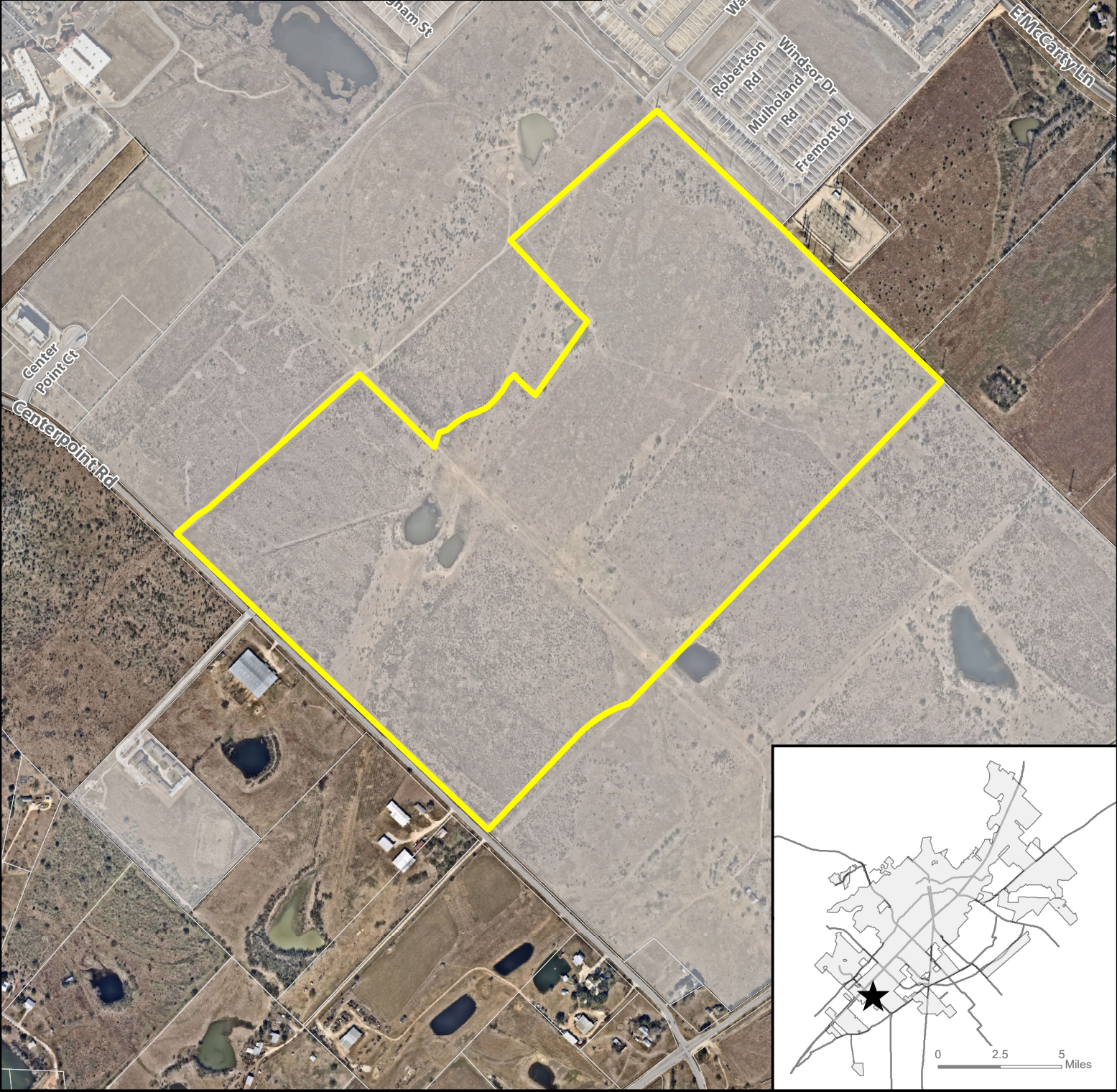
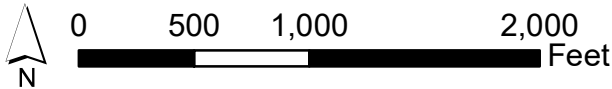


ZC-22-10 Aerial View Gas Lamp — Centerpoint Road



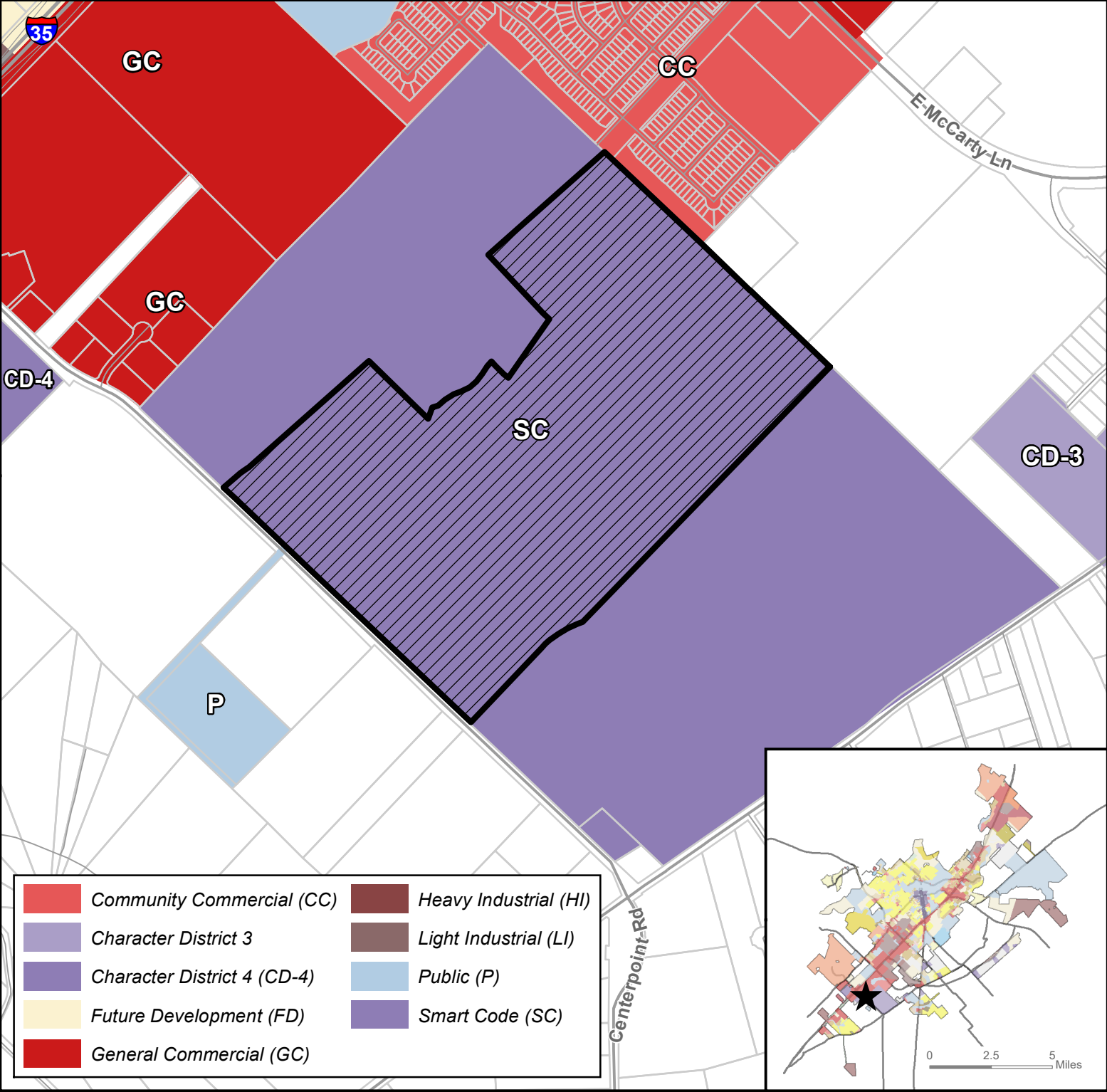
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



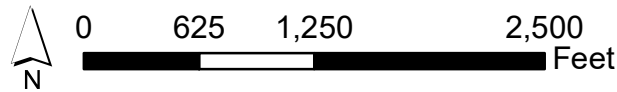
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/17/2022

ZC-22-10 Existing Zoning SC to LI - Gas Lamp at Centerpoint Rd



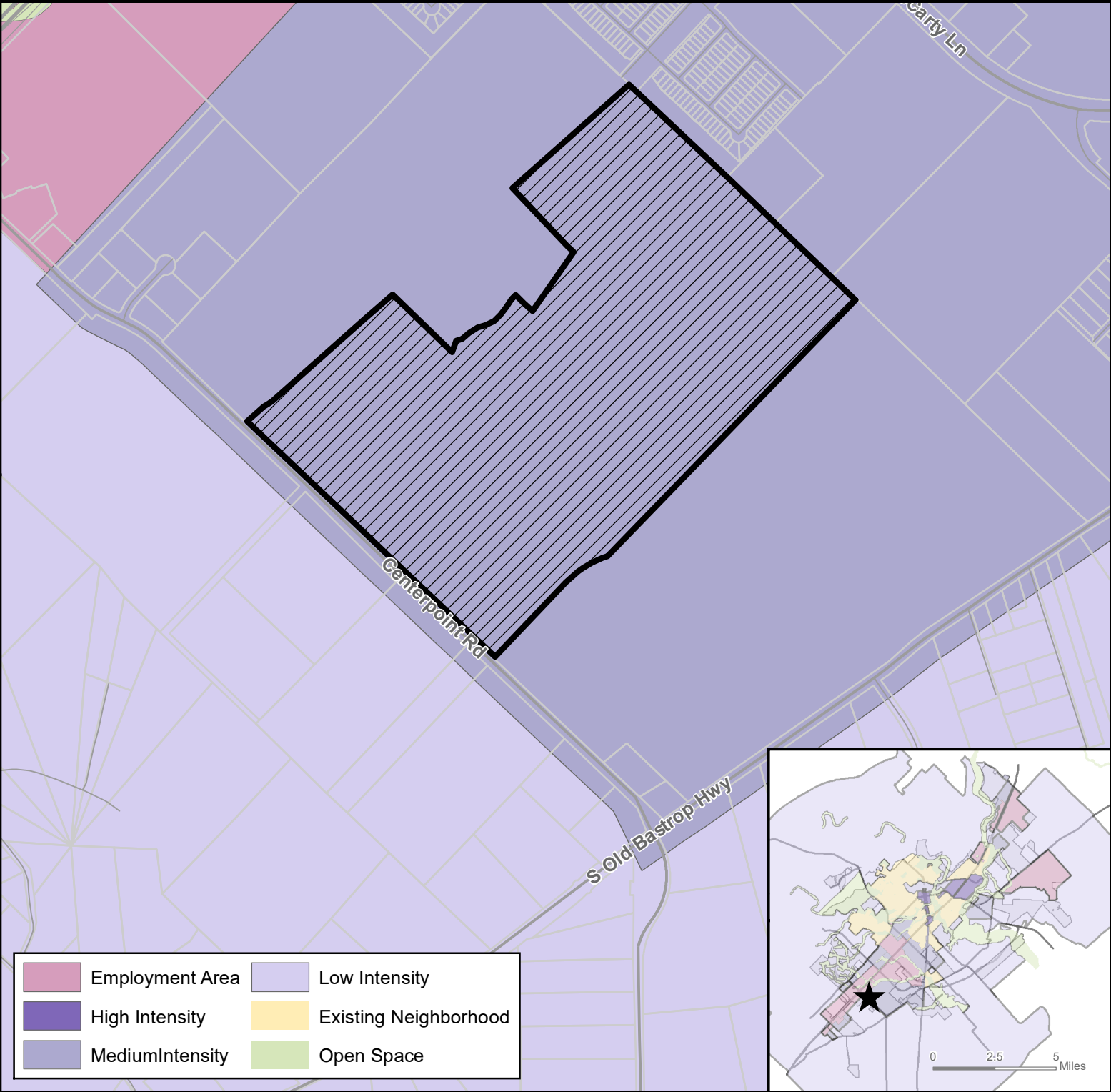
- ★ **Site Location**
- Subject Property**
- Parcels**
- City Limit**



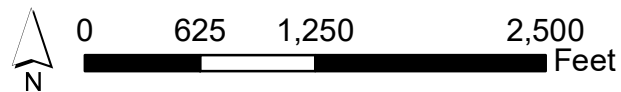
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/7/2022

ZC-22-10 Preferred Scenario SC to LI - Gas Lamp at Centerpoint Rd



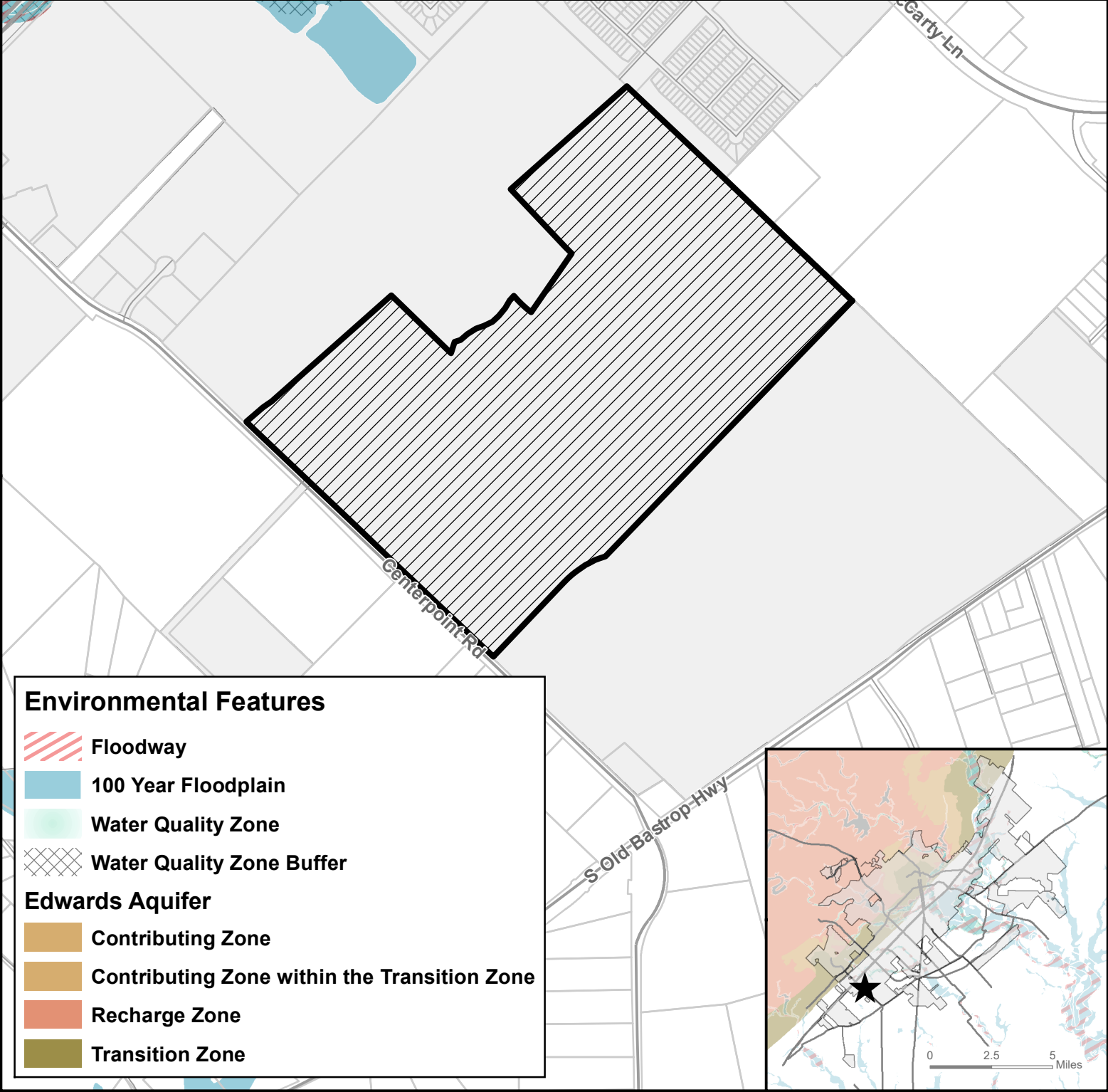
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 6/7/2022

ZC-22-10 Environmental Features SC to LI - Gas Lamp at Centerpoint Rd



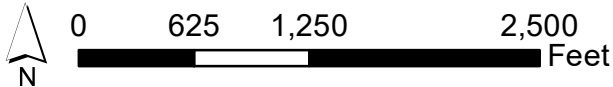
Environmental Features

Floodway
 100 Year Floodplain
 Water Quality Zone
 Water Quality Zone Buffer

Edwards Aquifer

Contributing Zone
 Contributing Zone within the Transition Zone
 Recharge Zone
 Transition Zone

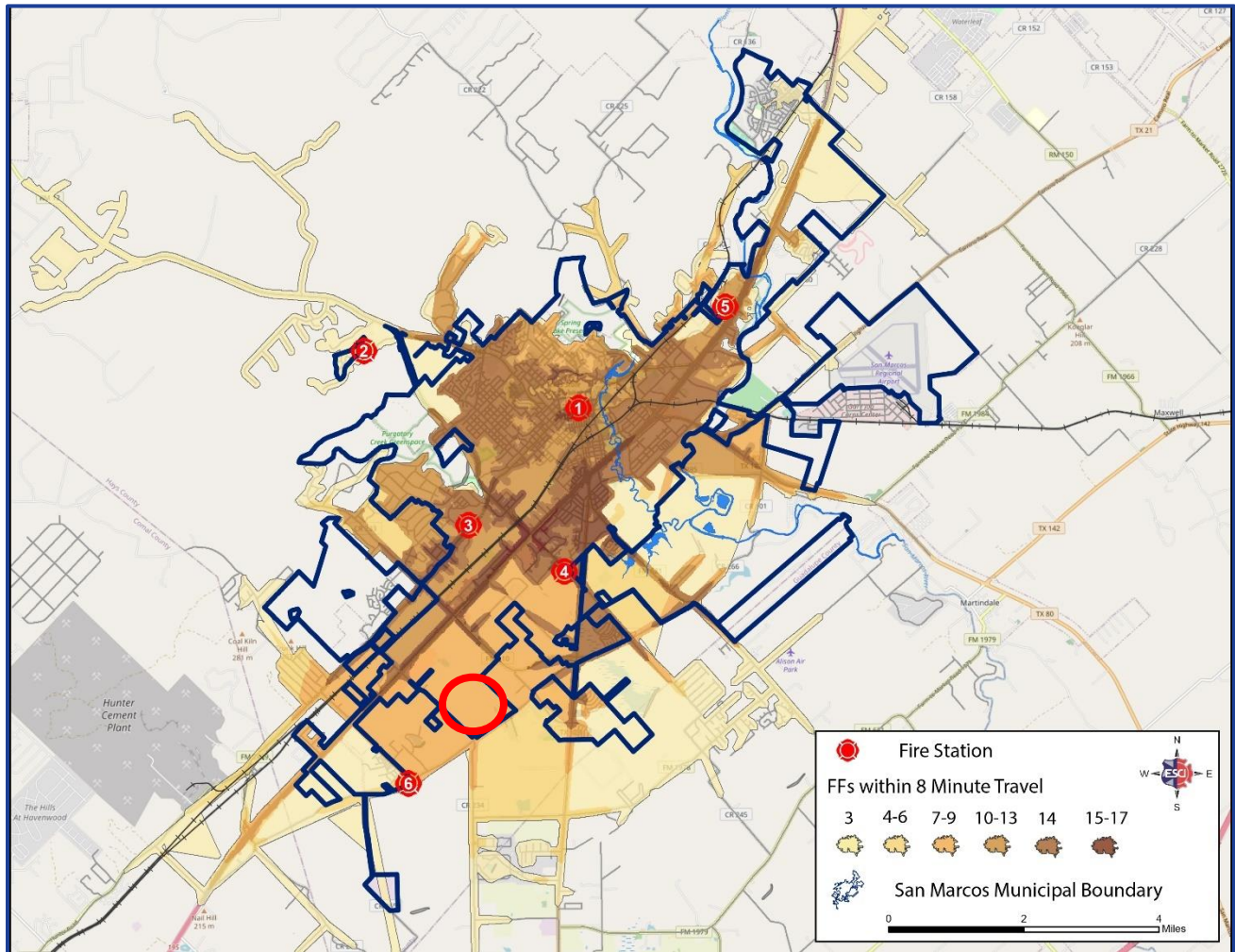
Site Location
Subject Property
Parcels
City Limit



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.

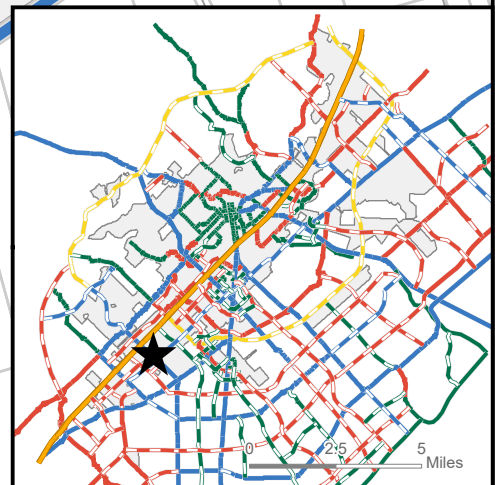
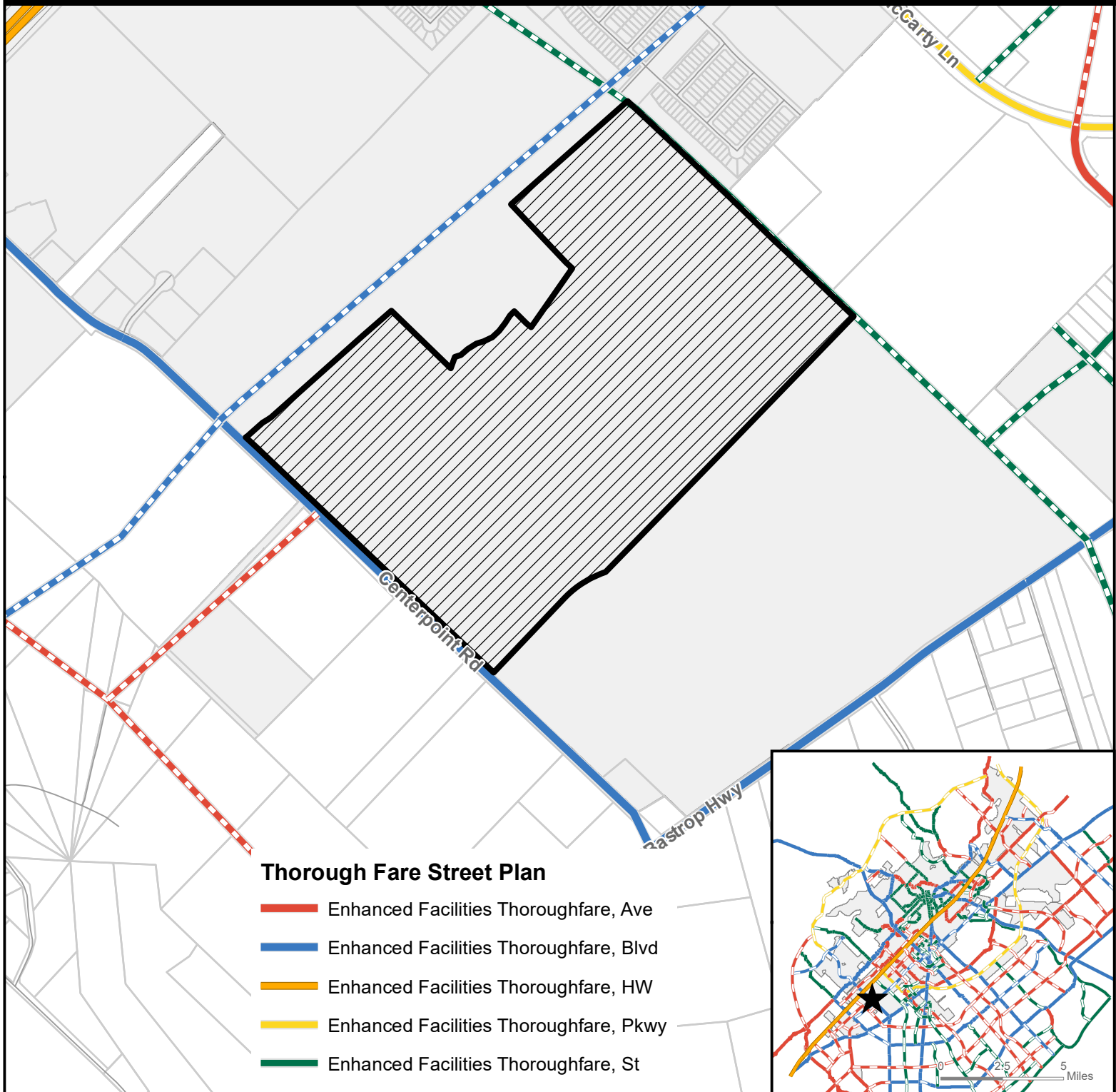
Map Date: 6/7/2022

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-22-10 Approximate Location

ZC-22-10 Transportation Master Plan SC to LI - Gas Lamp at Centerpoint Rd



★ **Site Location**

▨ **Subject Property**

□ **Parcels**

■ **City Limit**

Proposed Facilities Thoroughfare, Blvd

Proposed Facilities Thoroughfare, St

0 625 1,250 2,500 Feet

N

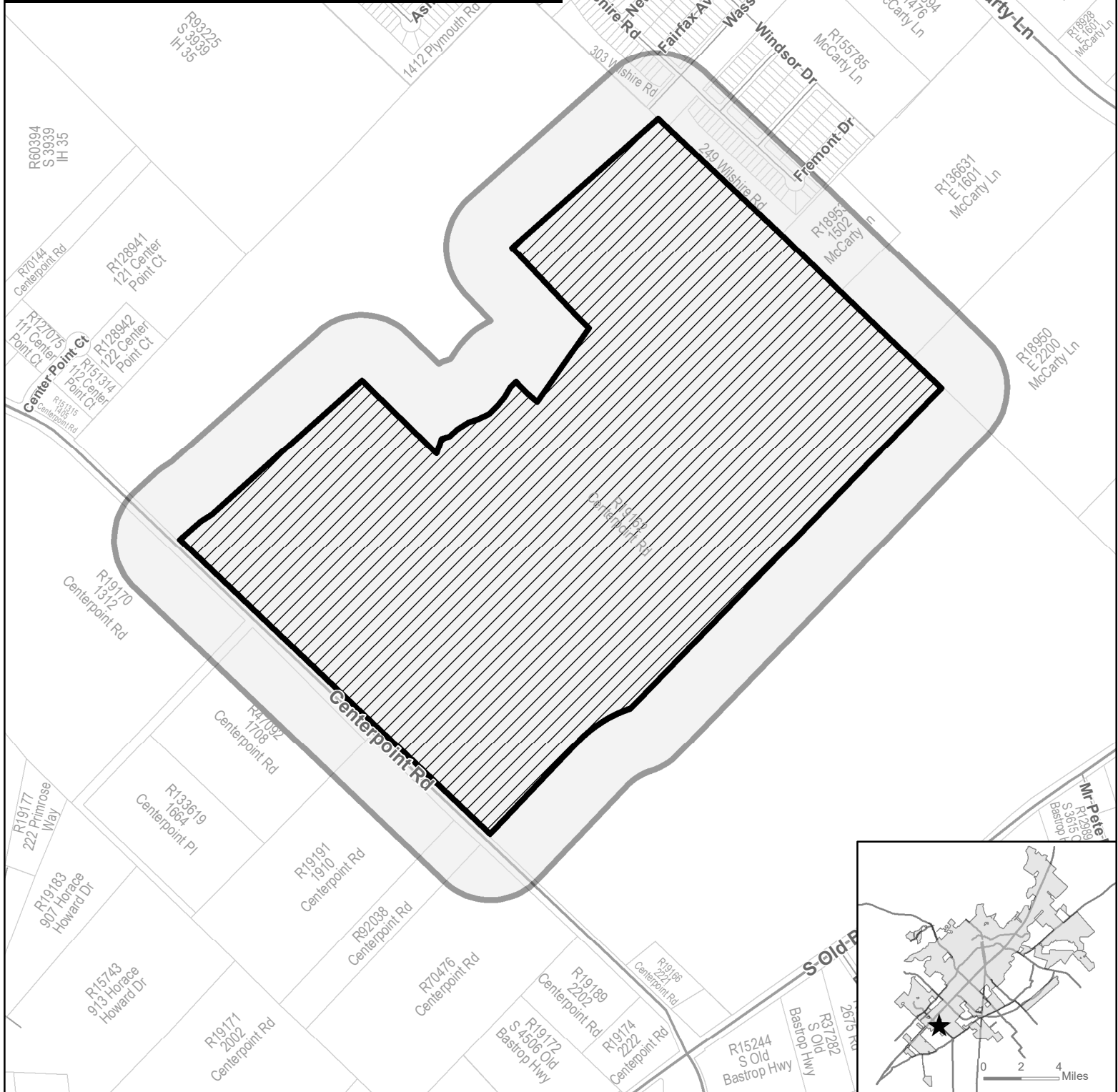
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/7/2022

ZC-22-10

400' Notification Buffer

Gas Lamp — Centerpoint Road



Site Location



Subject Property



400' Buffer



Parcel



City Limit



0 500 1,000 2,000 Feet

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Map Date: 3/17/2022

PLANNING AND DEVELOPMENT SERVICES



6/10/2022

ZC-22-10

**Notice of Public Hearing
Zoning Change Request
“SC” Smart Code District to “LI” Light Industrial District
Approx. 800’ East of the Centerpoint Rd. & Centerpoint Ct. Intersection and on the North Side of
Centerpoint Rd. / Gas Lamp Zone (SC to LI)**

*ZC-22-10 (Approx. 800’ East of the Centerpoint Rd. & Centerpoint Ct. Intersection / Gas Lamp Zone SC to LI)
Hold a public hearing and consider a request by David Carroll, on behalf of Walton Texas, LP, for a Zoning
Change from Smart Code (SC) to Light Industrial (LI), or, subject to consent of the owner, another less intense
zoning district classification, for approximately 202.2 acres generally located 800’ East of the Centerpoint Rd.
& Centerpoint Ct. Intersection and on the North Side of Centerpoint Rd. (W. Rugeley)*

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, June 28, 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 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, August 2, 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 Spectrum channel 10 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, **Will Rugeley**, at **512.805.2613** or **wrugeley@sanmarcostx.gov**. When calling or emailing, please refer to case number **ZC-22-10**.

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

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

Notification List ZC-22-10

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
R167927	E MCCARTY LN, SAN MARCOS, TX 78666	FORESTAR (USA) REAL ESTATE GROUP INC Attn: MATTHEW STARK	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006-7458
R136631	E MCCARTY LN, SAN MARCOS, TX 78666	JASTER EDMUND HAYS COUNTY PARTNERSHIP GEORGE JASTER	P O BOX 481	MADISONVILLE, TX 77864-0481
R18953	1500-1502 E MCCARTY LN, SAN MARCOS, TX 78666	LCRA TRANSMISSION SRVCS CORP	3700 LAKE AUSTIN BLVD	AUSTIN, TX 78703-3504
R18946	MCCARTY LN, SAN MARCOS, TX 78666	PEREZ JULIAN & MARTINA CURA LP	2200 E MCCARTY LN	SAN MARCOS, TX 78666
R47092	1708 CENTERPOINT RD, SAN MARCOS, TX 78666	RED ARENA INC	1601 BELL SPRINGS RD	DRIPPING SPRINGS, TX 78620
		Roland Saucedo	211 Ebony	San Marcos, TX 78666
R92038	CENTERPOINT, SAN MARCOS, TX 78666	SCHROEDER JAMES & EMILY	2002 CENTERPOINT RD	SAN MARCOS, TX 78666
R18947	IH 35 EAST SIDE, SAN MARCOS, TX 78666	SLF II- MCCARTY LP C/O THE STRATFORD CO LP	2221 E LAMAR BLVD STE 790	ARLINGTON, TX 76006-7458
R19189	2202 CENTERPOINT RD, SAN MARCOS, TX 78666	SOYARS, THOMAS E	2202 CENTERPOINT RD	SAN MARCOS, TX 78666-9448
		Stella Enriquez	514 Candlelight	San Marcos, TX 78666
R19162		WALTON TEXAS LP C/O WALTON INTERNATIONAL GROUP	14614 N KIERLAND BLVD STE 120	SCOTTSDALE, AZ 85254-2743
R19170	CENTERPOINT RD, SAN MARCOS, TX 78666	WARREN GARLAND J ESTATE Attn: NORTON CHERYL L WARREN IND EXEC	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443