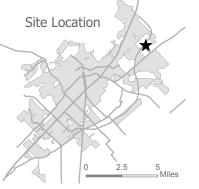
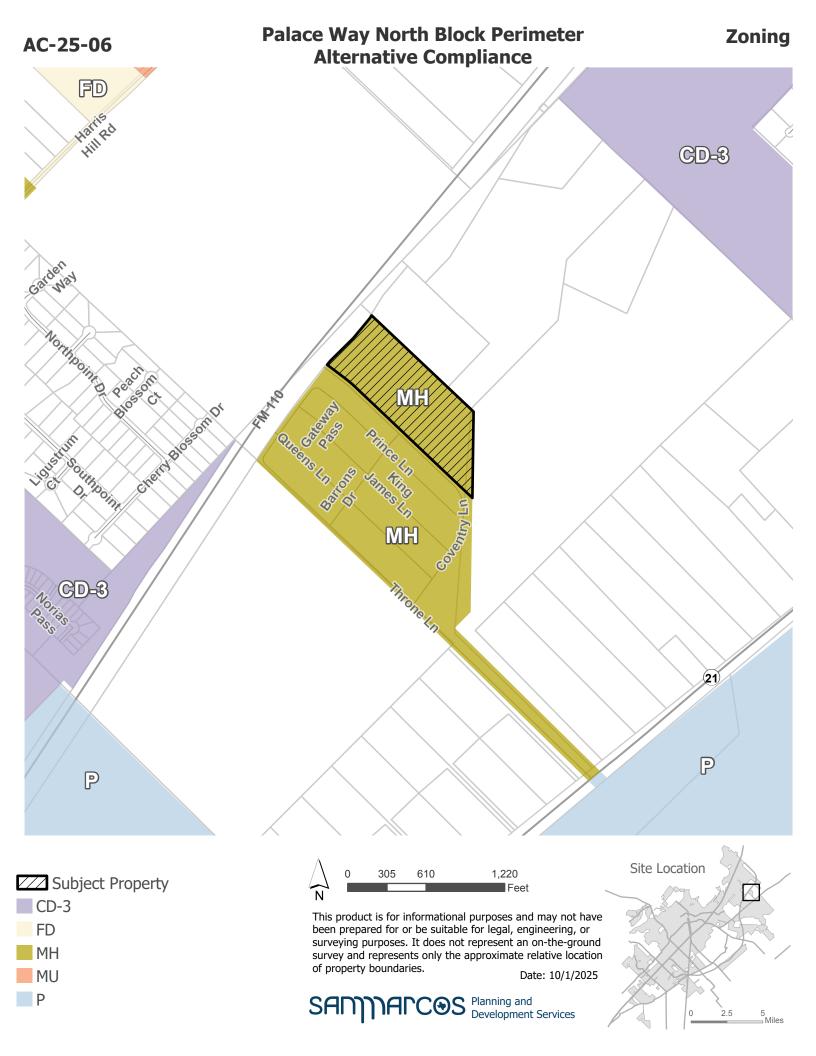


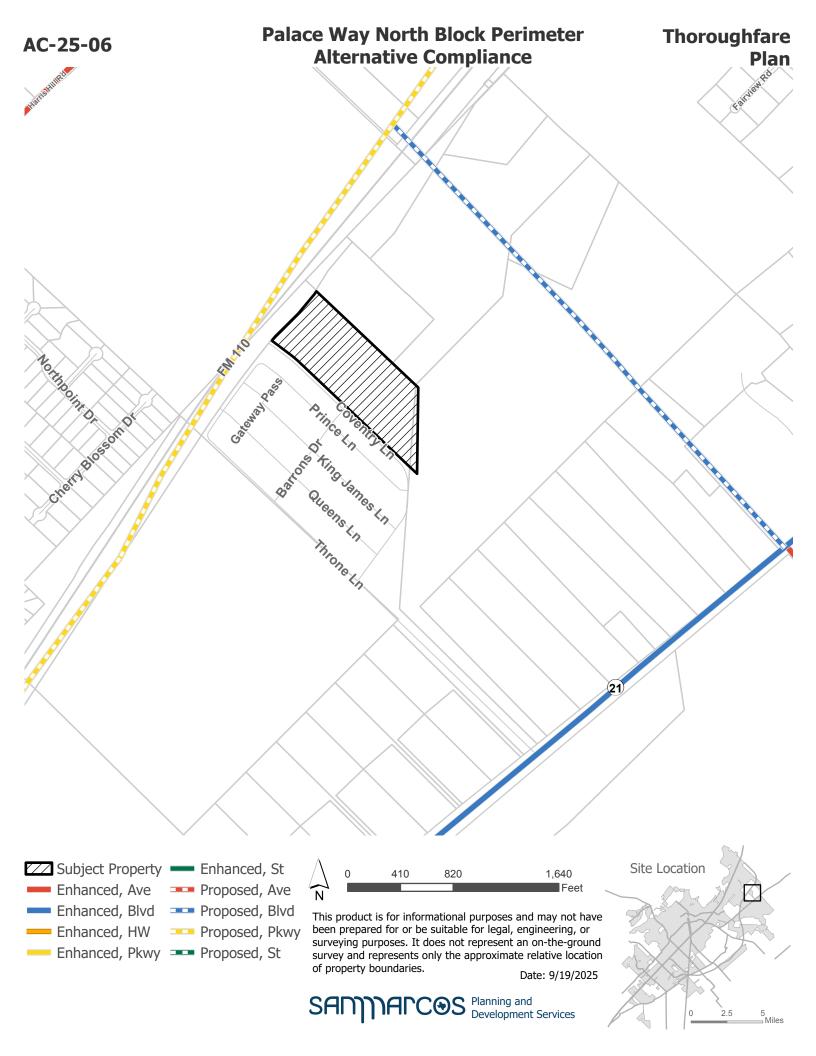
of property boundaries. Date: 9/30/2025

500

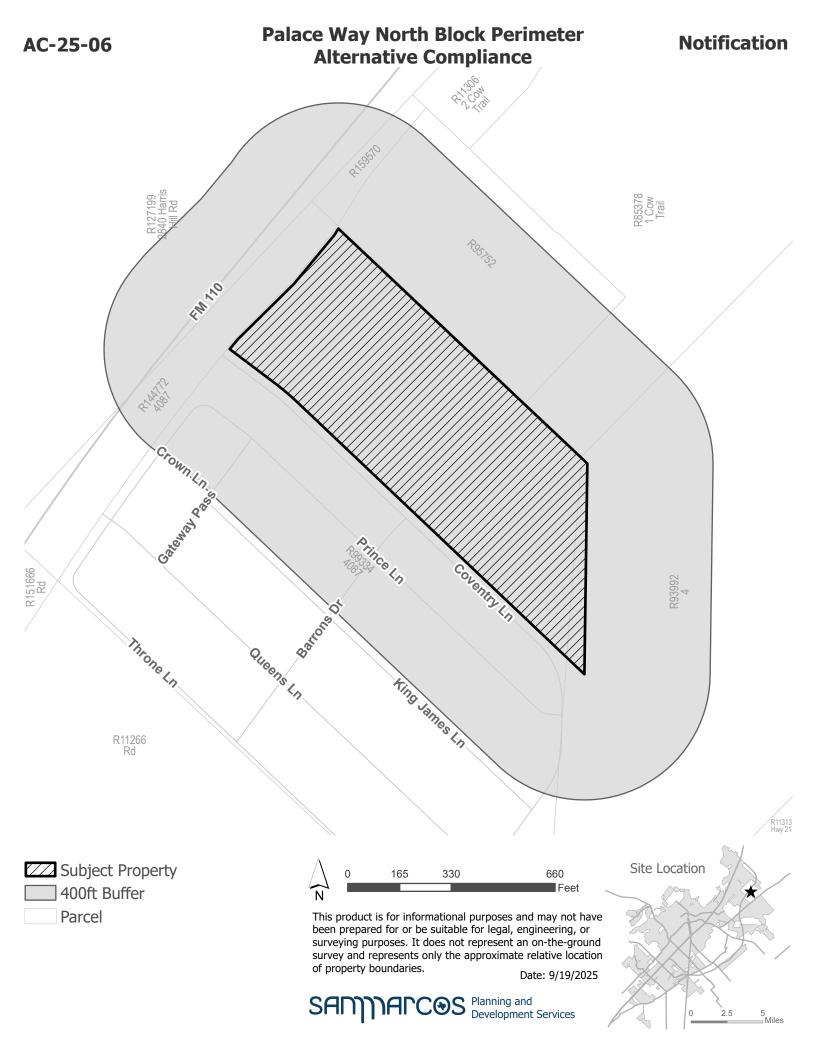












PLANNING AND DEVELOPMENT SERVICES

10/6/2025 AC-25-06

Notice of Public Hearing Alternative Compliance Block Perimeter FM 110 / Palace Way North

AC-25-06 (Palace Way North Block Perimeter) Hold a public hearing and consider a request by David Joyner, on behalf of Palace Way Partners, for an Alternative Compliance to the requirements in Section 3.6.2.1. (Block Perimeter) of the Land Development Code to allow the use of a private street in lieu of dedicated Right-of-Way to meet the block perimeter requirements within an MH (Manufactured Home) zoned development, generally located on the southeastern side of FM-110, approximately 4,600 ft south of the intersection between Yarrington Rd and FM-110 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 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 held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on Tuesday, October 28, 2025 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.

Public Hearings will be a hybrid of in person and virtual meetings. <u>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.</u> If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. <u>All written comments and requests to participate must be received before 12 PM on the day of the meeting.</u>

For Planning & Zoning Commission
Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For City Council

www.sanmarcostx.gov/citizencommentsignup

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 **AC-25-06**.

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

Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
			HENNINGTON DAVID B & WANDA J TRUSTEES, PO	
93992	4 COW TRAIL, SAN MARCOS, TX 78666	HENNINGTON D B & W J LIVING TRUST	BOX 693	SAN MARCOS, TX 78667-0693
95752	3 COW TRL, SAN MARCOS, TX 78666	VCD CENTURION GATHERING PARTNERSHIP LTD	P.O. BOX 607	WIMBERLEY, TX 78676-0607
85379	1 COW TRL, SAN MARCOS, TX	NEW DIRECTION IRA INC	ROMANO EDWARD F IRA, P O BOX 607	WIMBERLEY, TX 78676
11304	4087 SH 21, SAN MARCOS, TX 78666	PALACE WAY PARTNERS LLC	PO BOX 818	WAXAHACHIE, TX 75168-0818
169423	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST, STE 101	SAN MARCOS, TX 78666
144772	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666
159570	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST, STE 202	SAN MARCOS, TX 78666-5534
127199	2840 HARRIS HILL RD, SAN MARCOS, TX 78666	GOSSAMER TRUST II	REX B RIVERS TRUSTEE, 19901 MOON DANCE LN	SPICEWOOD, TX 78669-6804
195091	SH 21, SAN MARCOS, TX 78666	PALACE WAY PARTNERS LLC	PO BOX 818	WAXAHACHIE, TX 75168-0818
208639		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666