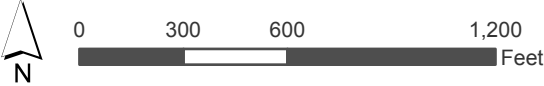




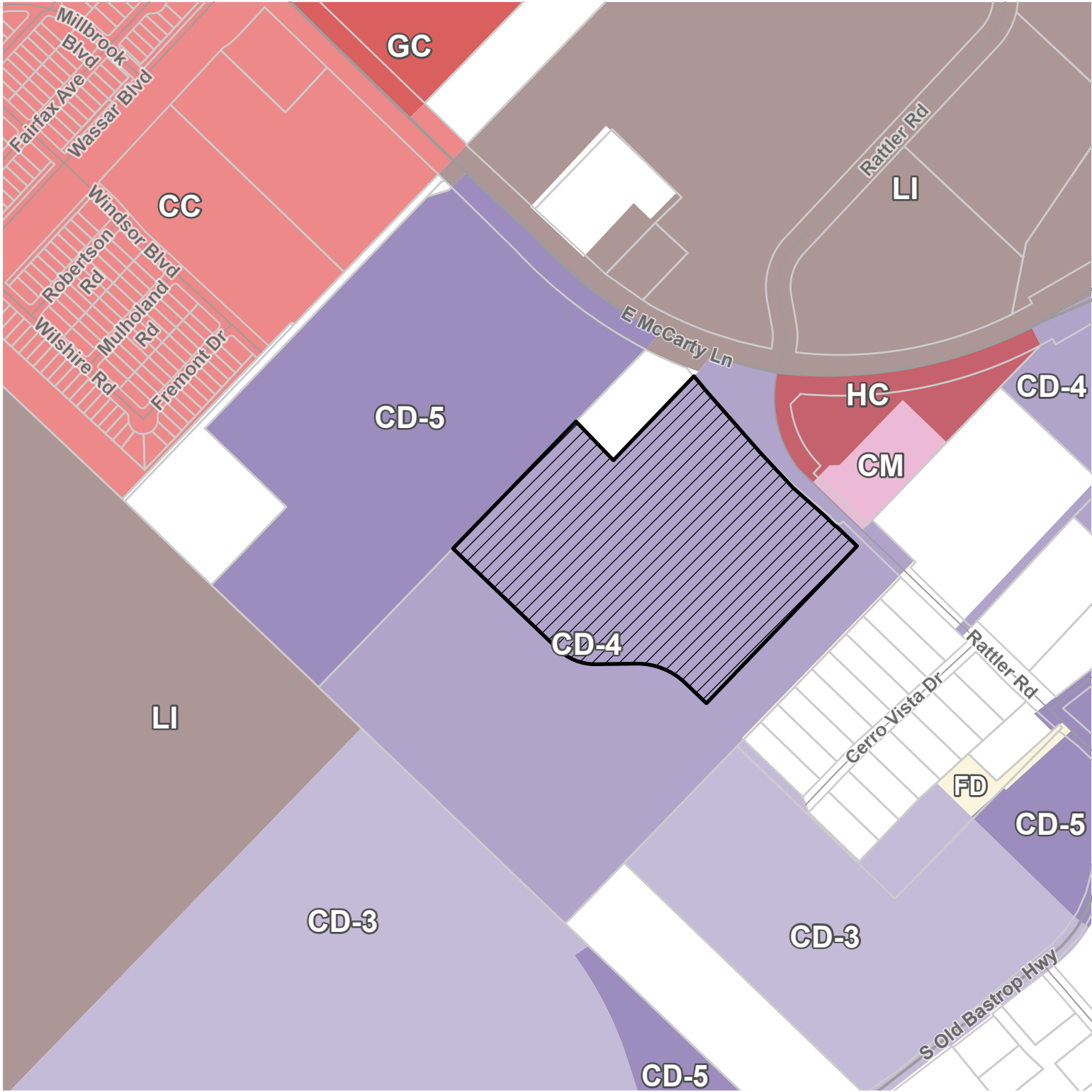
- ETJ
- Subject Property
- Parcel



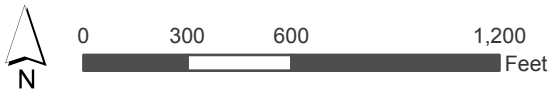
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/4/2025





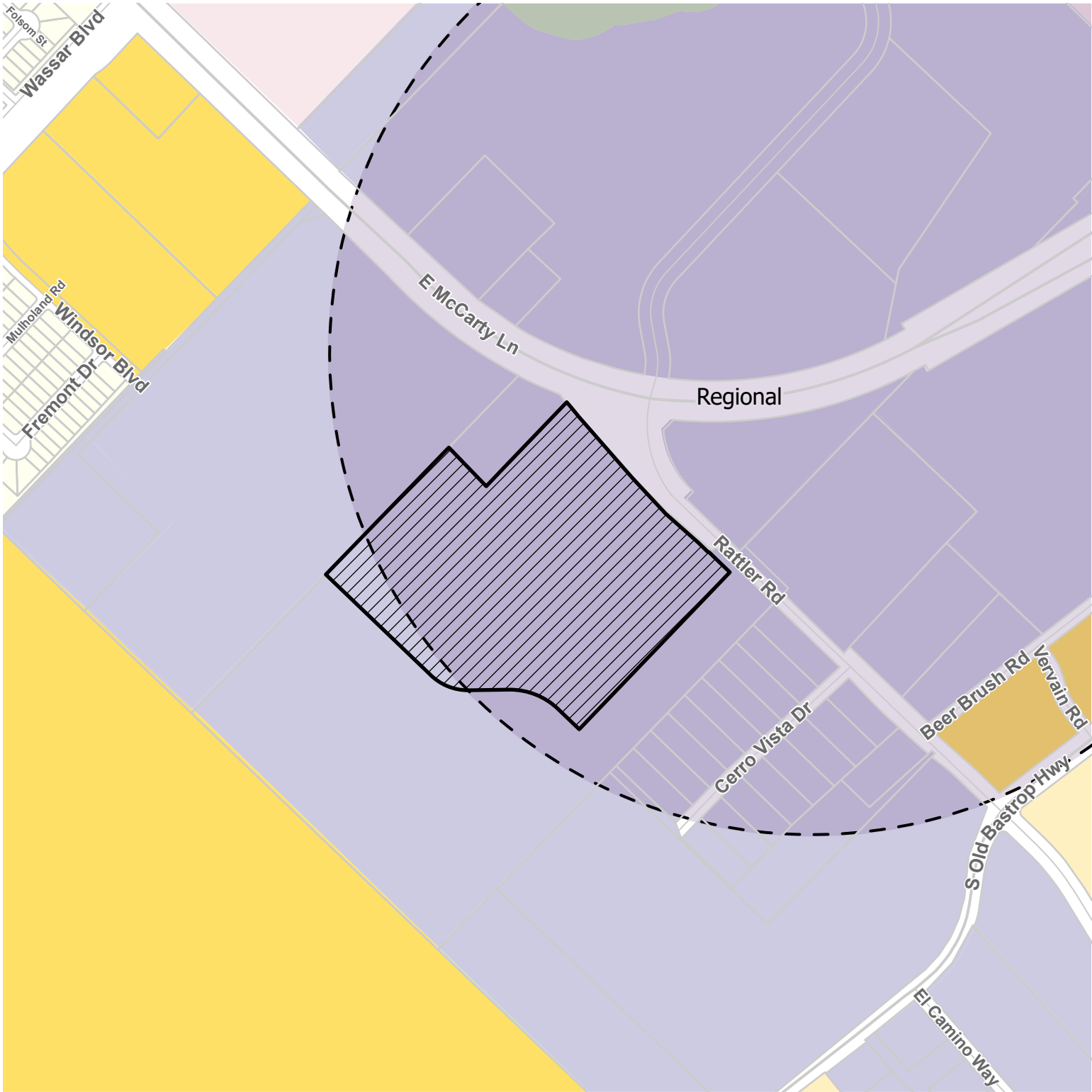
- | | |
|------------------|----|
| Subject Property | FD |
| CC | GC |
| CD-3 | HC |
| CD-4 | LI |
| CD-5 | CM |



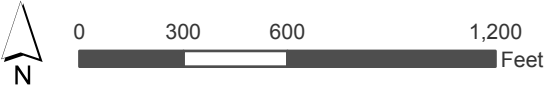
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Date: 4/4/2025





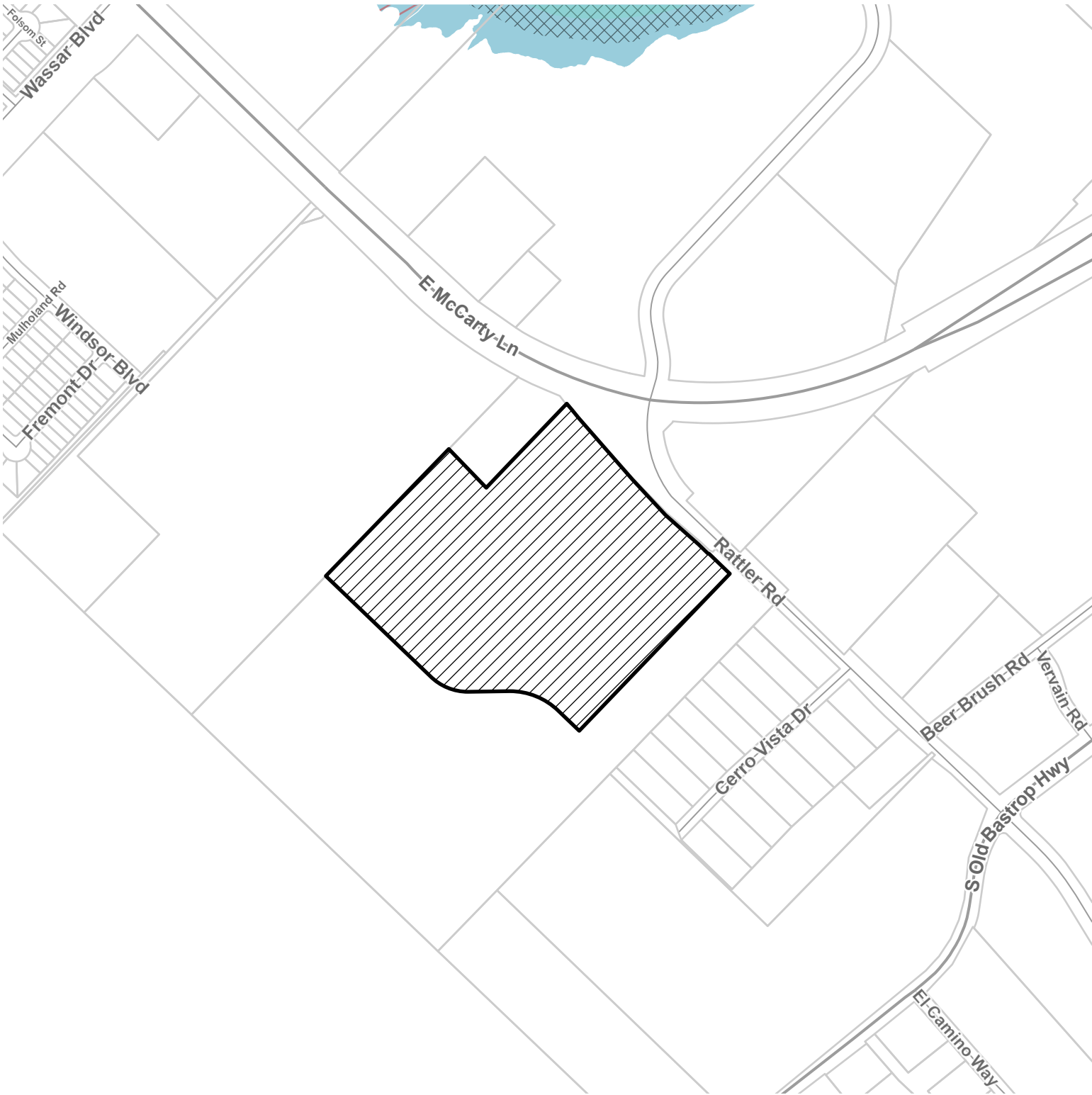
- Subject Property
- Parcels
- Preferred Scenario Centers (East Village)
- Neighborhood High
- Neighborhood Medium
- Neighborhood Low
- Mixed Use Medium
- Commercial/Employment Low
- Conservation/Cluster



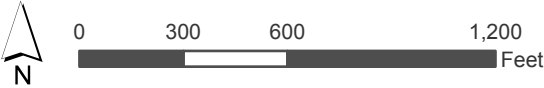
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/3/2025





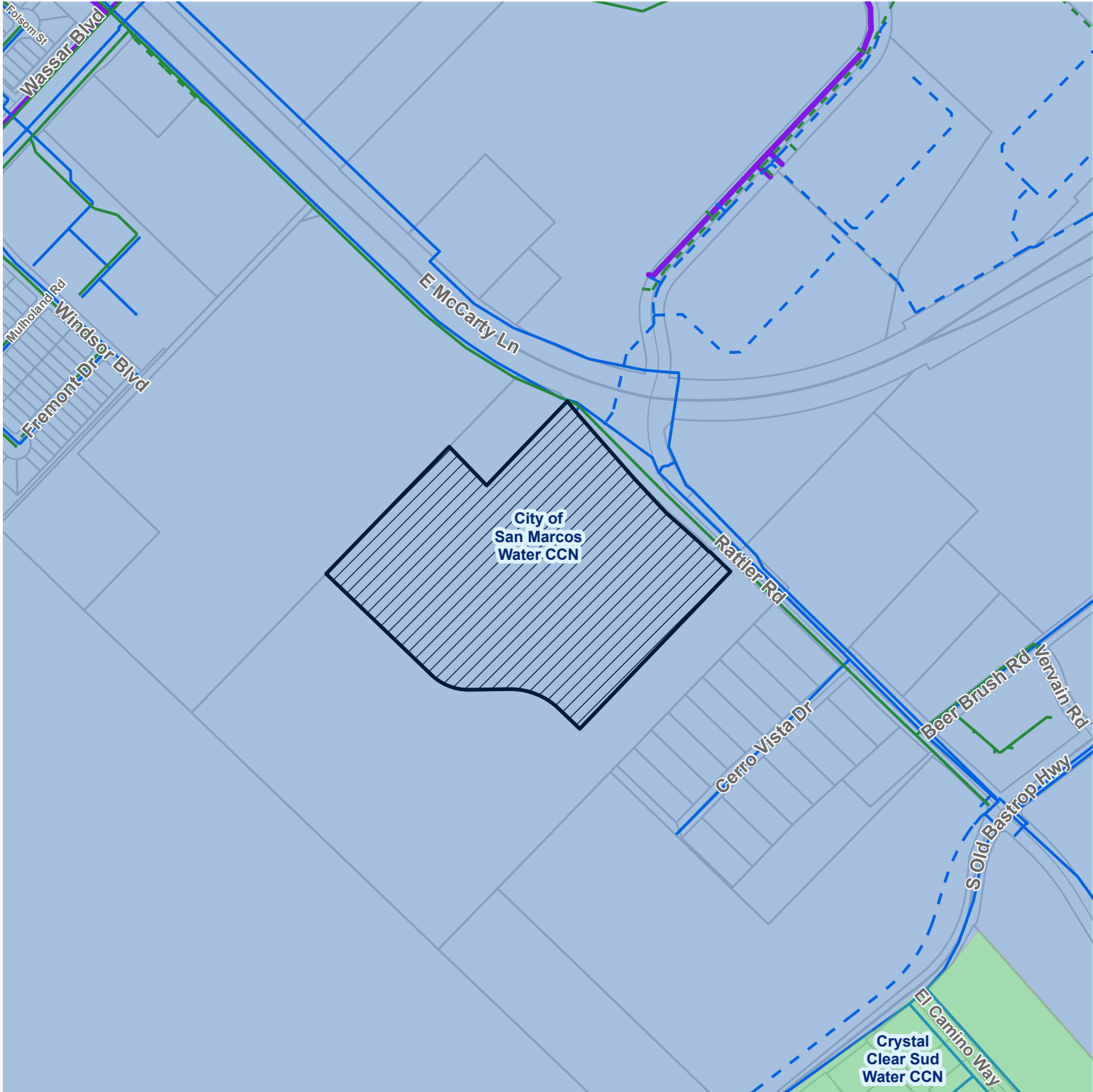
- Subject Property
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Major
- Minor



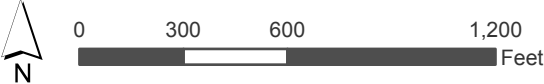
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Date: 4/3/2025





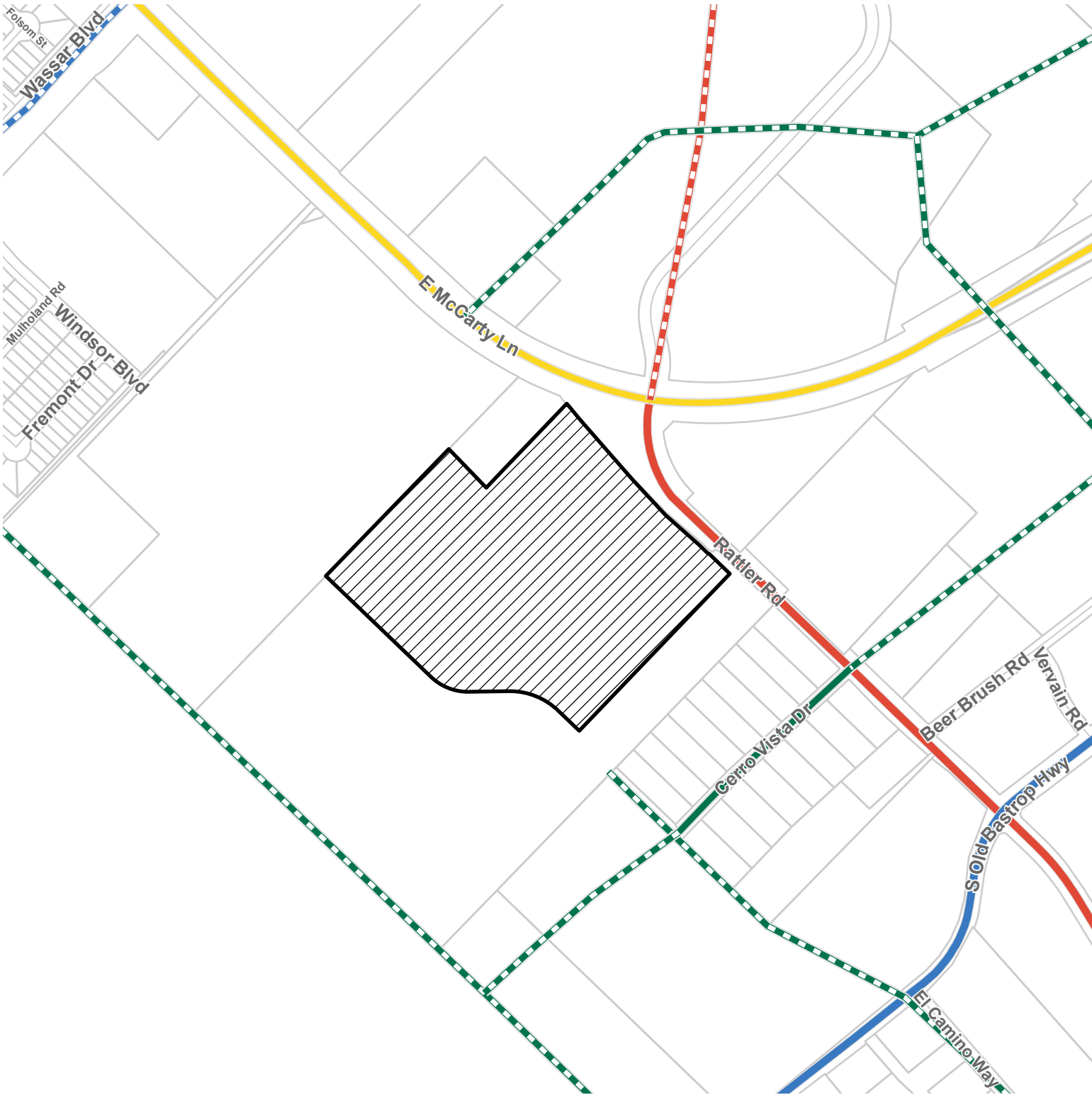
- City of San Marcos Water CCN
- Crystal Clear SUD Water CCN
- Subject Property
- Sanitary Main Active
- Sanitary Main Proposed
- Potable Water Main Active
- Potable Water Main Proposed
- Reclaimed Water Main
- Parcels



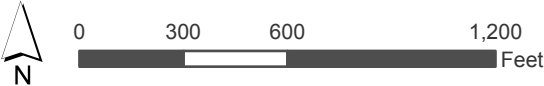
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Date: 4/3/2025





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

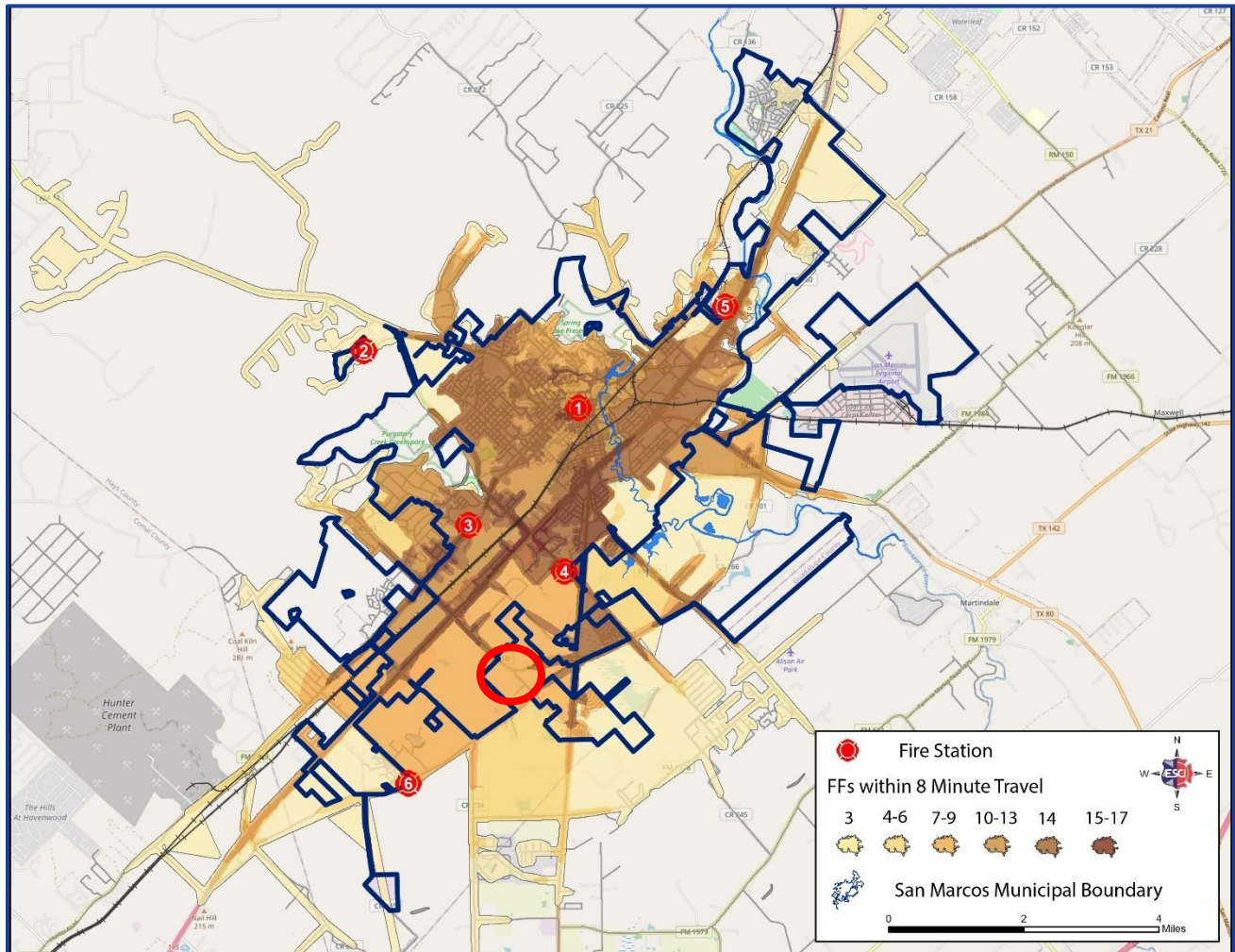


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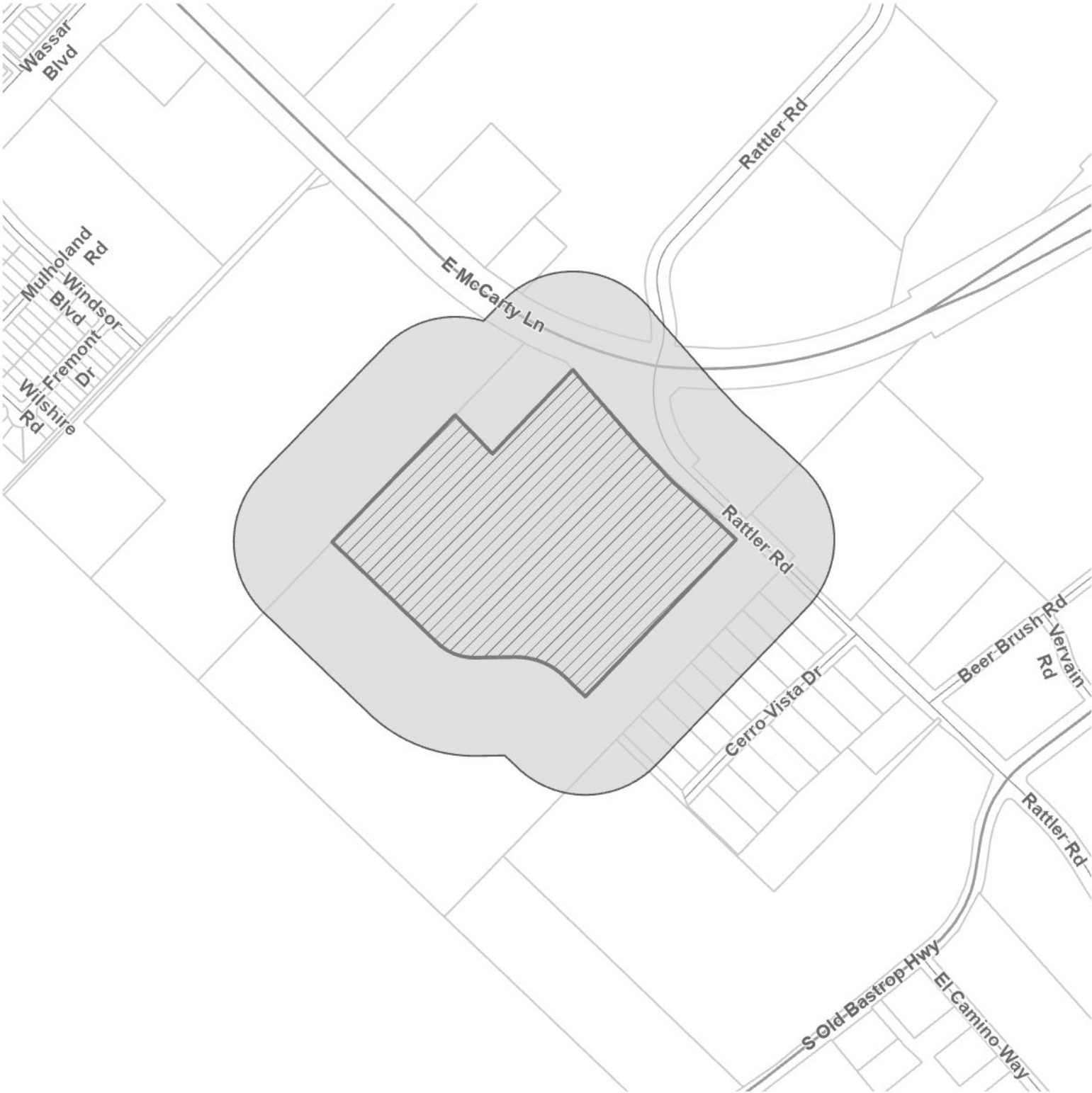
Date: 4/3/2025



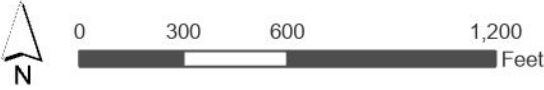
Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



ZC-25-06 APPROXIMATE LOCATION



- 400ft Buffer
- Subject Property



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Date: 4/24/2025



PLANNING AND DEVELOPMENT SERVICES



6/10/2025

ZC-25-06

**Notice of Public Hearing
Zoning Change Request
“CD-4” Character District-4 to “CD-5” Character District-5
E McCarty Ln/Rattler Rd / The Rivers CD-5
UPDATED COUNCIL HEARING DATE**

ZC-25-06 (E McCarty Ln/Rattler Rd / The Rivers CD-5) Hold a public hearing and consider a request by BGE, Inc, on behalf of SM McCarty Lane 60, LLC and AV McCarty Lane GP, LLC, for a Zoning Change from Character Distrt-4 (CD-4) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 26.77 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, generally located on East McCarty Lane south of the intersection between Rattler Rd and East McCarty Lane in Hays County, Texas (J. Cleary)

The San Marcos Planning and Zoning Commission considered the above request at a public hearing to obtain citizen comments and recommended approval 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 was held by the Planning and Zoning Commission Meeting on **Tuesday, May 13, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch a recording of the public hearing by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, July 1, 2025** 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-25-06**.

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 /Zip/State
91427	174 CERRO VISTA DR, SAN MARCOS, TX 78666	ANGEL AUDELINO B & HERNANDEZ BLANCA E	174 CERRO VISTA DR # 5	SAN MARCOS, TX 78666-1065
91425	142 CERRO VISTA DR, SAN MARCOS, TX 78666	CHAVEZ ALBERTO & IRENE	142 CERRO DR	SAN MARCOS, TX 78666
60220	1600 E MCCARTY LN, SAN MARCOS, TX 78666	EDMUND JASTER HAYS COUNTY PARTNERSHIP	JASTER GEORGE E (GENERAL PARTNER) P O BOX 481	MADISONVILLE, TX 77864
185387	S OLD BASTROP HWY, SAN MARCOS TX	ELGIN VENTURES LLC	5108 SKY LAKE DR	PLANO, TX 75093-7539
156496	RATTLER RD, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST, STE 300	SAN MARCOS, TX 78666-5534
18927	E MCCARTY LN, SAN MARCOS, TX 78666	JASTER EDMUND HAYS COUNTY PARTNERSHIP	GEORGE JASTER, P O BOX 481	MADISONVILLE, TX 77864-0481
91424	126 CERRO VISTA DR, SAN MARCOS, TX 78666	LUGO, MARCOS	126 CERRO VISTA DR	SAN MARCOS, TX 78666-1065
91431	256 CERRO VISTA DR, SAN MARCOS, TX 78666	MARTINEZ ISAAC	256 CERRO VISTA DR	SAN MARCOS, TX 78666
91429	224 CERRO VISTA DR, SAN MARCOS, TX 78666	MATA RAMON & RUTH	224 CERRO VISTA DR	SAN MARCOS, TX 78666
91428	208 CERRO VISTA DR, SAN MARCOS, TX 78666	MAYHEW MARK P & BARBARA	P O BOX 2695	WIMBERLEY, TX 78676-2695
91423	110 CERRO VISTA DR, SAN MARCOS, TX 78666	MURAD ROSSANA Y PINILLA	110 CERRO VISTA DR	SAN MARCOS, TX 78666-1065
91430	240 CERRO VISTA DR, SAN MARCOS, TX 78666	NGO ANNA	240 CERRO VISTA DR	SAN MARCOS, TX 78666-1066
190499	MCCARTY LN, SAN MARCOS, TX 78666	PEREZ JULIAN & MARTINA CURA LP	2200 E MCCARTY LN	SAN MARCOS, TX 78666
136097	FM 110, SAN MARCOS, TX 78666	SAHOTA HOLDINGS LLC	PO BOX 592233	SAN ANTONIO, TX 78259-0161
85792	E MCCARTY & S OLD BASTROP, SAN MARCOS, TX 78666	SHC HOLDINGS LLC	ATTN: SCOTT SNYDER, PO BOX 160523	AUSTIN, TX 78716-0523
136631	E MCCARTY LN, SAN MARCOS, TX 78666	SM MCCARTY LANE LLC	1801 LAVACA ST, STE 116	AUSTIN, TX 78701-1329
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
18941	E MCCARTY LN, SAN MARCOS, TX 78666	TELFORD, JUDITH M	2303 RATTLER RD	SAN MARCOS, TX 78666
134648	MCCARTY LN, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE, (ROADWAY EASEMENT), 712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
91426	158 CERRO VISTA DR, SAN MARCOS, TX 78666	VILLANUEVA NANCY G & JOHN M	158 CERRO VISTA DR	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony Street	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666