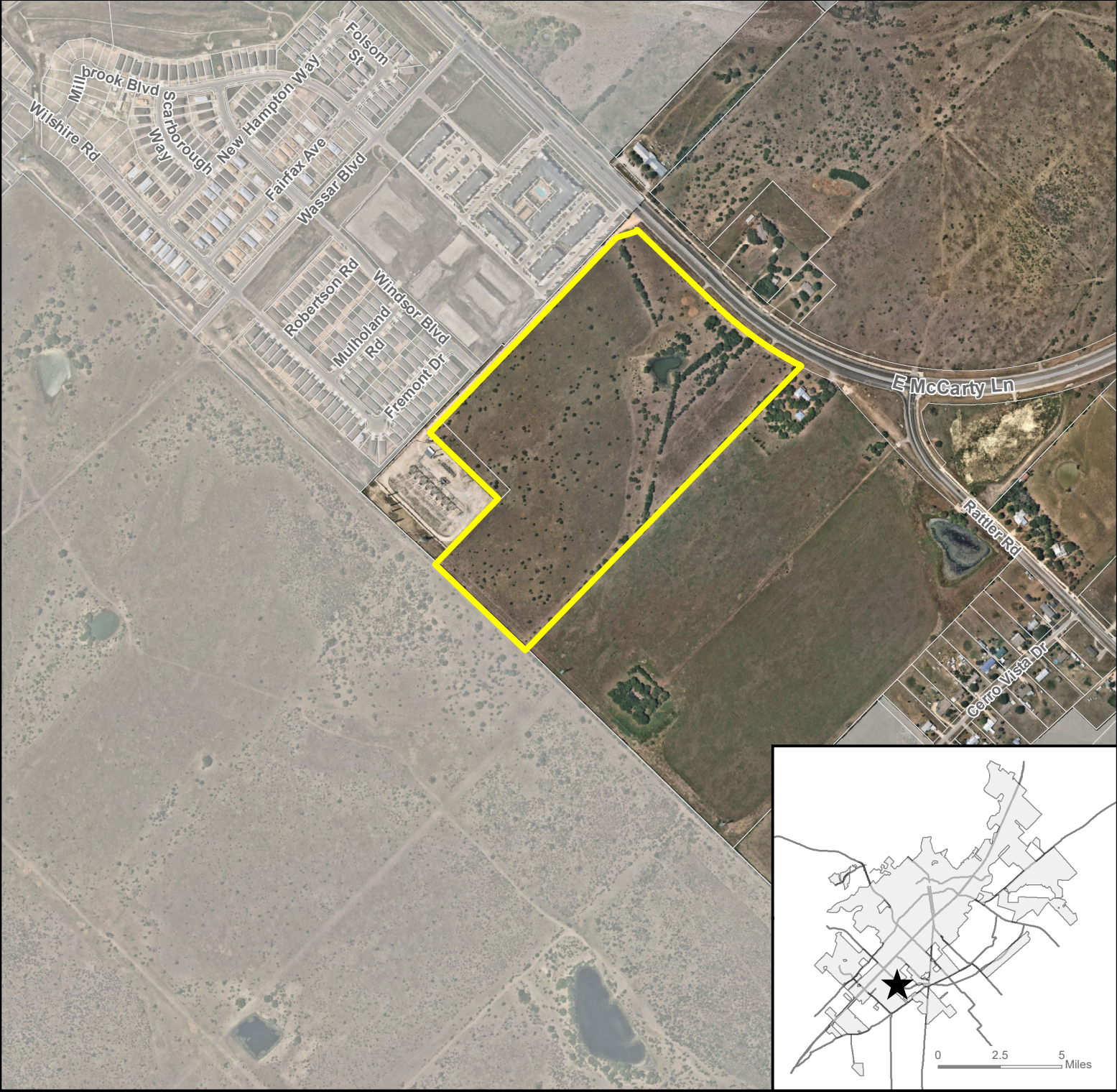


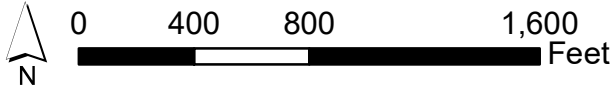
ZC-22-29

Aerial View

E McCarty Ln / FD to CD-5



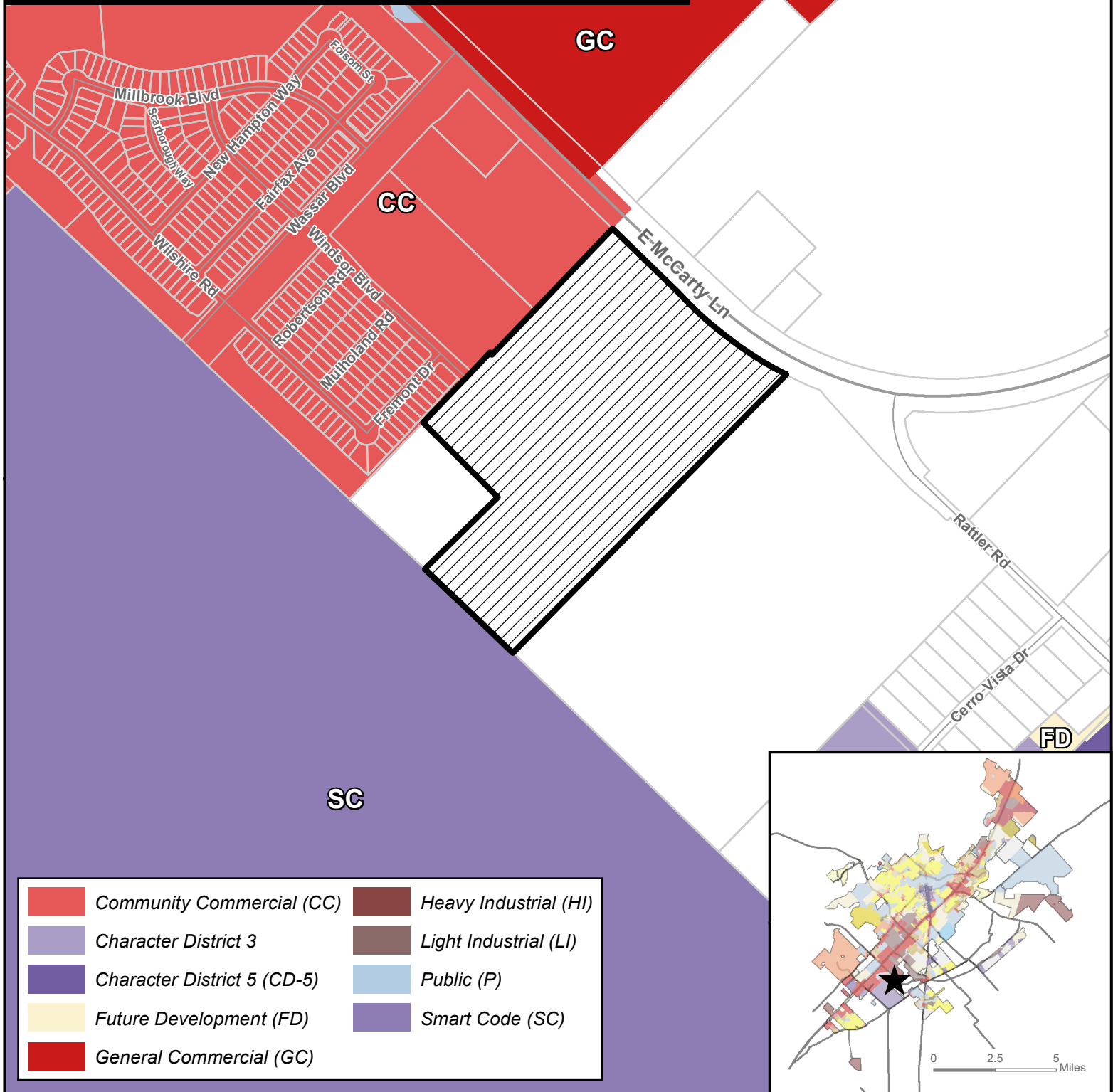
- ★ Site Location
- Subject Property
- Parcel
- City Limit



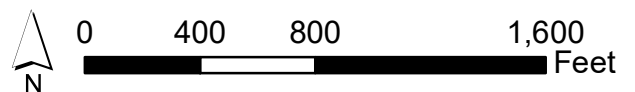
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/15/2022

ZC-22-29 Existing Zoning E McCarty Ln / FD to CD-5



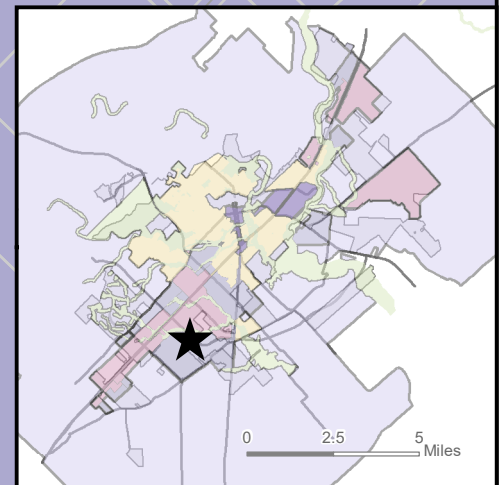
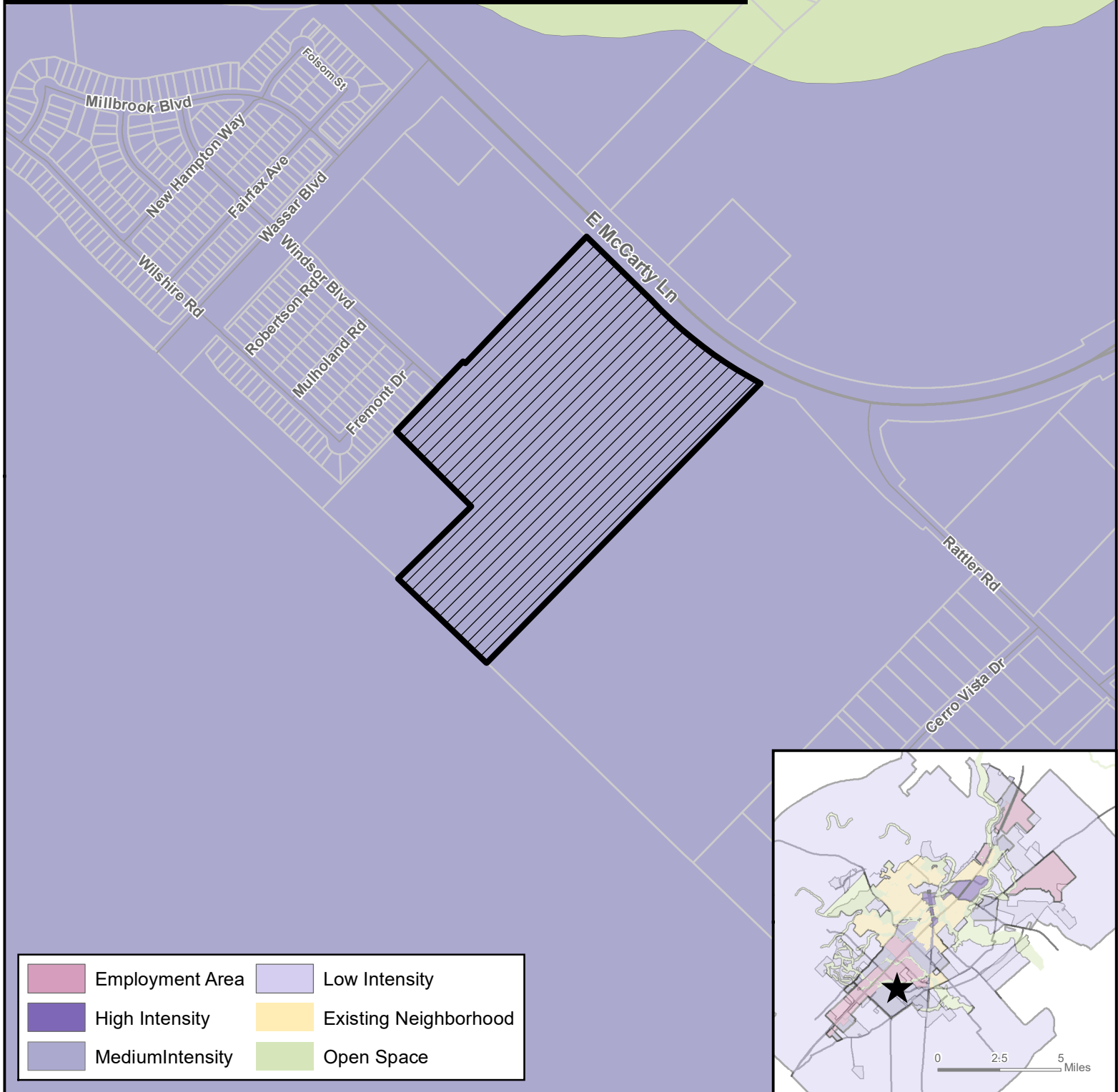
- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**







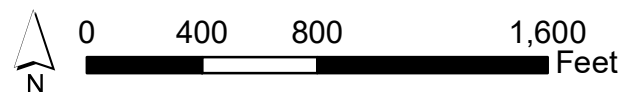
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/15/2022

ZC-22-29 Preferred Scenario E McCarty Ln / FD to CD-5



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



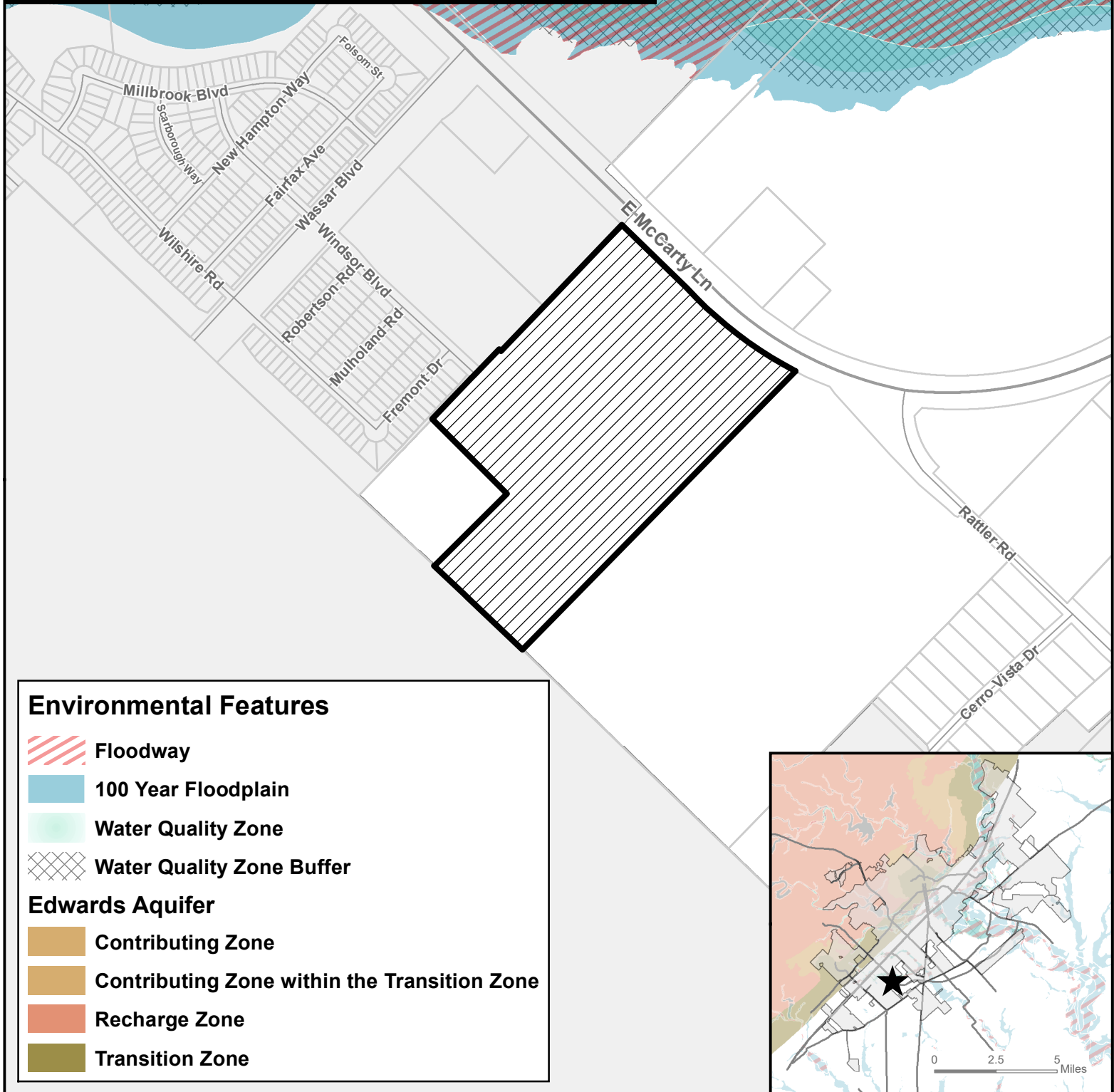
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 6/15/2022

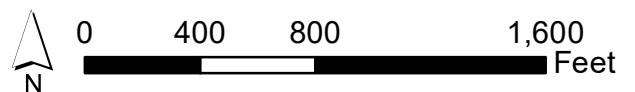
ZC-22-29

Environmental Features

E McCarty Ln / FD to CD-5



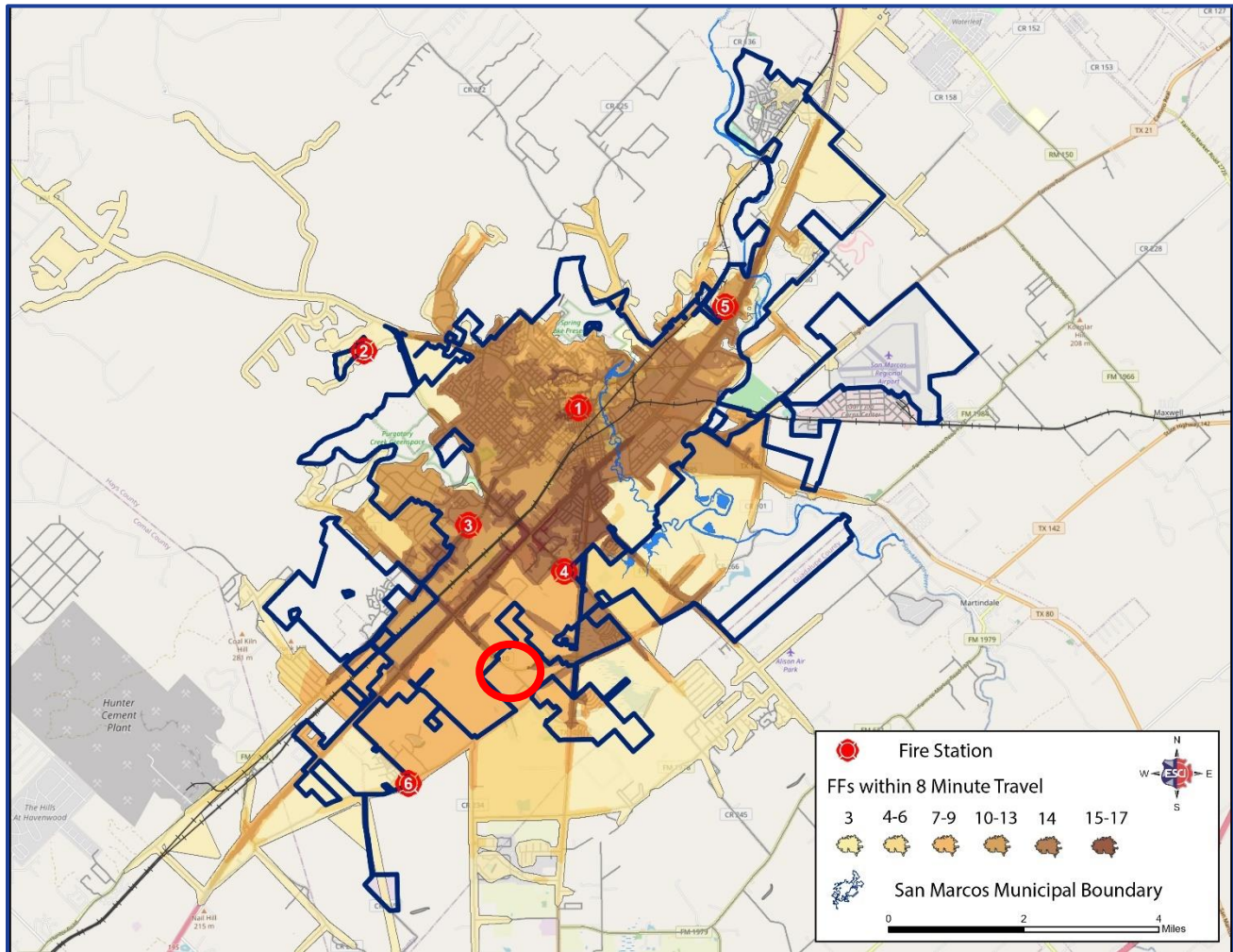
- Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 6/15/2022

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.

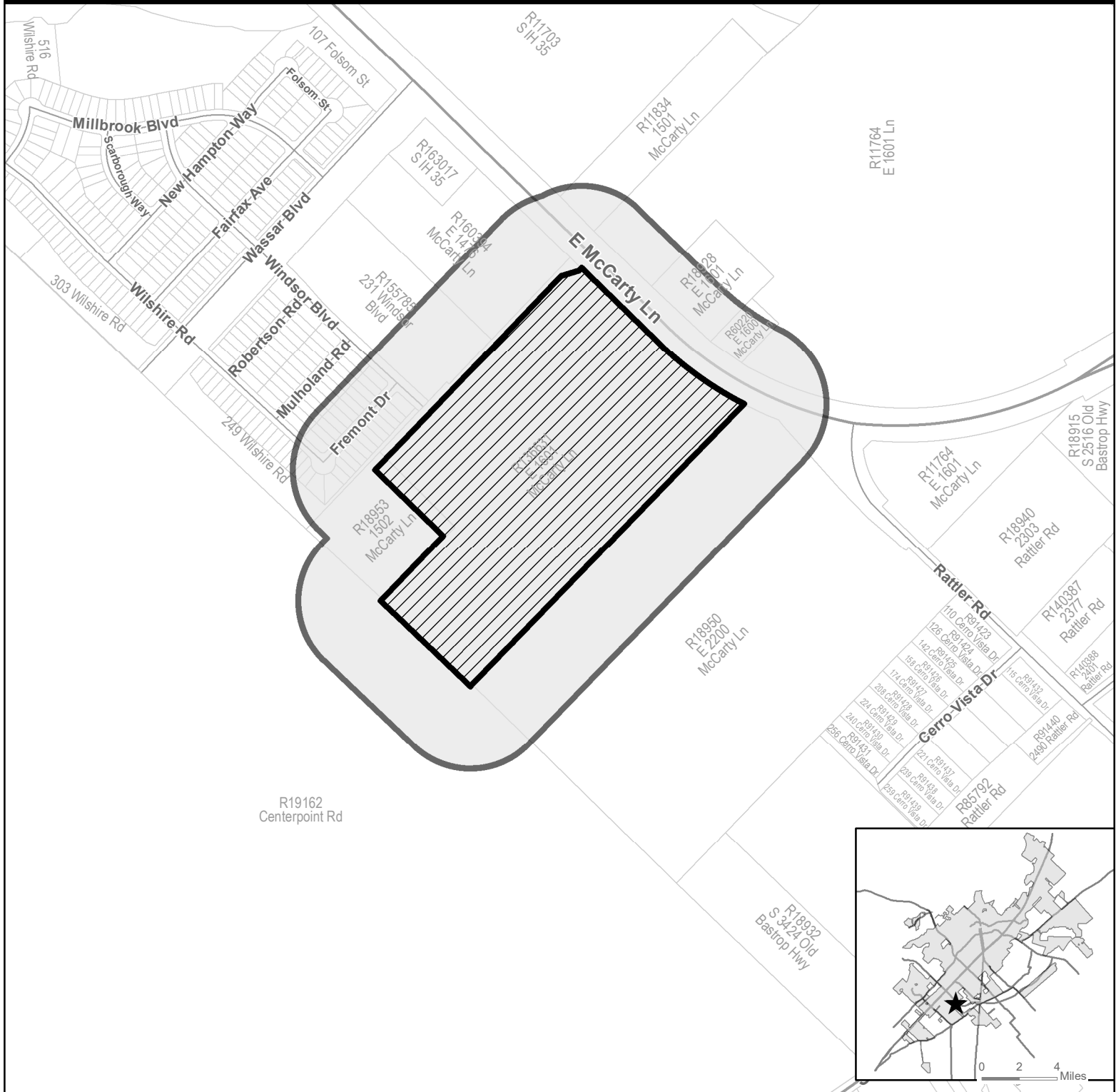






AN-22-14 & ZC-22-29 Approximate Location

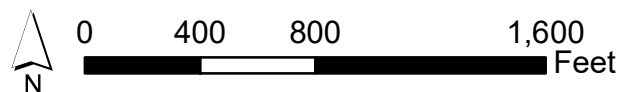
ZC-22-29

400' Notification Buffer

McCarty Ln — E. McCarty Lane



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 6/8/2022

PLANNING AND DEVELOPMENT SERVICES



6/24/2022

ZC-22-29

**Notice of Public Hearing
Zoning Change Request
“FD” Future Development to “CD-5” Character District 5
E McCarty Ln / Approx. 750’ Northwest of the Rattler Rd. and E. McCarty Ln Intersection**

ZC-22-29 (E McCarty Ln / FD to CD-5) Hold a public hearing and consider a request by Charles Hager, on behalf of AV McCarty Lane GP LLC & SM McCarty Lane LLC, for a zoning change from “FD” Future Development to “CD-5” Character District – 5, or, subject to consent of the owner, another less intense zoning district classification, for approximately 40.74 acres of land, located approximately 750’ northwest of the Rattler Rd. and E. McCarty Ln 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 **Tuesday, July 12, 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, please refer to case number **ZC-22-29**.

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-22-29

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
R11834	1501 E MCCARTY LN, SAN MARCOS, TX 78666	1501 E MCCARTY LLC	PO BOX 201	MARTINDALE, TX 78655
R60220	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
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
R134648	MCCARTY LN, SAN MARCOS, TX 78666	HAYS COUNTY OF AUDITORS OFFICE (ROADWAY EASEMENT)	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396
R18927	E MCCARTY LN, SAN MARCOS, TX 78666	JASTER EDMUND HAYS COUNTY PARTNERSHIP % GEORGE JASTER	P O BOX 481	MADISONVILLE, TX 77864-0481
R18928	1601 E MCCARTY LN, SAN MARCOS, TX 78666	JASTER, ALBERT	1601 E MCCARTY LN	SAN MARCOS, TX 78666
R18953	1500-1502 E MCCARTY LN, SAN MARCOS, TX 78666	LCRA TRANSMISSION SRVCS CORP	3700 LAKE AUSTIN BLVD	AUSTIN, TX 78703-3504
R160394	1476 E MCCARTY LN, SAN MARCOS, TX 78666	MCCARTY MF1 LLC Attn: SLK GLOBAL SOLUTIONS AMERICA	2727 LYNDON B JOHNSON FWY STE 806	DALLAS, TX 75234-7334
R18946	MCCARTY LN, SAN MARCOS, TX 78666	PEREZ JULIAN & MARTINA CURA LP	2200 E MCCARTY LN	SAN MARCOS, TX 78666
		ROLAND SAUCEDO	211 EBONY	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
R155785	MCCARTY LN, SAN MARCOS, TX 78666	SMTX MCCARTY LLC Attn: CLINT NOLAN	3710 RAWLINS ST STE 1390	DALLAS, TX 75219
R133491	MCCARTY LN, SAN MARCOS, TX 78666	STATE OF TEXAS TEXAS DEPARTMENT OF TRANSPORTATION ATTN: RIGHT-OF-WAY ADMINISTRATOR	118 EAST RIVERSIDE DR	AUSTIN, TX 78704
		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
R146977	E MCCARTY LN, SAN MARCOS, TX 78666	WUSD PROPERTIES	PO BOX 1300	WIMBERLEY, TX 78676-1300