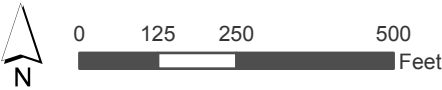




- Subject Property
- Parcel
- ETJ



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: 9/30/2025





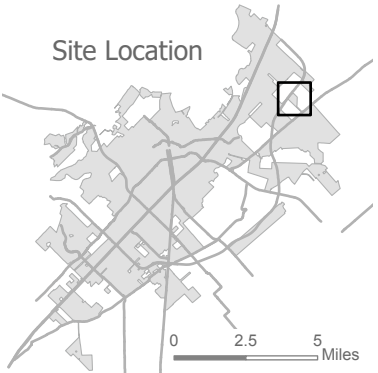


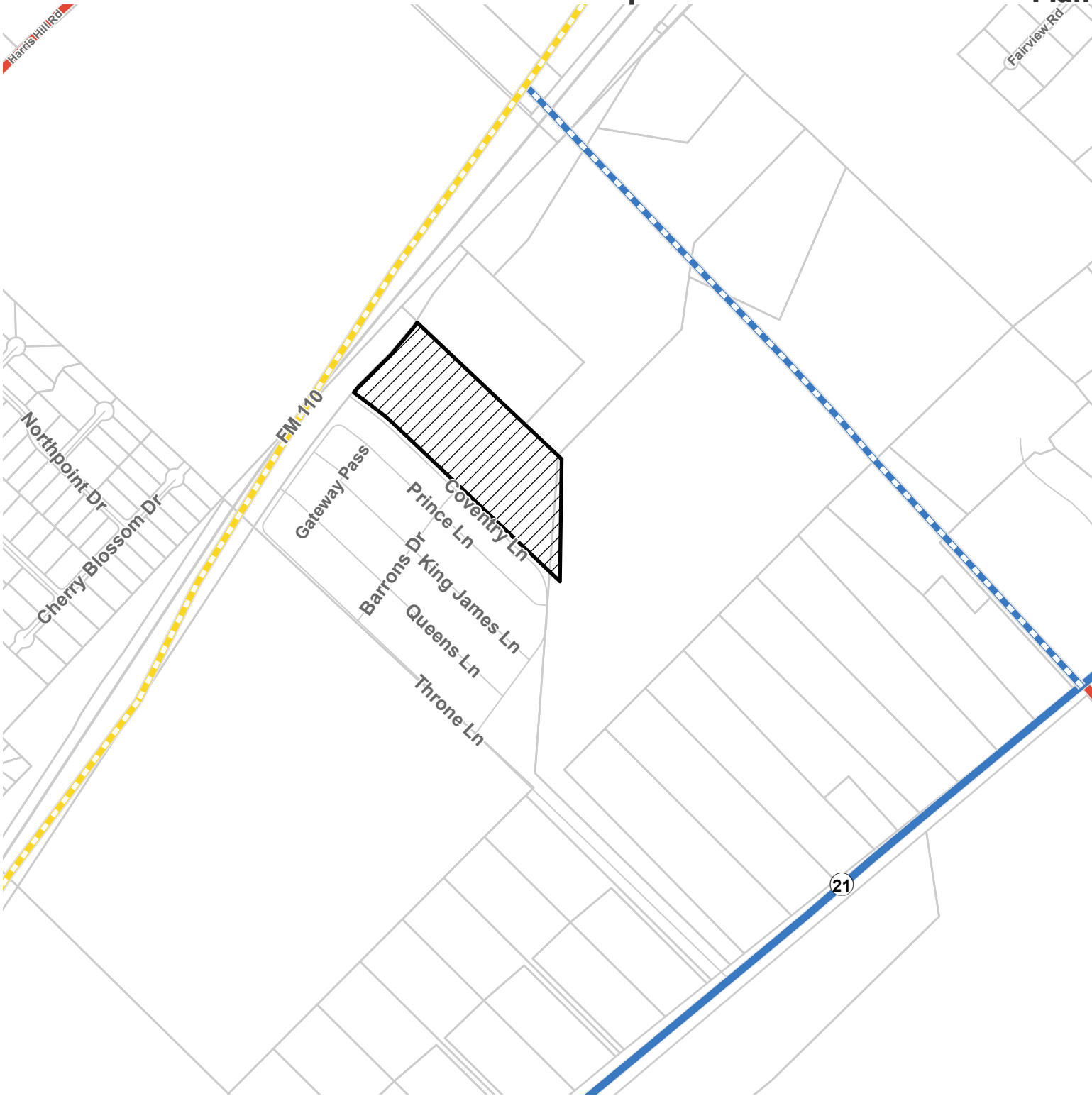
- Subject Property
- CD-3
- FD
- MH
- MU
- P



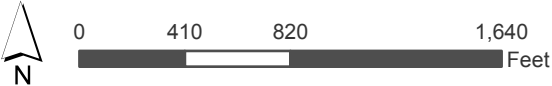
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/1/2025



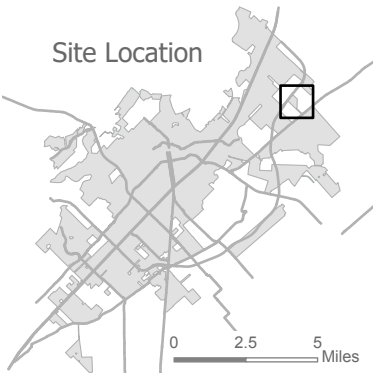


- |  |                  |  |                |
|--|------------------|--|----------------|
|  | Subject Property |  | Enhanced, St   |
|  | Enhanced, Ave    |  | Proposed, Ave  |
|  | Enhanced, Blvd   |  | Proposed, Blvd |
|  | Enhanced, HW     |  | Proposed, Pkwy |
|  | Enhanced, Pkwy   |  | Proposed,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



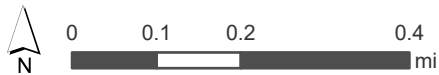
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/19/2025



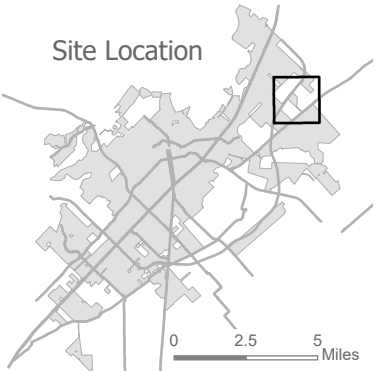


- |  |                  |  |              |
|--|------------------|--|--------------|
|  | Subject Property |  | Proposed, SP |
|  | Enhanced, CT     |  | Highway      |
|  | Enhanced, CT/BB  |  | Major        |
|  | Proposed, CT     |  | Minor        |
|  | Proposed, CT/BB  |  | Parcels      |



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Date: 10/1/2025





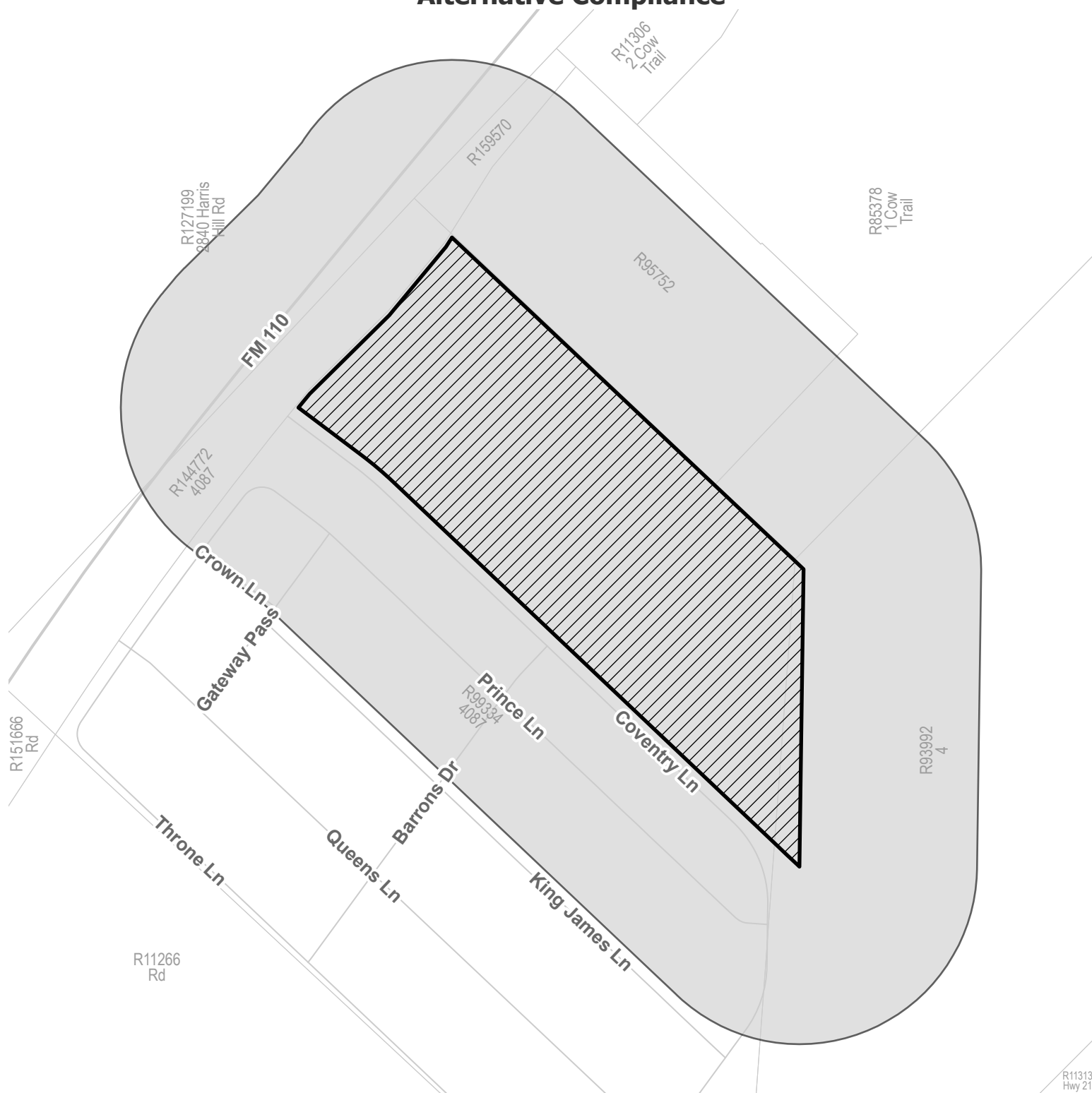
 Subject Property  
 Proposed, Medium: 10-20 years



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: 10/1/2025





 Subject Property  
 400ft Buffer  
 Parcel



A horizontal number line is shown with tick marks at 0, 165, 330, and 660. The word "Feet" is written at the right end of the line. The segment between 165 and 330 is shaded gray.

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Date: 9/19/2025



## Planning and Development Services



**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](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.

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 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](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 **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](mailto:ADArequest@sanmarcostx.gov)*

Enclosure: Map (See Reverse)

| Property ID | Site Address                              | Owner                                   | Owner Address                                     | Owner City /Zip/State     |
|-------------|-------------------------------------------|-----------------------------------------|---------------------------------------------------|---------------------------|
| 93992       | 4 COW TRAIL, SAN MARCOS, TX 78666         | HENNINGTON D B & W J LIVING TRUST       | HENNINGTON DAVID B & WANDA J TRUSTEES, PO 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      |