	FM 110, SAN MARCOS, TX 78666	SAHOTA HOLDINGS LLC	PO BOX 592233	SAN ANTONIO, TX 78259-0161
18942	2303 RATTLER RD, SAN MARCOS, TX 78666	TELFORD, JUDITH M	2303 RATTLER RD	SAN MARCOS, TX 78666
129183	MCCARTY LN, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE, 712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
133544	MCCARTY LN, SAN MARCOS, TX 78666	STATE OF TEXAS	TEXAS DEPARTMENT OF TRANSPORTATION, ATTN: RIGHT-OF-WAY ADMINISTRATOR, 118 E RIVERSIDE DR	AUSTIN, TX 78704-1202
18946	MCCARTY LN, SAN MARCOS, TX 78666	PEREZ JULIAN & MARTINA CURA LP	2200 E MCCARTY LN	SAN MARCOS, TX 78666
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
18927	E MCCARTY LN, SAN MARCOS, TX 78666	JASTER EDMUND HAYS COUNTY PARTNERSHIP	GEORGE JASTER, P O BOX 481	MADISONVILLE, TX 77864-0481
156496	RATTLER RD, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST	SAN MARCOS, TX 78666-5534
		CONA Rep Amy Thomaides	1131 W. MLK St	San Marcos TX 78666
		Neighborhood Rep Roland Saucedo	211 Ebony St	San Marcos TX 78666