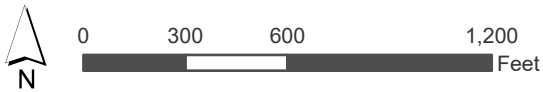




- Subject Property
- Parcel
- City Limit



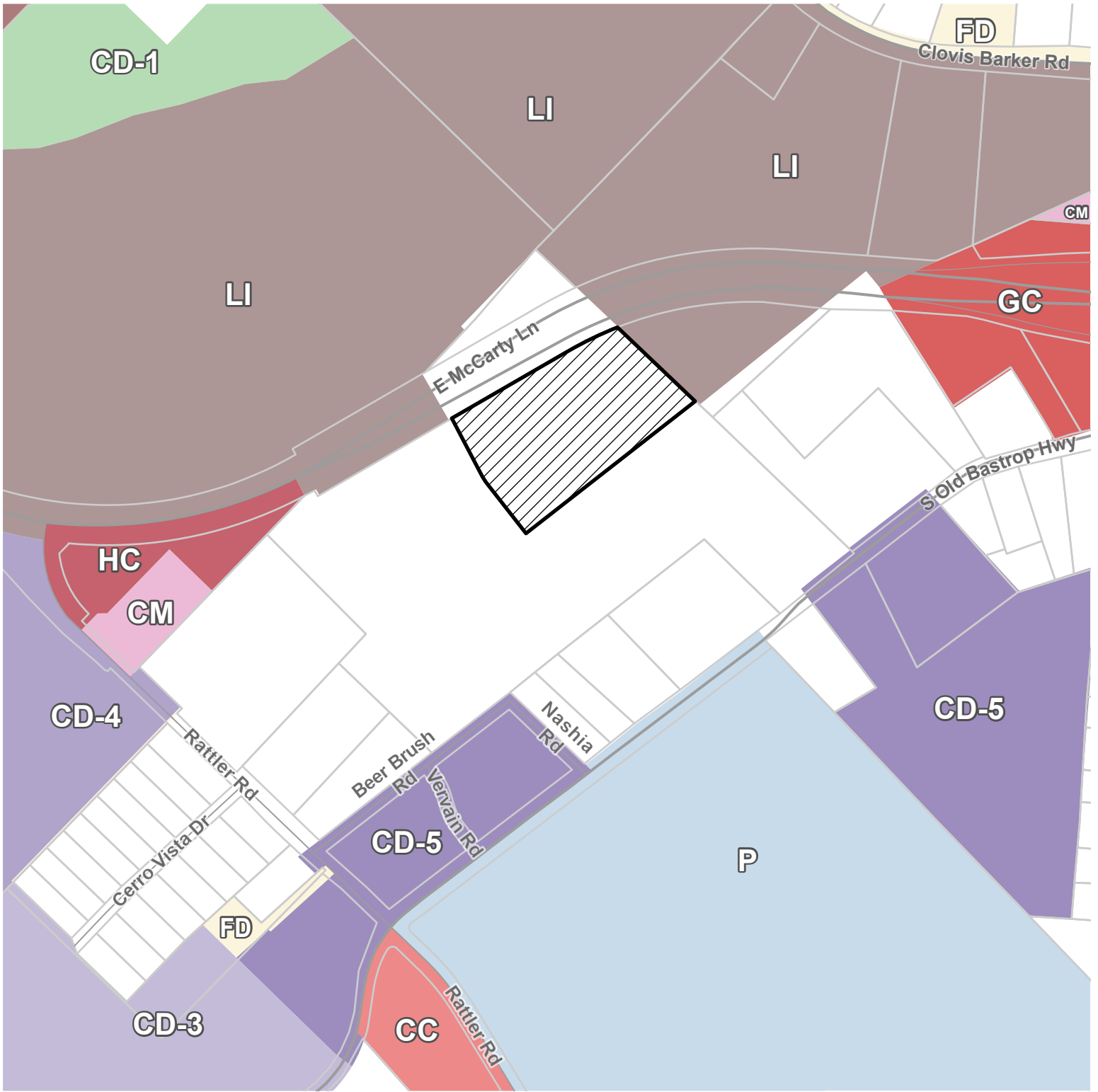
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.














Date: 7/22/2024

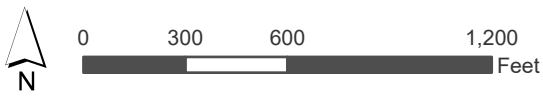
Site Location







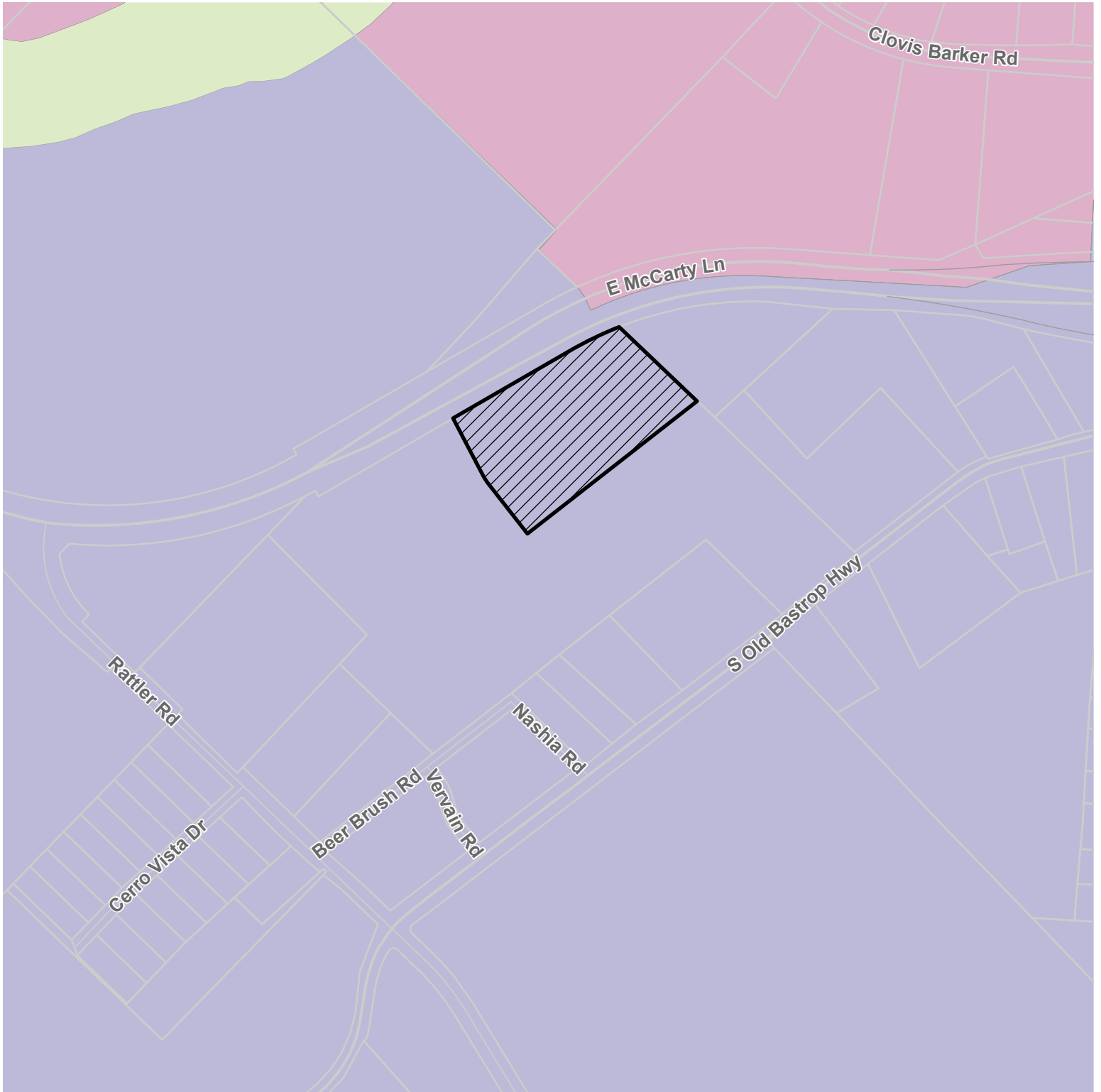
-  Subject Property
-  CC
-  CD-3
-  CD-4
-  CD-5
-  FD
-  GC
-  HC
-  HI
-  LI
-  P
-  CD-1
-  CM








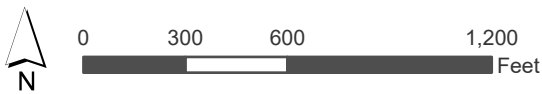
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Date: 7/22/2024





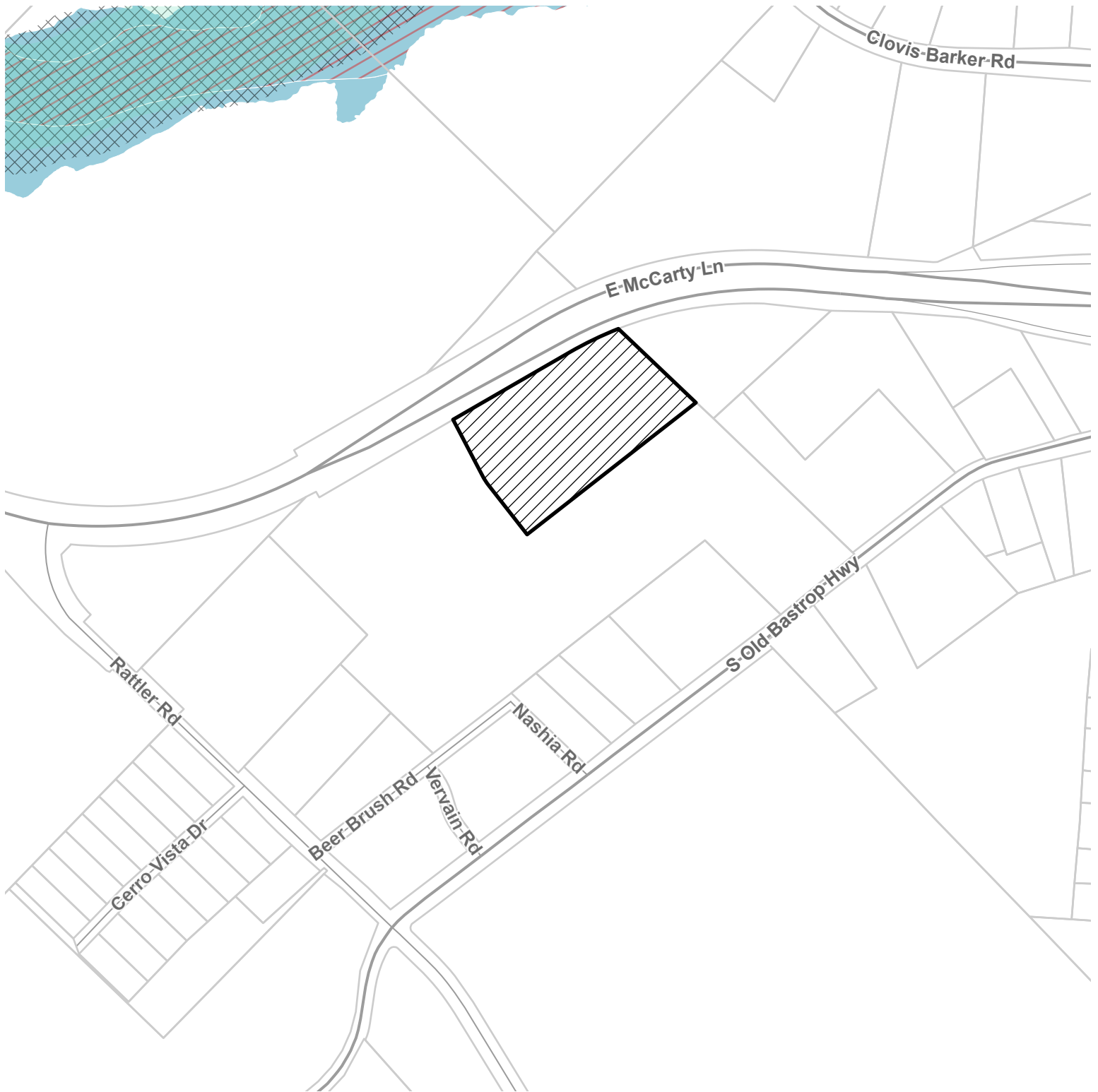
-  Subject Property
-  Parcels
-  Employment Area
-  Medium Intensity
-  Open Space












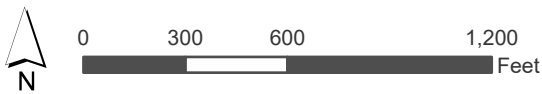
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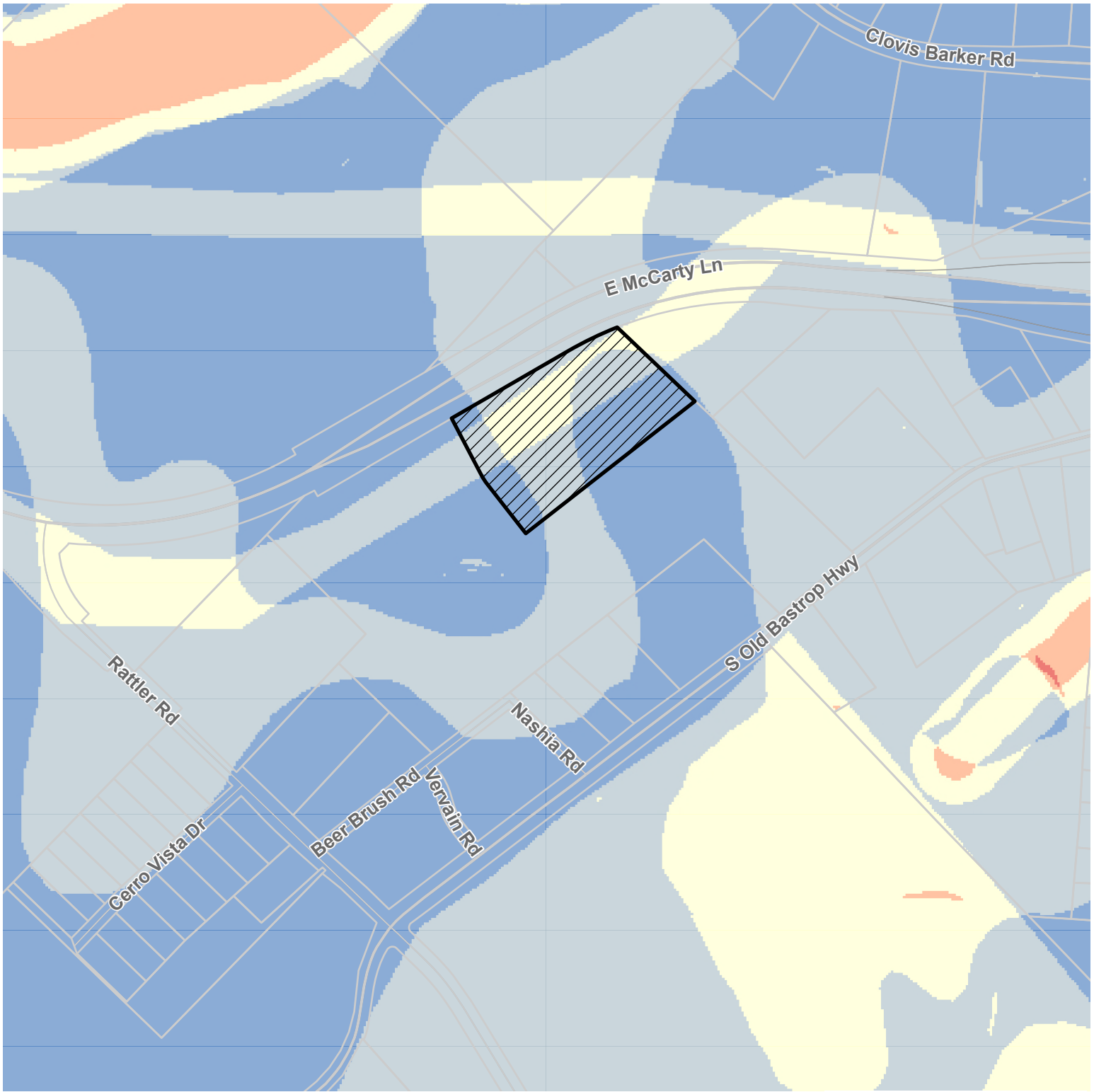
-  Subject Property
-  Parcels
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Floodway
-  100 Year Floodplain
-  Major
-  Minor
-  Frontage










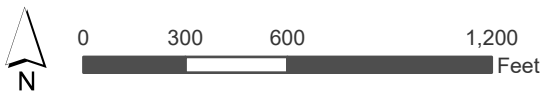
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Date: 7/22/2024





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

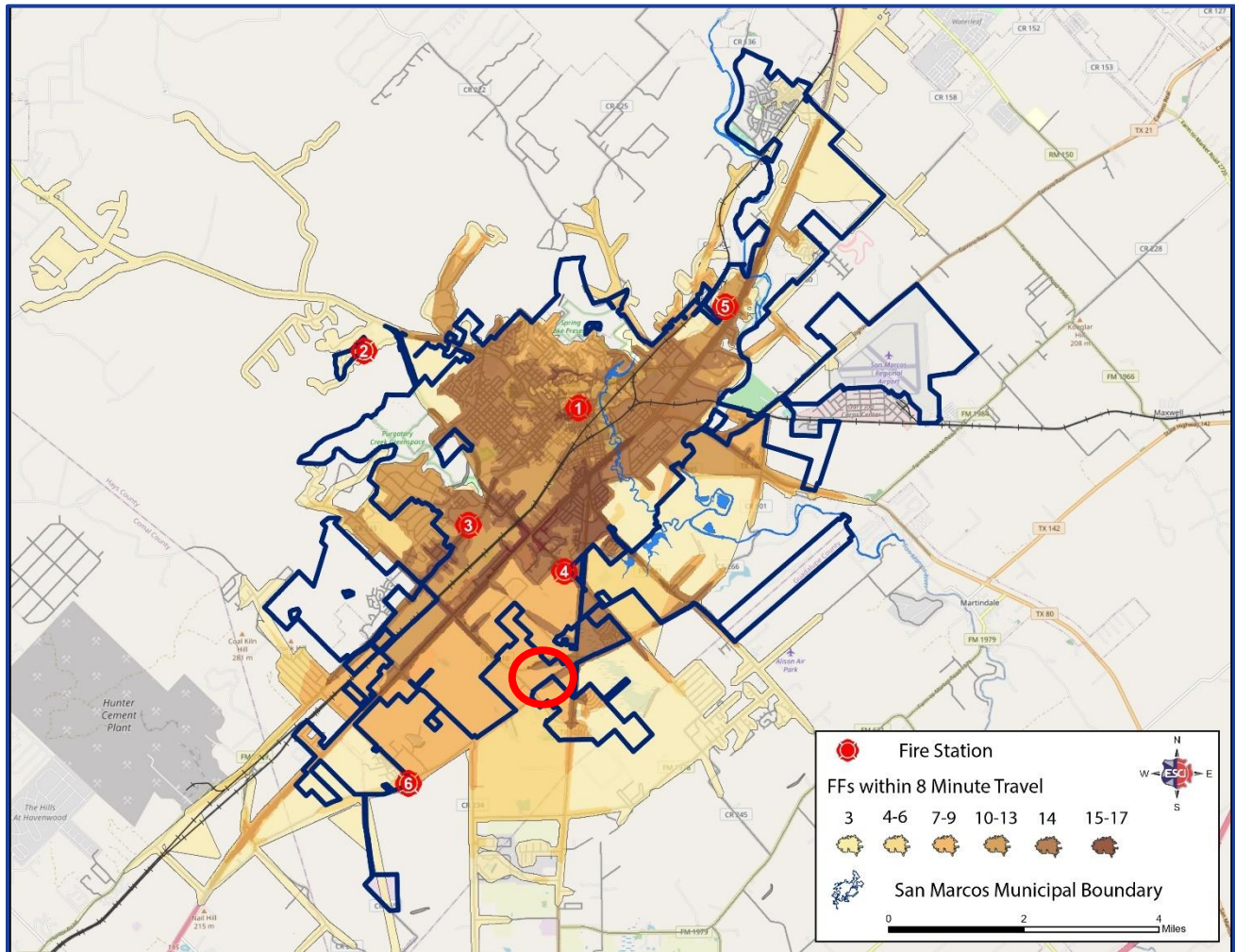



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Date: 7/22/2024

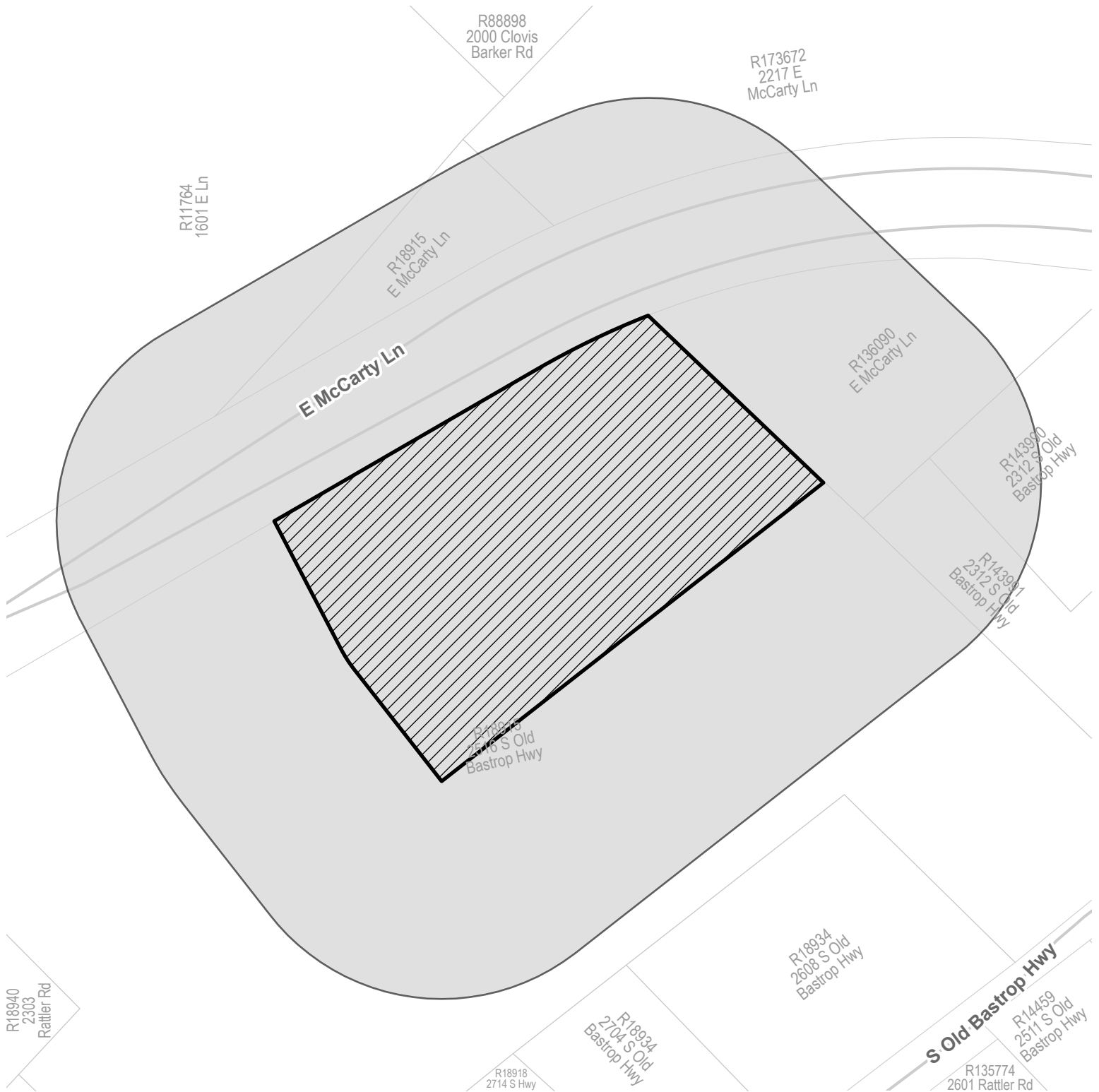





**Figure 112: SMFD 8-Minute Effective Response Force**  
*Six fire stations with Station 2 relocated to Centerpoint, and Station 6 at Old Bastrop west of Posey with minimum staffing of 20 personnel.*



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



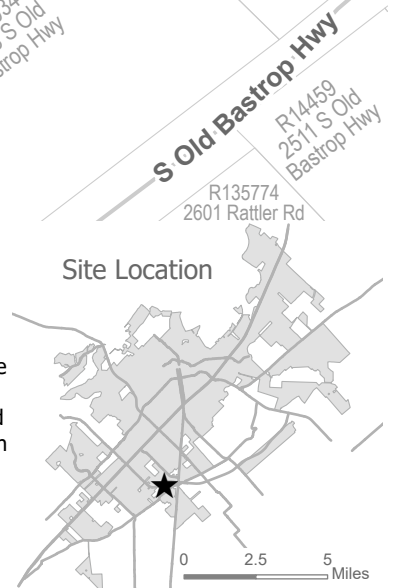


-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 8/7/2024



PLANNING AND DEVELOPMENT SERVICES



08/08/2024

ZC-24-07

**Notice of Public Hearing  
Zoning Change Request  
“FD” Future Development to “CM” Commercial  
2000BLK E McCarty Ln / Old Bastrop & McCarty Mixed Use CM**

ZC-24-07 (2000BLK E McCarty Ln / Old Bastrop & McCarty Mixed Use CM) 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 Commercial (CM), or, subject to consent of the owner, another less intense zoning district classification, for approximately 9.9 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, approximately 2,500 ft. west of the intersection between FM-110 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](mailto: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](http://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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**

[www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup)

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov). When calling, please refer to case number **ZC-24-07**.

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](mailto:ADArequest@sanmarcostx.gov)



| Property ID | Site Address                                 | Owner                                 | Owner Address  | Owner City /Zip/State       |
|-------------|--|---------------------------------------|--|-----------------------------|
| 136089      | MCCARTY LN, SAN MARCOS, TX 78666             | CARR REED & PATRICIA REVOCABLE TRUST  | Attn: REED & PATRICIA M CARR TRUSTEES, 2516 S OLD BASTROP HWY ,                          | SAN MARCOS, TX 78666-8995   |
| 135881      | FM 110, SAN MARCOS, TX 78666                 | STATE OF TEXAS                        | TEXAS DEPARTMENT OF TRANSPORTATION, ATTN: RIGHT-OF-WAY ADMINISTRATOR, 118 E RIVERSIDE DR | AUSTIN, TX 78704-1202       |
| 18927       | E MCCARTY LN, SAN MARCOS, TX 78666           | JASTER EDMUND HAYS COUNTY PARTNERSHIP | GEORGE JASTER  | MADISONVILLE, TX 77864-0481 |
| 136090      | MCCARTY LN, SAN MARCOS, TX 78666             | WISE JAMES K REAL ESTATE INC          | JAMES K WISE   | SAN MARCOS, TX 78666        |
| 143991      | 2412 S OLD BASTROP HWY, SAN MARCOS, TX 78666 | OBTX LLC                              | WILLIAM MCARDLE  | SAN DIEGO, CA 92121         |
|             |  | CONA President Amy Thomaides          | 1131 W. MLK St   | San Marcos TX 78666         |
|             |  | Neighborhood President Michael Adams  | 106 Losoya Dr  | San Marcos TX 78666         |