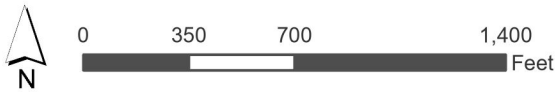




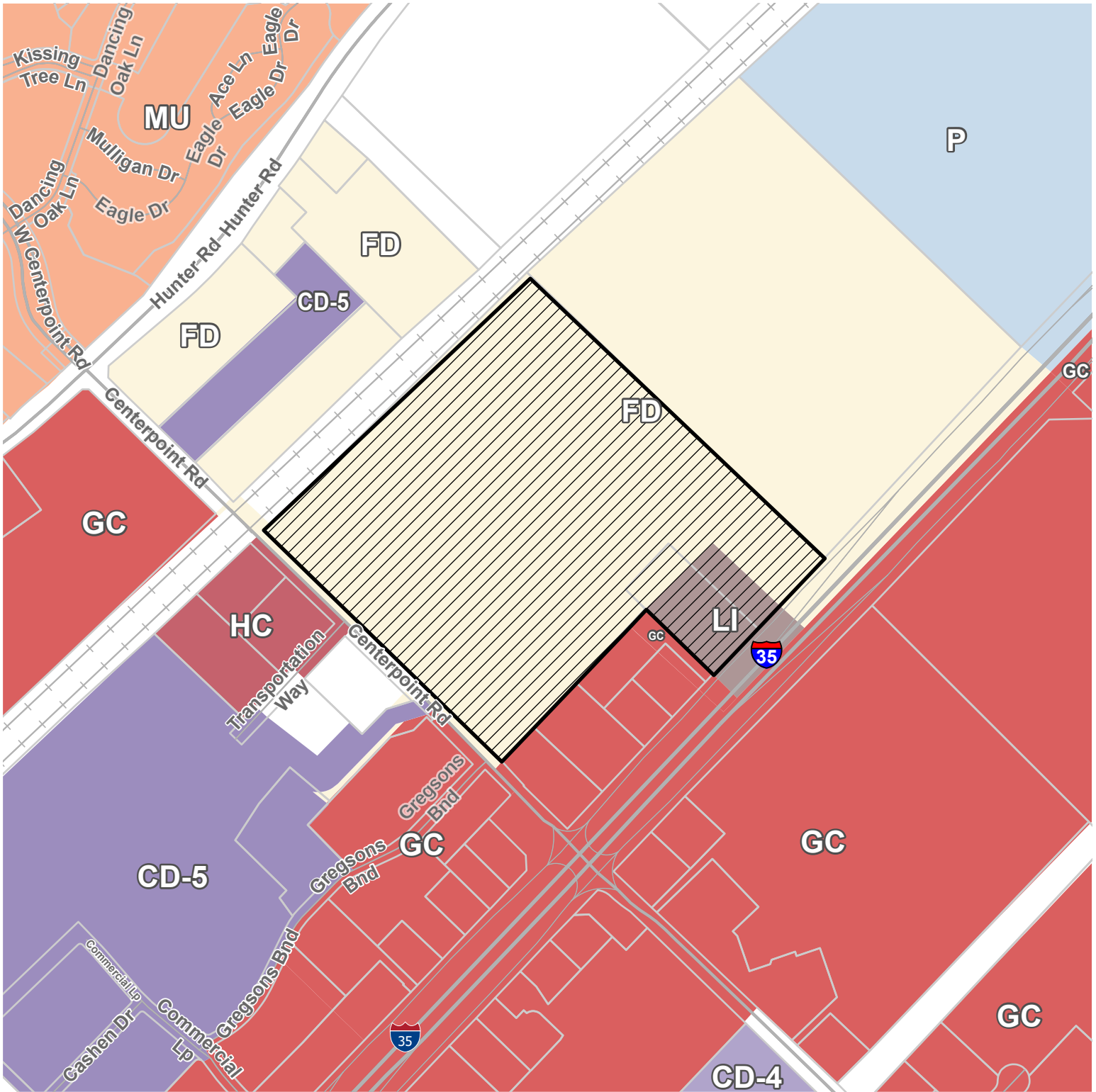
- Subject Property
- Parcel












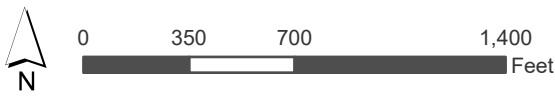
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/23/2023





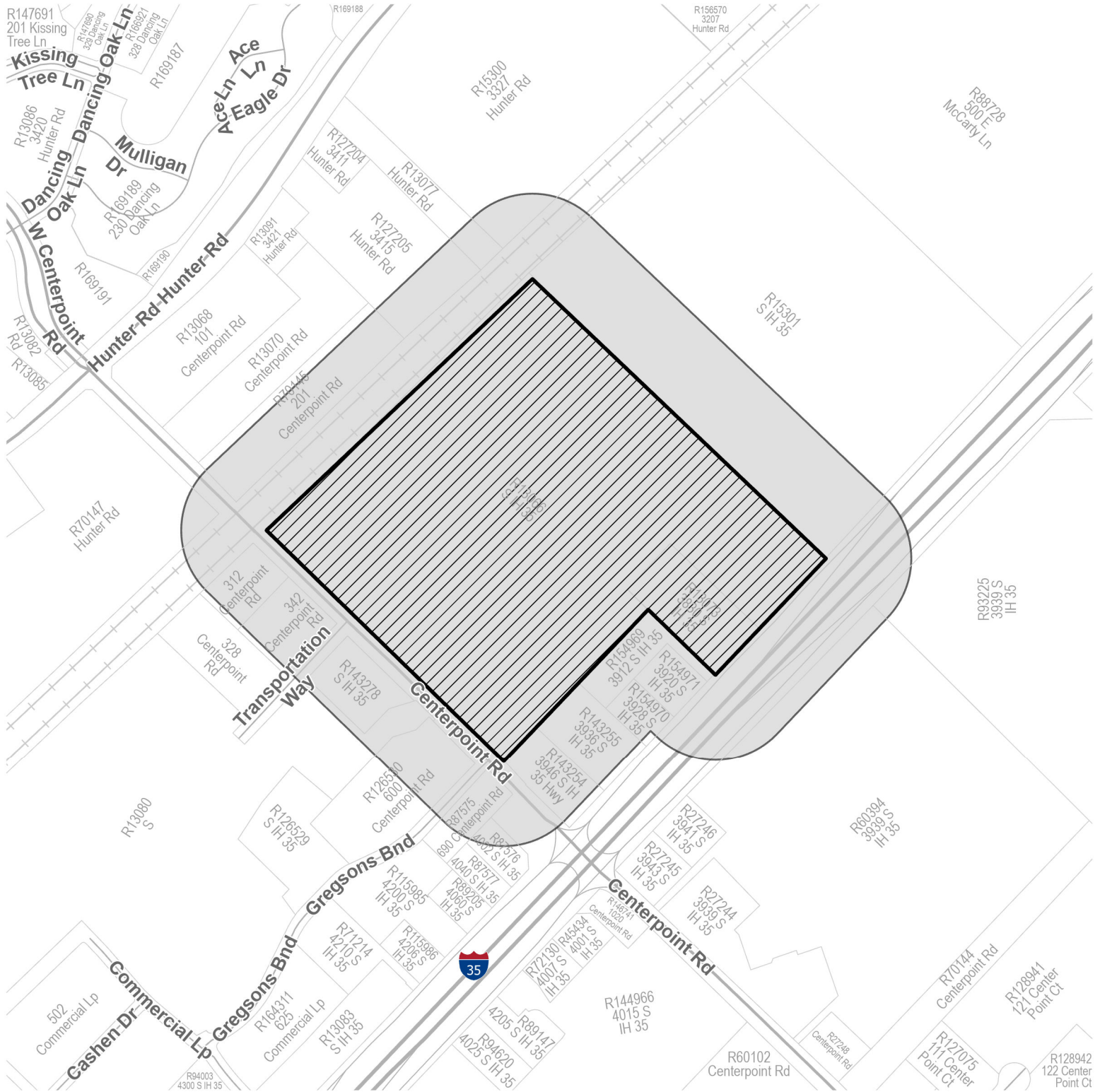
-  Subject Property
-  HC
-  CD-4
-  LI
-  CD-5
-  MU
-  FD
-  P
-  GC






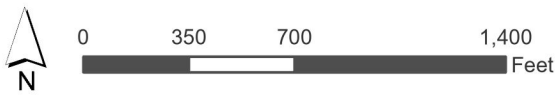
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/28/2023



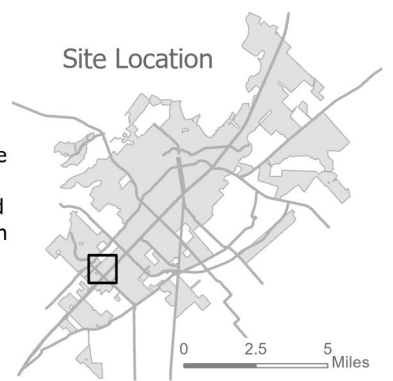


-  Subject Property
-  Parcel
-  400ft Buffer



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Date: 3/23/2023



PLANNING AND DEVELOPMENT SERVICES



03/24/2023

AC-23-03

**Notice of Public Hearing
Building Height Minimum
Alternative Compliance
3830 S IH 35**

AC-23-03 (3830 S IH 35) Hold a public hearing and consider a request by BGE, Inc., on behalf of Warren Reality LD/Sac-N-Pac, for a Alternative Compliance to the minimum building height of two stories in Section 4.4.3.6 of the Land Development Code to allow one-story units, for a proposed development, at approximately 67.119 acres out of the Edward Burluson Survey, Tract Part of 2, 63.119, and Edward Burluson Survey, Acres 4, located at and near 3830 S IH 35 (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. 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 conducted by the Planning and Zoning Commission on **Tuesday, April 11, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. You may watch the public hearing on Grande channel 16 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.

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 by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission, 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 more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or cgarri@sanmarcostx.gov. When calling, please refer to case number **AC-23-03**.

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
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/Zip/State
87575	690 CENTERPOINT RD, SAN MARCOS, TX 78666	# 1 BLESSED ROYALTY INC	690 CENTER POINT RD	SAN MARCOS, TX 78666-6163
143255	3936 S IH 35, SAN MARCOS, TX 78666	7-ELEVEN INC	ATTN: AD VALOREM TAX 7-ELEVEN STORE#40576	DALLAS, TX 75221-0711
15301	S IH 35, SAN MARCOS, TX 78666	BARRANCA INVESTMENTS LTD	3327 HUNTER RD	SAN MARCOS, TX 78666-9349
70145	201 W CENTERPOINT RD, SAN MARCOS, TX 78666	BASLER PLASTICS LLC	12570 STATE ROUTE 143	HIGHLAND, IL 62249-1074
154970	3928 S IH 35, SAN MARCOS, TX 78666	BRAZOS DE SANTOS PARTNERS LTD	430 S SANTA ROSA AVE	SAN ANTONIO, TX 78207-4581
13078	3603 HUNTER RD, SAN MARCOS, TX 78666	CARMA PASO ROBLES LLC	9600 N MOPAC EXPY	AUSTIN, TX 78759
143254	3946 S IH35, STE #101, SAN MARCOS, TX 78666	CB & B REALTY LTD	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
124963	W CENTERPOINT RD, SAN MARCOS, TX 78666	CENTERPOINT COMMONS LLC	ATTN TYLER SIBLEY	SAN MARCOS, TX 78666-5719
127205	3415 HUNTER RD, SAN MARCOS, TX 78666	HUNTER ROAD INVESTMENTS LLC	P O BOX 639	MARTINDALE, TX 78655-0639
126530	600 CENTERPOINT RD, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	HOUSTON, TX 77056-3162
143278	W CENTERPOINT RD, SAN MARCOS, TX 78666	PATEL MAHENDRA	PO BOX 1528	BUDA, TX 78610
93225	3839/3939 S IH 35, SAN MARCOS, TX 78666	PRIME OUTLETS AT SAN MARCOS II LLC	% PRIME RETAIL LP	INDIANAPOLIS, IN 46206-6120
13066	3939 S IH 35, SAN MARCOS, TX 78666	SAC N PAC	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
60394	3939 S IH 35, STE #204A, SAN MARCOS, TX 78666	SAN MARCOS FACTORY STORES LTD	PRIME RETAIL LTD PARTNERSHIP	INDIANAPOLIS, IN 46206-6120
13073	3830 S IH 35, SAN MARCOS, TX 78666	WARREN REALTY LTD	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
127204	3413 HUNTER RD, SAN MARCOS, TX 78666	YELLOW ROCK BUSINESS PARK LLC	3413 HUNTER ROAD	SAN MARCOS, TX 78666
87576	4000 S IH 35, SAN MARCOS, TX 78666	ZAXBY'S	Attn: RYAN DOSS	ATHENS, GA 30606-6177
		NEIGHBORHOOD COMMISSION REP Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Joe Cantu	725 Willioiw Ridge Dr	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666