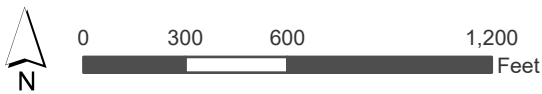


- Subject Property
- Parcel
- City Limit

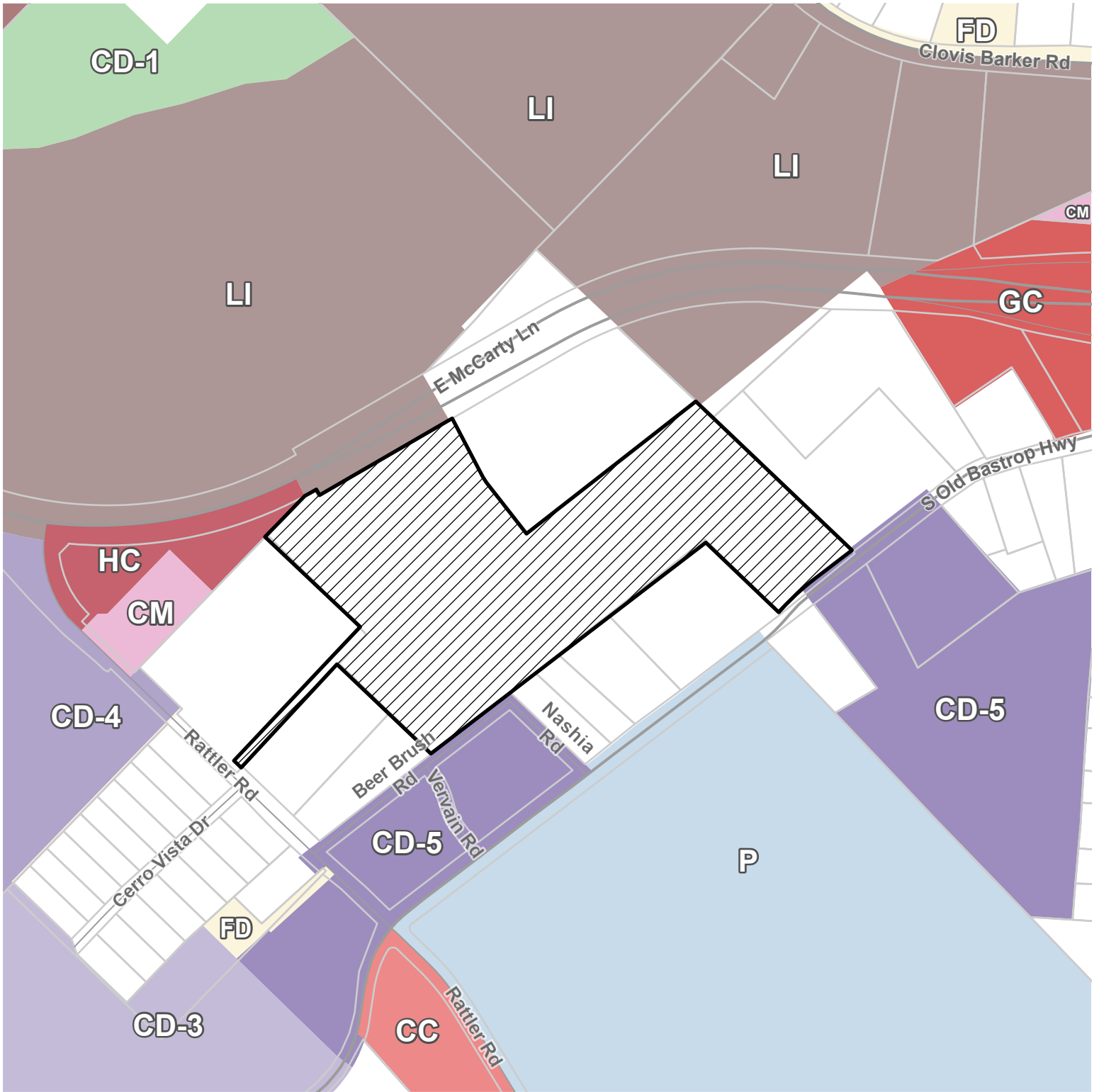


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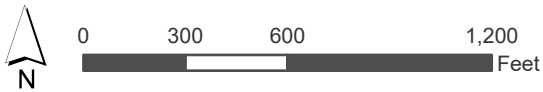
Date: 7/22/2024

Site Location





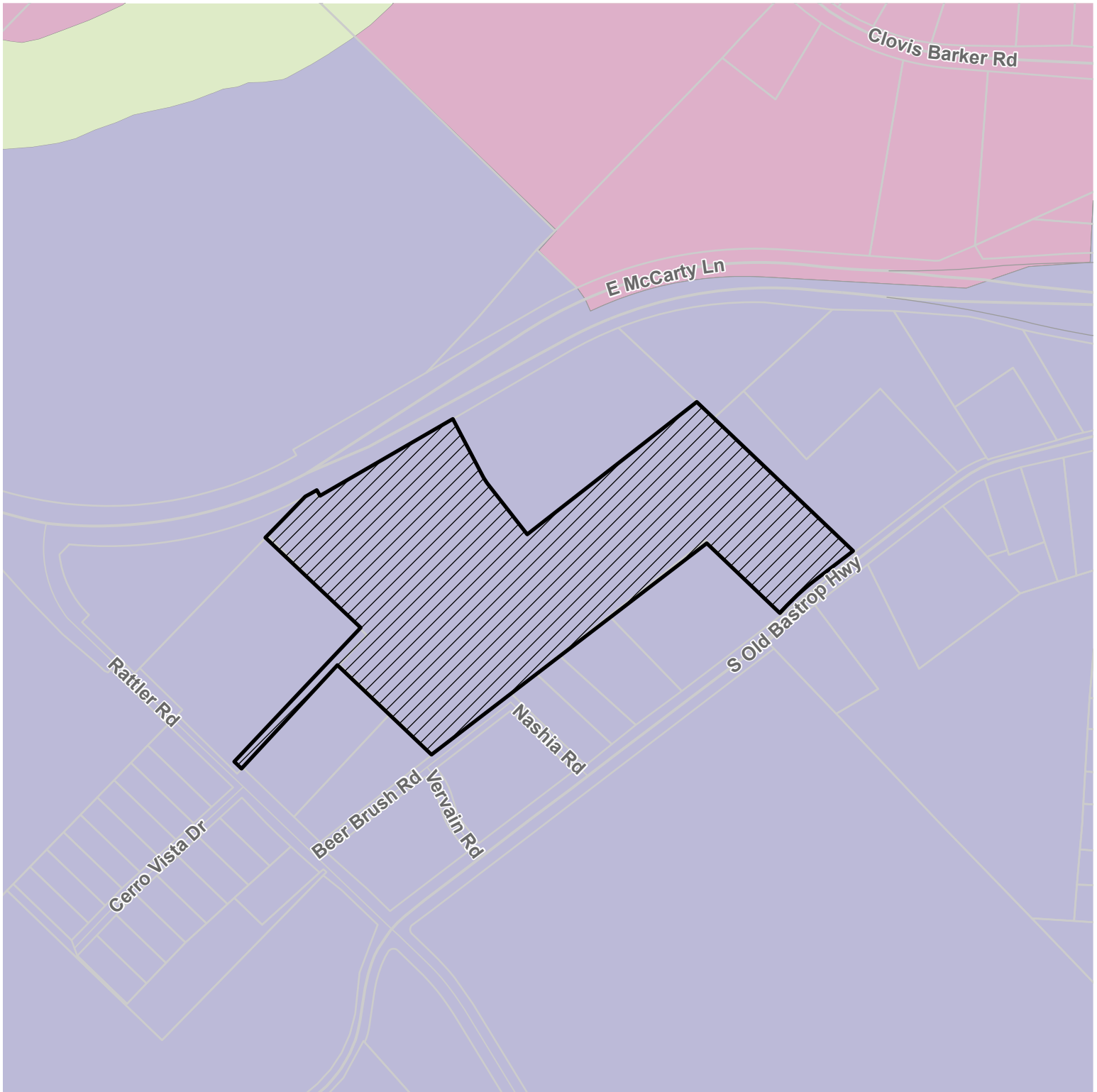
- Subject Property
- CC
- CD-3
- CD-4
- CD-5
- FD
- GC
- HC
- HI
- LI
- P
- CD-1
- CM








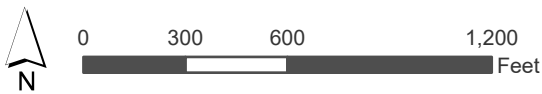
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Date: 7/22/2024





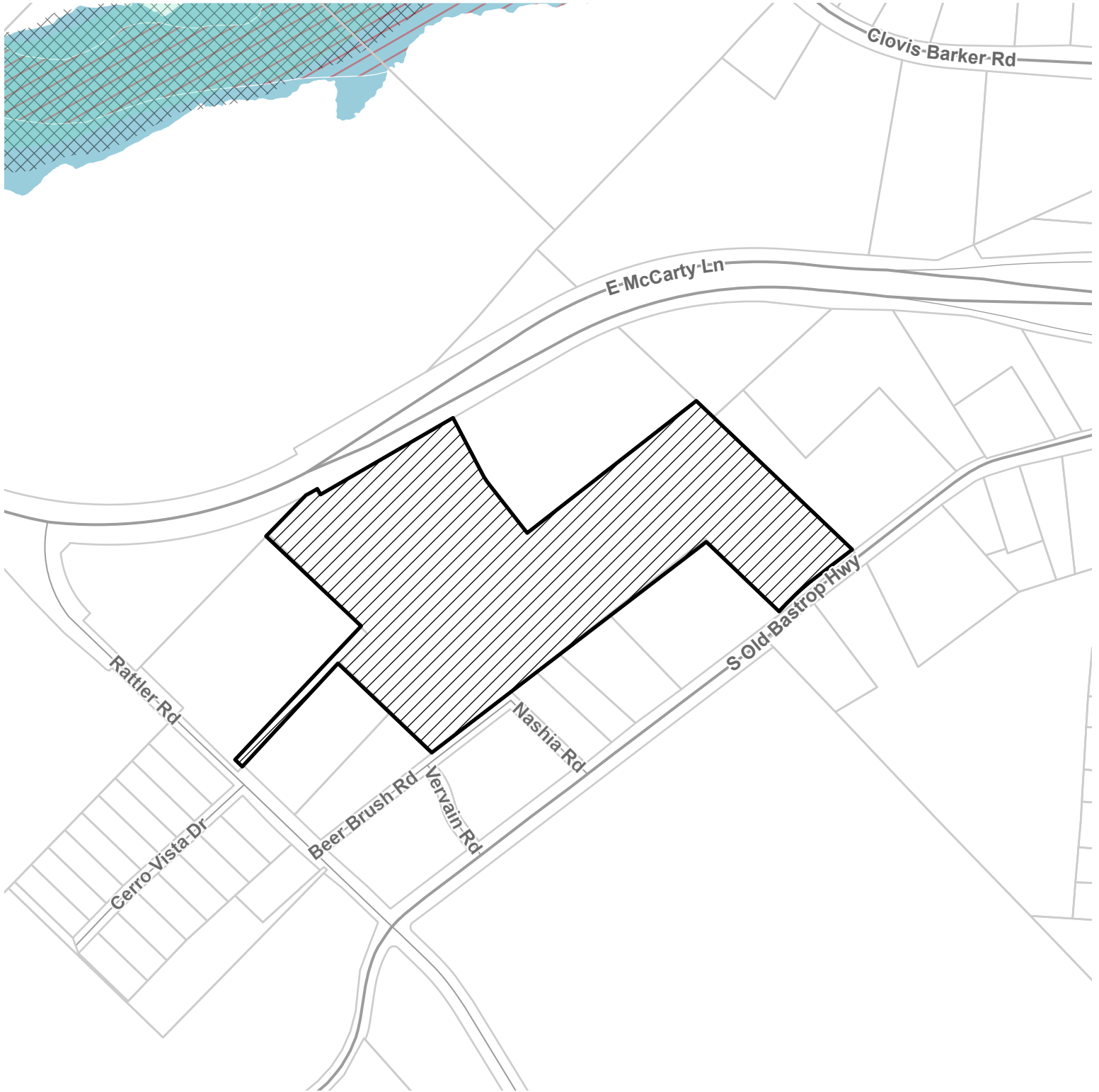
-  Subject Property
-  Parcels
-  Employment Area
-  Medium Intensity
-  Open Space












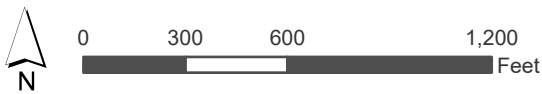
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Date: 7/22/2024





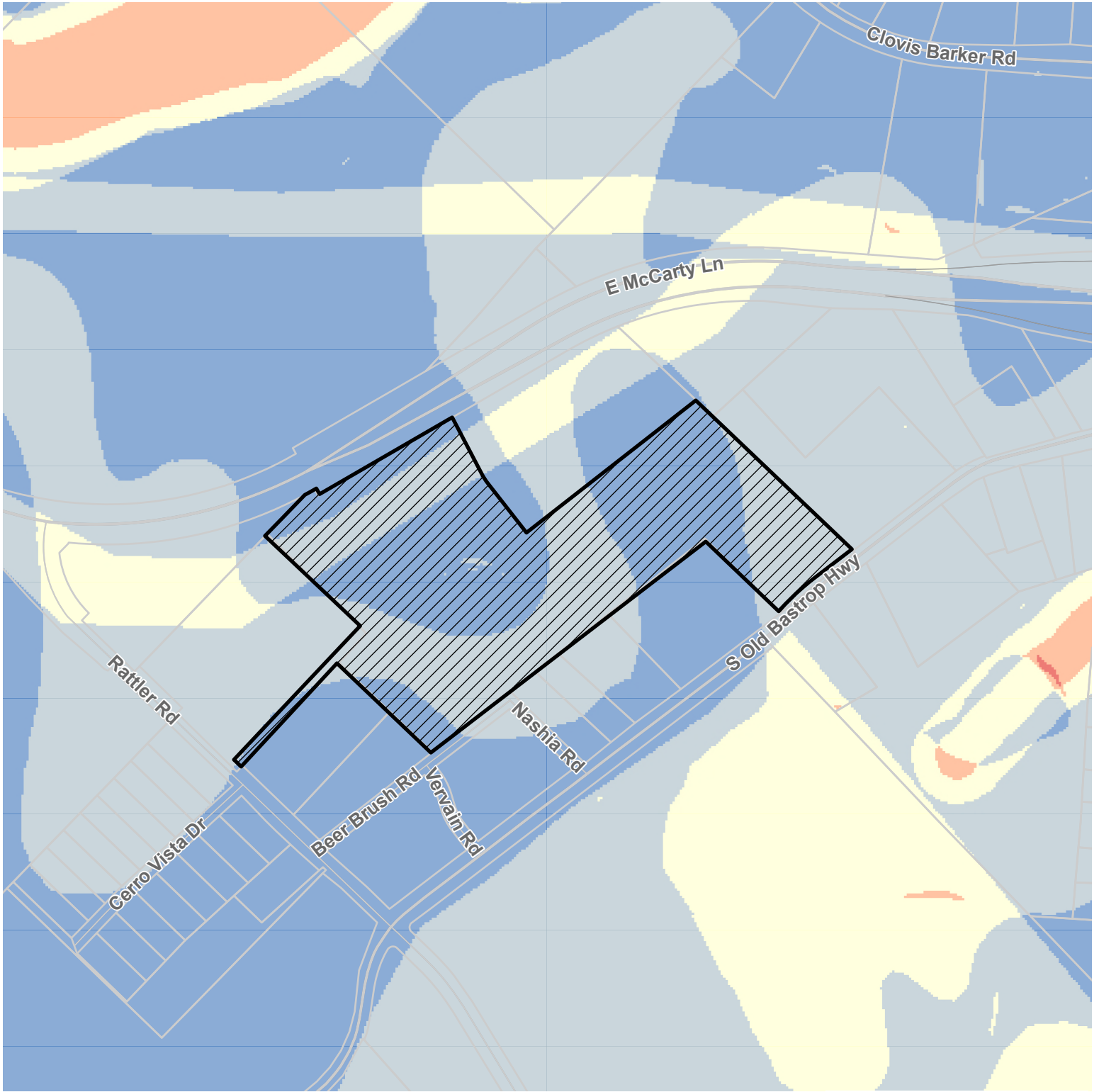
-  Subject Property
-  Parcels
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Floodway
-  100 Year Floodplain
-  Major
-  Minor
-  Frontage










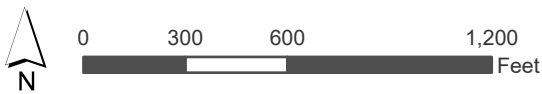
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Date: 7/22/2024





-  Subject Property
-  Parcels
-  1 - Least Constrained
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained

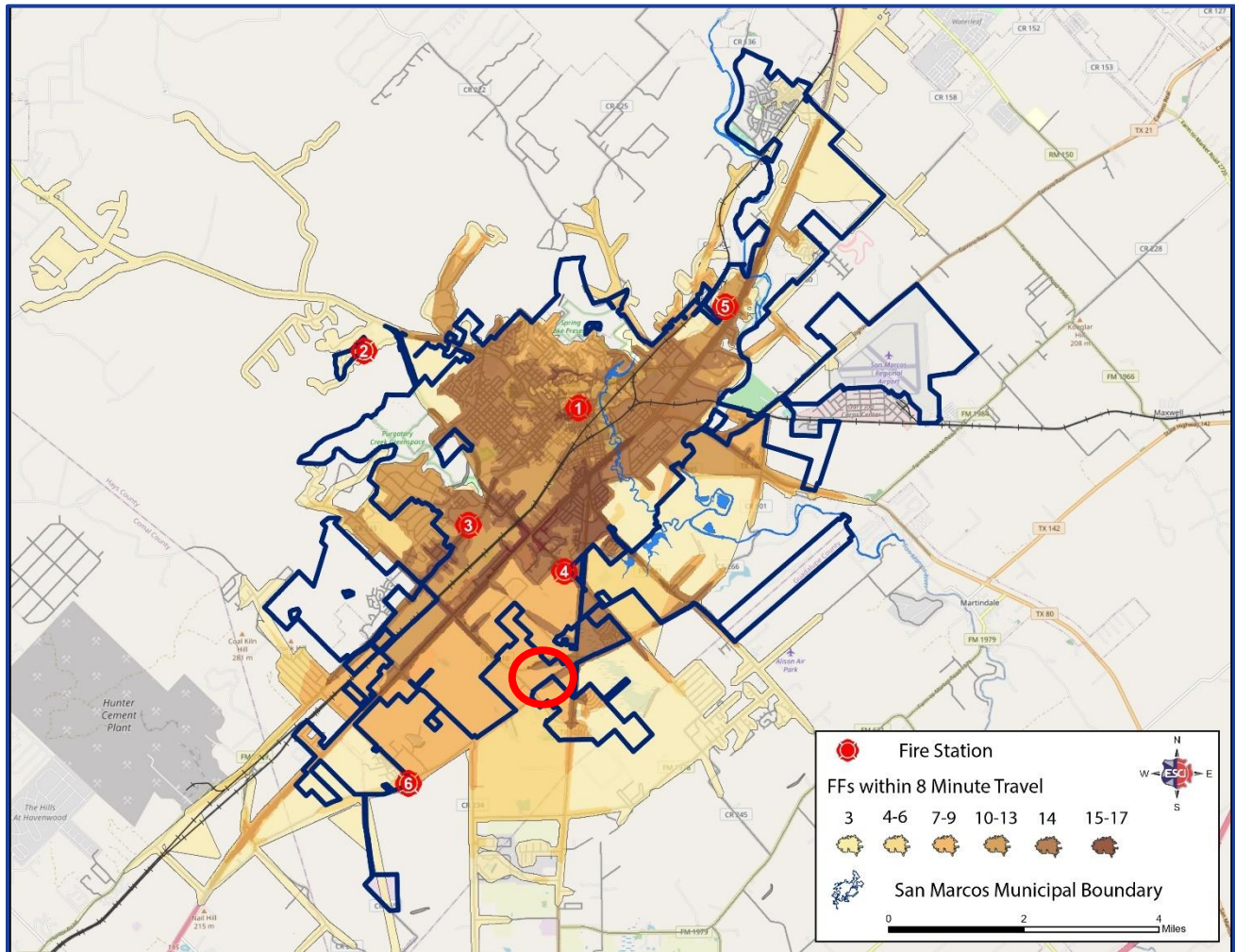


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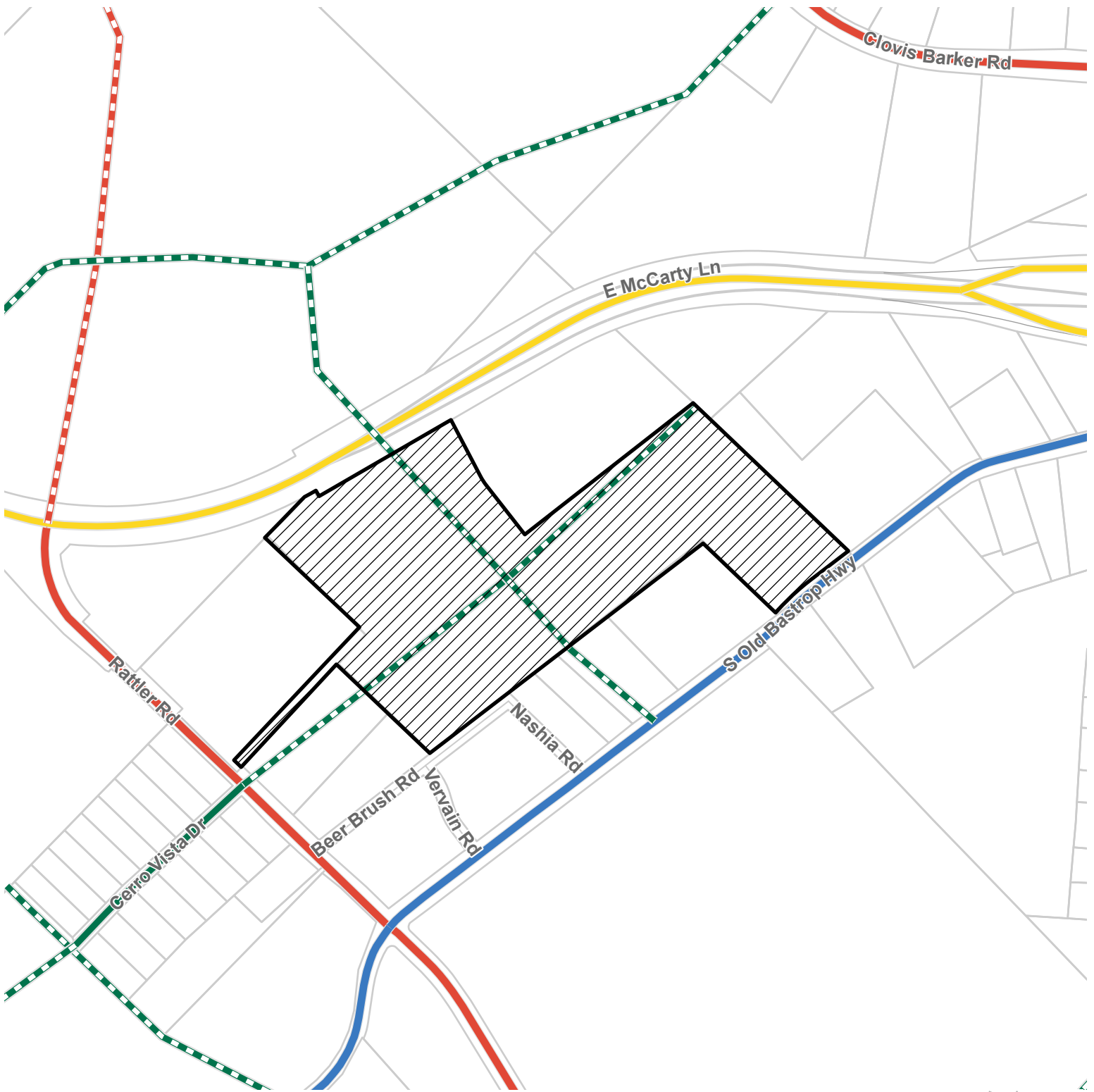
Date: 7/22/2024



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-24-07 / ZC-24-06 / ZC-24-07 APPROXIMATE LOCATION



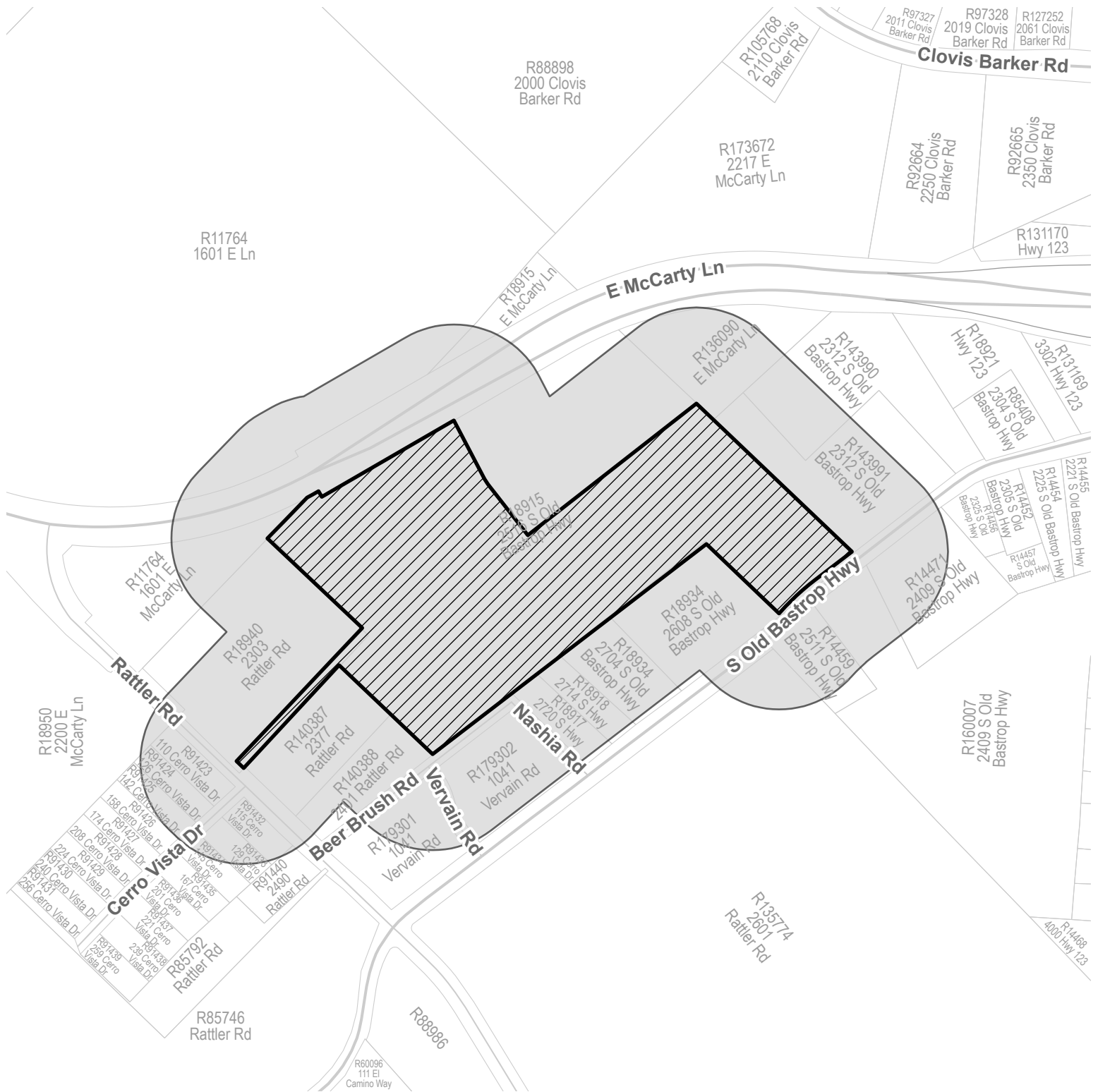
-  Subject Property
-  Enhanced, Ave
-  Enhanced, Blvd
-  Enhanced, HW
-  Enhanced, Pkwy
-  Enhanced, St
-  Proposed, Ave
-  Proposed, Blvd
-  Proposed, Pkwy
-  Proposed, St






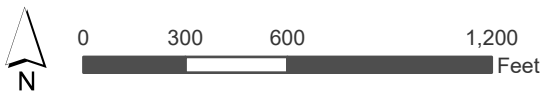
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Date: 7/23/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 8/5/2024



PLANNING AND DEVELOPMENT SERVICES



08/08/2024

ZC-24-06

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CD-4” Character District-4
2516 S Old Bastrop Hwy / Old Bastrop & McCarty Mixed Use CD-4**

ZC-24-06 (2516 S Old Bastrop Hwy / Old Bastrop & McCarty Mixed Use CD-4) Hold a public hearing and consider a request by LJA Engineering, Inc, on behalf of SM McCarty Lane 46 LLC and AV McCarty Lane GP 46 LLC, for a Zoning Change from Future Development (FD) to Character District-4 (CD-4), or, subject to the consent of the owner, another less intense zoning district classification, for approximately 36.91 acres, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, generally located on the southern side of FM-110/ East McCarty Lane and the northern side of Old Bastrop Highway, approximately 1,600 ft. west of the intersection between Old Bastrop Highway and SH-123 in Hays County, Texas. (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, August 27, 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, September 17, 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-24-06**.

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

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
18938	2704 S OLD BASTROP HWY, SAN MARCOS, TX 78666	ALVARADO, MARY T	815 W NORWOOD CT	SAN ANTONIO, TX 78212-2137
91434	145 CERRO VISTA DR, SAN MARCOS, TX 78666	BUNTING, JESSICA L	145 CERRO VISTA DR	SAN MARCOS, TX 78666-1065
136089	MCCARTY LN, SAN MARCOS, TX 78666	CARR REED & PATRICIA REVOCABLE TRUST	Attn: REED & PATRICIA M CARR TRUSTEES, 2516	SAN MARCOS, TX 78666-8995
91425	142 CERRO VISTA DR, SAN MARCOS, TX 78666	CHAVEZ ALBERTO & IRENE	142 CERRO DR	SAN MARCOS, TX 78666
91433	129 CERRO VISTA DR, SAN MARCOS, TX 78666	COY MARY & GOMEZ MANUEL	129 CERRO VISTA DR	SAN MARCOS, TX 78666
18934	2656 S OLD BASTROP HWY, SAN MARCOS, TX 78666	ESPINOZA RAUL G & ROSA M	2656 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8892
156498	MCCARTY LN, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST	SAN MARCOS, TX 78666-5534
140389	RATTLER RD, SAN MARCOS, TX 78666	HAYS COUNTY	712 S STAGECOACH TRL #2051, STE 300	SAN MARCOS, TX 78666
18917	2720 S OLD BASTROP HWY, SAN MARCOS, TX 78666	HOUSING CORPORATION OF ETA TAU CHAPTER OF SIGMA NU FRATERNITY	3086 FM 1663 RD	HANKAMER, TX 77560-1068
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
140388	2401 RATTLER RD, SAN MARCOS, TX 78666	MJ CROCKER CO LLC	3441 PLAINVIEW RD	MIDLOTHIAN, TX 76065
91423	110 CERRO VISTA DR, SAN MARCOS, TX 78666	MURAD ROSSANA Y PINILLA	110 CERRO VISTA DR	SAN MARCOS, TX 78666-1065
143990	2312 S OLD BASTROP HWY, SAN MARCOS, TX 78666	OBTX LLC	WILLIAM MCARDLE, 5608 EASTGATE DR	SAN DIEGO, CA 92121
91440	2486 MCCARTY LN, SAN MARCOS, TX 78666	PALACIOS LUIS	2486 E MCCARTY LN	SAN MARCOS, TX 78666-5029
136097	FM 110, SAN MARCOS, TX 78666	SAHOTA HOLDINGS LLC	PO BOX 592233	SAN ANTONIO, TX 78259-0161
135774	2601 RATTLER RD, SAN MARCOS, TX 78666	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087
140387	2377 RATTLER RD, SAN MARCOS, TX 78666	SEGUNDA IGLESIA BAUTISTA	2377 RATTLER RD	SAN MARCOS, TX 78666-6400
14471	2409 S OLD BASTROP RD, SAN MARCOS, TX 78666	SM LANDHOLDINGS LLC	4324 PRIVACY HEDGE ST	LEANDER, TX 78641-3185
18946	MCCARTY LN, SAN MARCOS, TX 78666	SM MCARTY LANE 60 LLC	1801 LAVACA ST , STE 116	AUSTIN, TX 78701-1329
179302	1041 VERVAIN RD, SAN MARCOS, TX 78666	SMHA OPERATING PUBLIC FACILITY CORPORATION	Attn: SAN MARCOS HOUSING AUTHORITY, 1201	SAN MARCOS, TX 78666-6565
135823	MCCARTY LN, SAN MARCOS, TX 78666	STATE OF TEXAS	TEXAS DEPARTMENT OF TRANSPORTATION, ATT	AUSTIN, TX 78704-1202
18940	2301 RATTLER RD, SAN MARCOS, TX 78666	TELFORD, JUDITH M	2303 RATTLER RD	SAN MARCOS, TX 78666
14459	2511 S OLD BASTROP HWY, SAN MARCOS, TX 78666	THK PROPERTIES LLC	2509 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8995
91432	115 CERRO VISTA DR, SAN MARCOS, TX 78666	TIJERINA, ROBERT, Jr	115 CERRO VISTA DR	SAN MARCOS, TX 78666
91426	158 CERRO VISTA DR, SAN MARCOS, TX 78666	VILLANUEVA NANCY G & JOHN M	158 CERRO VISTA DR	SAN MARCOS, TX 78666
136090	MCCARTY LN, SAN MARCOS, TX 78666	WISE JAMES K REAL ESTATE INC	JAMES K WISE, 6325 REDWOOD RD	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666