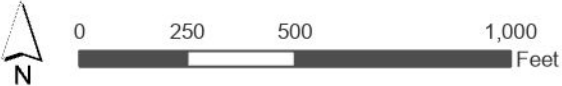


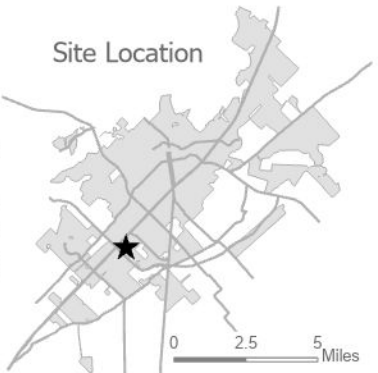


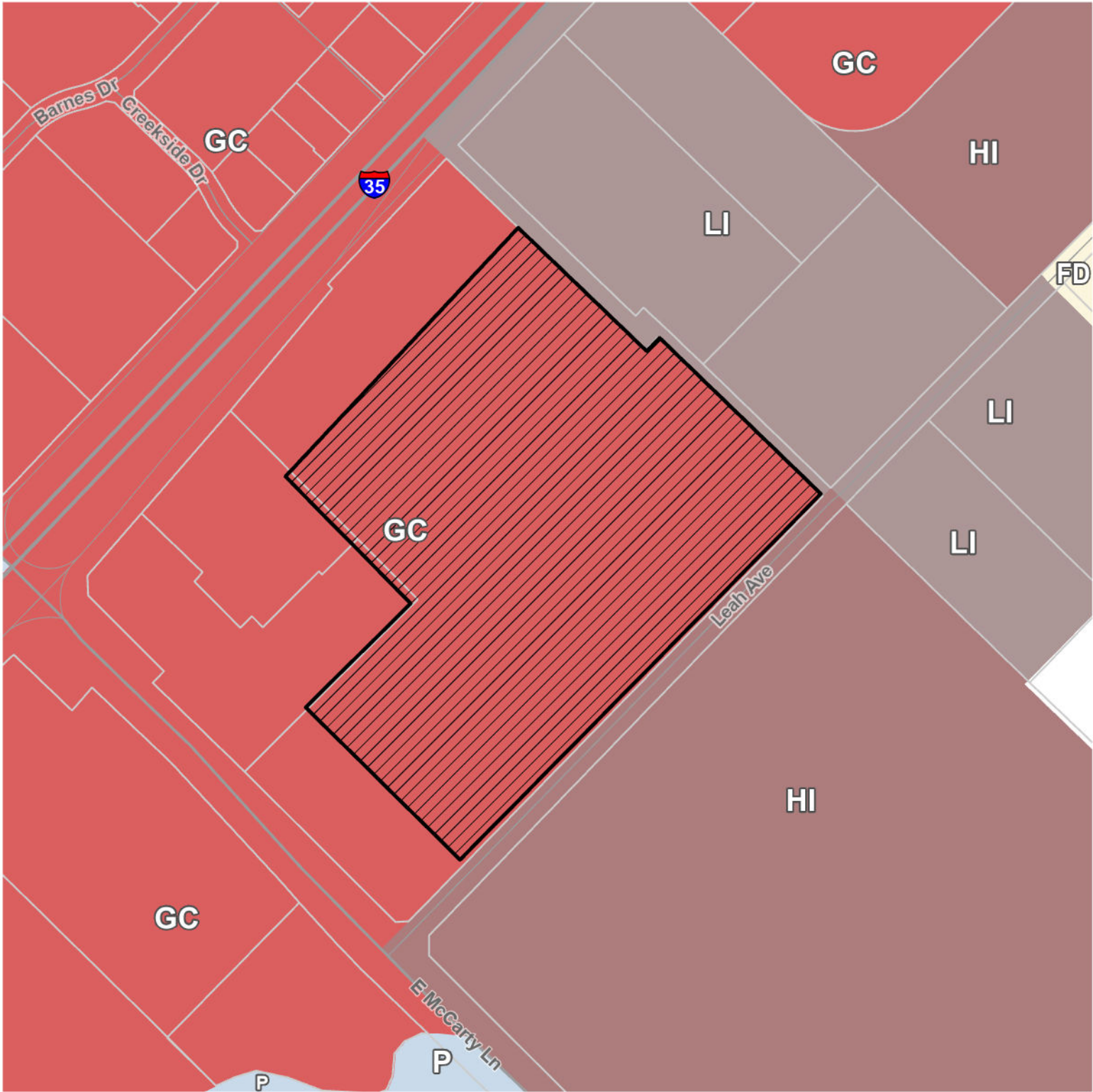
-  Subject Property
-  Parcel
-  ETJ



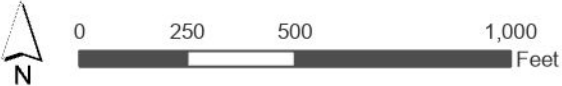
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/13/2022



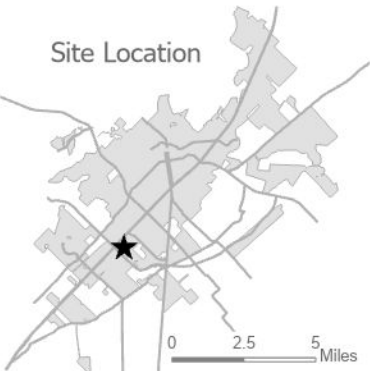


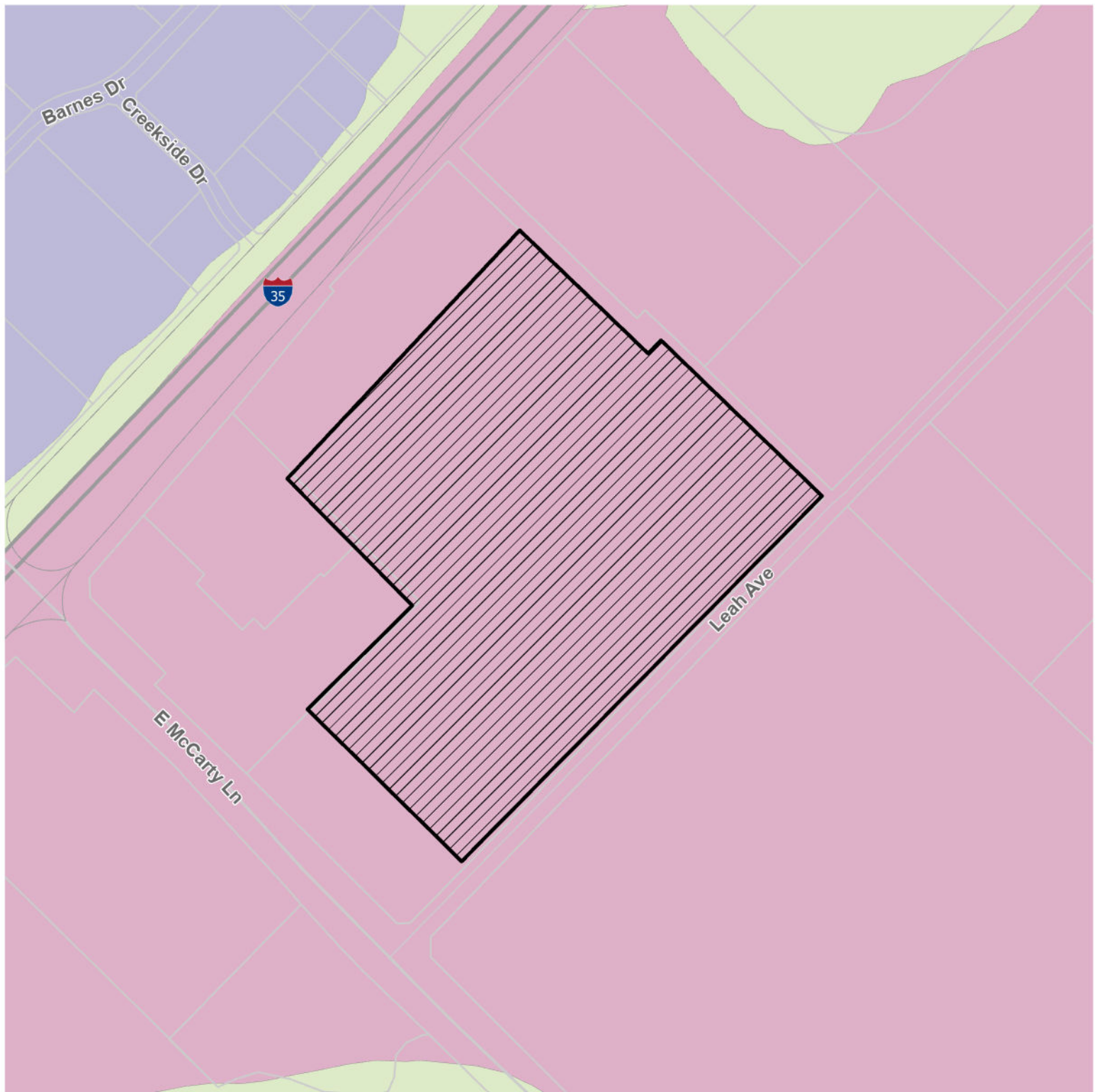
-  Subject Property
-  FD
-  GC
-  HI
-  LI
-  P



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: 10/13/2022





-  Subject Property
-  Parcels
-  Employment Area
-  Medium Intensity
-  Open Space

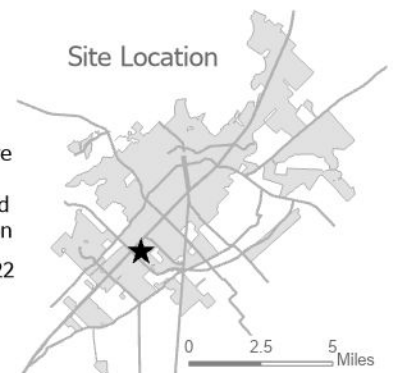


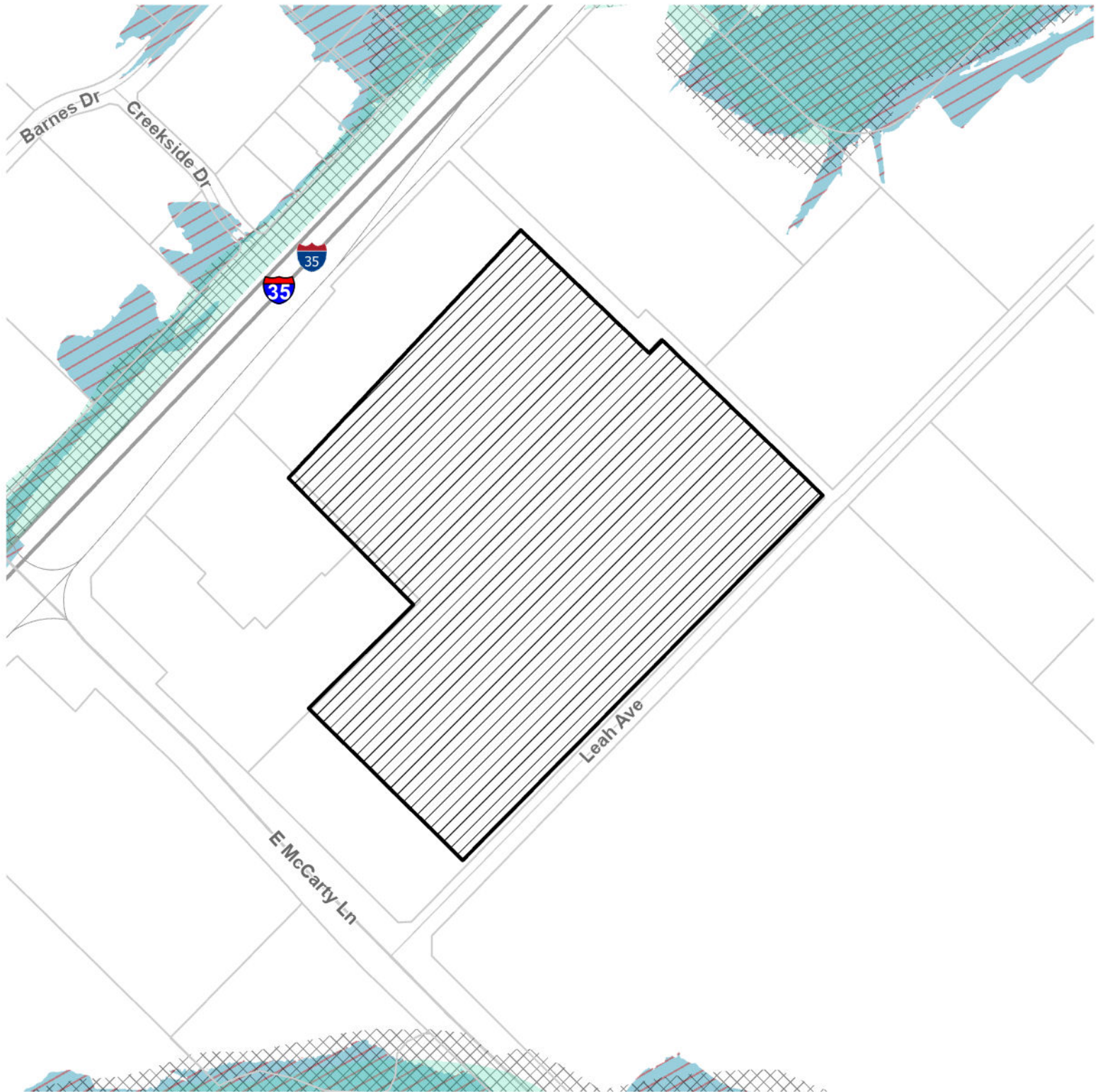
0 250 500 1,000
Feet

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: 10/13/2022

Site Location





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



0 250 500 1,000
Feet

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: 10/13/2022

Site Location

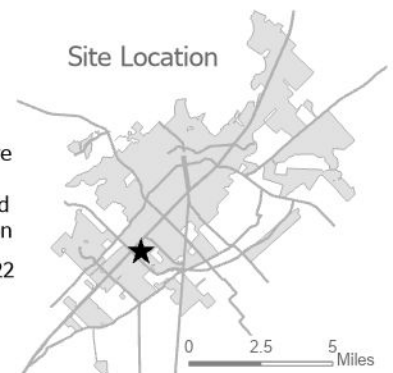
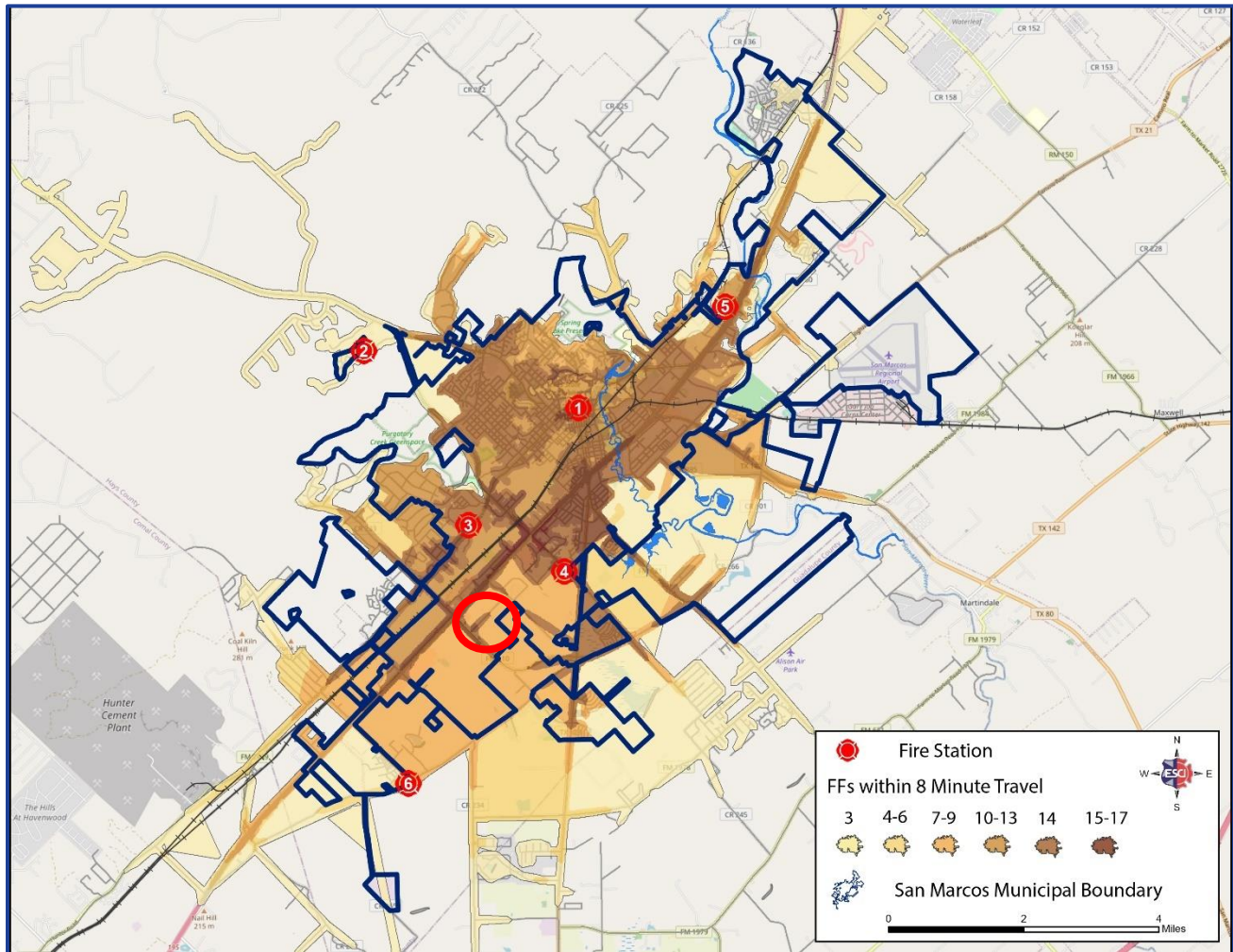


Figure 112: SMFD 8-Minute Effective Response Force
Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.



 **ZC-22-41 Approximate Location**

ZC-22-41

The map displays a residential neighborhood with various streets and property lots. A large, irregularly shaped area is highlighted with diagonal hatching, indicating a specific project site. This area is bounded by Barnes Dr to the north, Leach Ave to the east, and E-McCarty Ln to the south. The map also shows surrounding streets such as Direct Dr, Civic Center Lp, and Glovis-Barker Rd. Lot numbers and zoning codes (e.g., R127375, R127376, R127377) are visible throughout the area. The map includes a scale bar and a north arrow.



Date: 10/19/2022

Site Location



PLANNING AND DEVELOPMENT SERVICES



10/21/2022

ZC-22-41

**Notice of Public Hearing
Zoning Change Request
“GC” General Commercial to “LI” Light Industrial
McCarty Rd Business Park / Northwest Corner of the E. McCarty Ln and Leah Ave. Intersection**

ZC-22-41 (McCarty Rd Business Park / GC to LI) Hold a public hearing and consider a request by Diane Bernal, on behalf of WUSD Properties, for a zoning change from “GC” General Commercial to “LI” Light Industrial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 42.51 acres of land, generally located at the northwest corner of the E. McCarty Ln and Leah Ave. intersection. (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 **Wednesday, November 9, 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, December 6, 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, please refer to case number **ZC-22-41**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City’s website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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

**CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230 • FACSIMILE 855.759.2843
SANMARCOSTX.GOV**

Notification List ZC-22-41

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
R134839	2809 S IH 35, SAN MARCOS, TX 78666	2809 S IH-35 LTD	3839 BEE CAVES RD STE 204	WEST LAKE HILLS, TX 78746-5318
R127362	2850 S IH 35, SAN MARCOS, TX 78666	CFT DEVELOPMENTS LLC	1683 WALNUT GROVE AVE	ROSEMEAD, CA 91770-3711
R167127	1306 E MCCARTY LN, SAN MARCOS, TX 78666	CONTINENTAL HOMES OF TEXAS LP	210 W HUTCHISON ST	SAN MARCOS, TX 78666-5781
R127363	2840 S IH 35, SAN MARCOS, TX 78666	CW-MOONEY LLC	10801 N. MOPAC EXPY BLDG 3 STE 251	AUSTIN, TX 78759
R140134		H E BUTT GROCERY CO LP PROPERTY TAX DEPT	P O BOX 839999	SAN ANTONIO, TX 78283-3999
R127365	2820 S IH 35, SAN MARCOS, TX 78666	HZ PROPS RE LTD	4415 HIGHWAY 6	SUGAR LAND, TX 77478-4476
R126535	1001 MCCARTY LN, SAN MARCOS, TX 78666	JDHQ HOTELS LLC % ATRIUM HOSPITALITY	12735 MORRIS RD EXT, STE 400	ALPHARETTA, GA 30004
R127364	2830 S IH 35, SAN MARCOS, TX 78666	MGCC TEXAS ENTERPRISES LLC % AUSTIN SONICS	P O BOX 17780	AUSTIN, TX 78760-7788
R127361	2910 S IH 35, SAN MARCOS, TX 78666	NOMOLAND COMPANY LP	PO BOX 22775	OKLAHOMA CITY, OK 73123-1775
R147825	1401 E MCCARTY LN, SAN MARCOS, TX 78666	REL P IND SAN MARCOS LLC	9830 COLONNADE BLVD STE 600	SAN ANTONIO, TX 78230-2209
R143981		SAN MARCOS LAND LLC	280 DAINES ST STE 300	BIRMINGHAM, MI 48009
R143980	2821 LEAH AVE, SAN MARCOS, TX 78666	SAN MARCOS WAREHOUSE LLC	280 DAINES ST STE 300	BIRMINGHAM, MI 48009-6250
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
R100635	2980 S IH 35, SAN MARCOS, TX 78666	SMKO INC	2990 IH 35 SOUTH	SAN MARCOS, TX 78666
R127367	2810 S IH 35, SAN MARCOS, TX 78666	STC INTERESTS LLC	2810 S INTERSTATE 35	SAN MARCOS, TX 78666-5929
R127366	651 BARNES DR, SAN MARCOS, TX 78666	TFG SAN MARCOS SC LP	2121 N AKARD ST STE 250	DALLAS, TX 75201-2218
R134840	2850 LEAH AVE, SAN MARCOS, TX 78666	UNITED STATES OF AMERICA U S ARMY ENGINEER DIST FORT WORTH, CORPS OF ENGINEERS ATTN: CESWF-RE		FORT WORTH, TX 76102-0300
R11703	S IH 35 @ MCCARTY LN, SAN MARCOS, TX 78666	WUSD PROPERTIES	P O BOX 1300	WIMBERLEY, TX 78676-1300
		AMY KIRWIN	1131 W MLK	SAN MARCOS, TX 78666
		MICHAEL ADAMS	106 LOSOYA DRIVE	SAN MARCOS, TX 78666
		ROLAND SAUCEDO	211 EBONY	SAN MARCOS, TX 78666