



- Subject Property
- Parcel
- City Limit

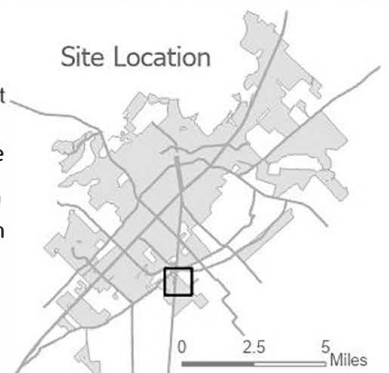


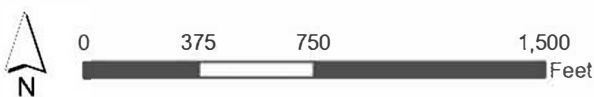
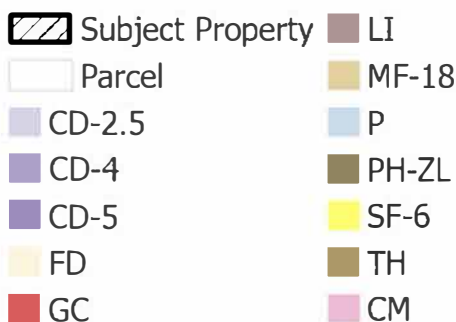
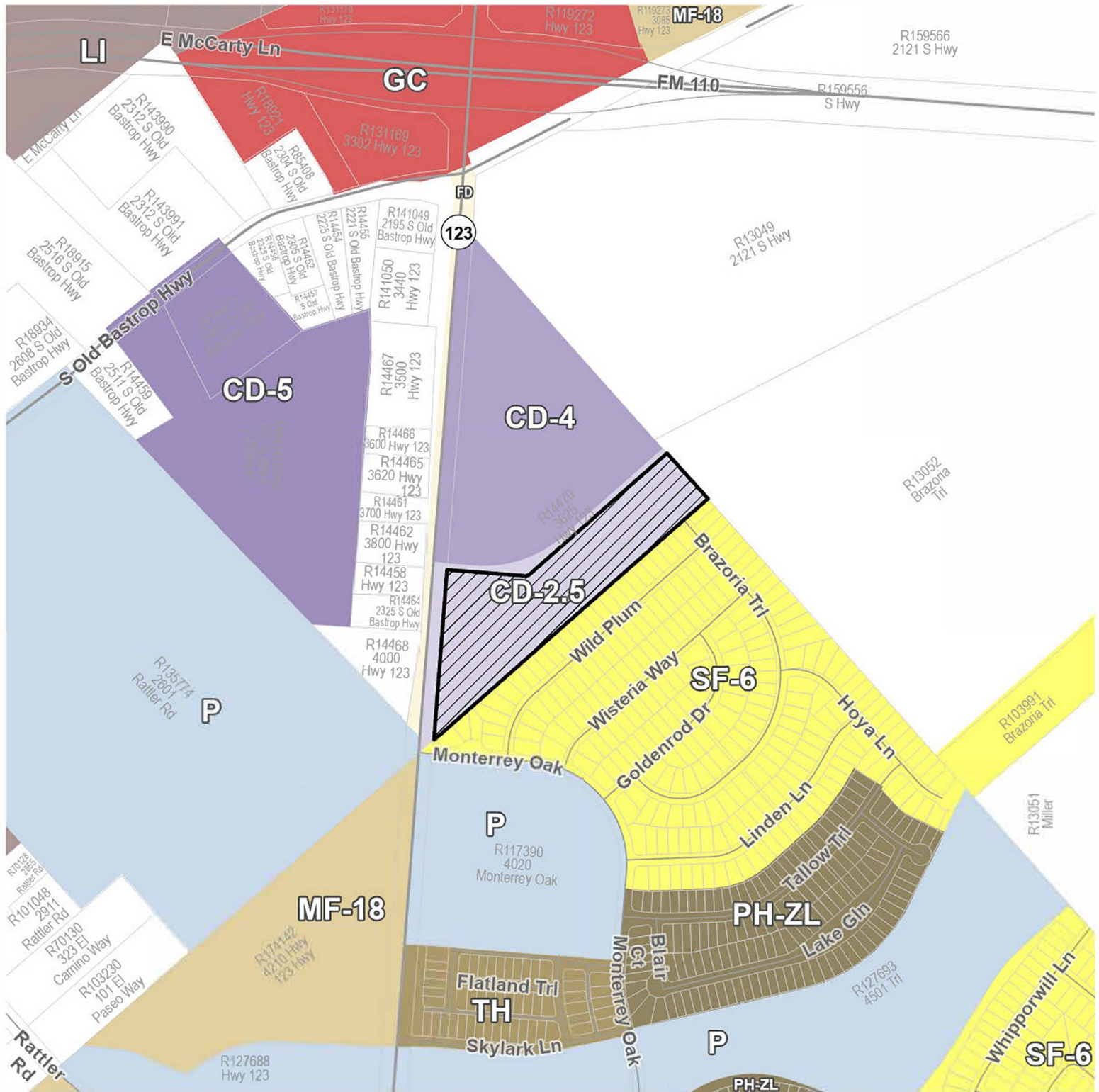
0 375 750 1,500 Feet

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: 9/17/2024

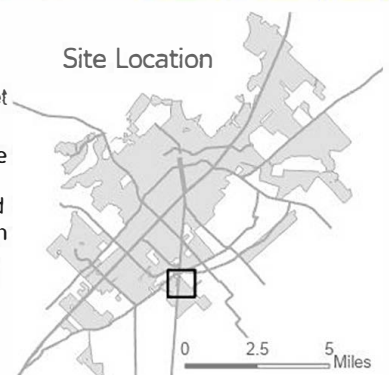
Site Location





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: 9/17/2024



PLANNING AND DEVELOPMENT SERVICES

10/4/2024



AC-24-06

**Notice of Public Hearing
Alternative Compliance Request
Irregular Shaped Lots
Vantage at San Marcos / Hwy 123 & Monterrey Oak**

AC-24-06 (Vantage at San Marcos / Hwy 123 & Monterrey Oak) Hold a public hearing and consider a request by Ryan Taylor, on behalf of Vantage at San Marcos, LLC, for an Alternative Compliance to the Land Development Code, Section 3.6.3.1.B, to authorize Lot 20, Block B, within the subdivision known as Vantage at San Marcos, to exceed the three to one (3:1) lot length to width ratio requirement. The location of this request can be generally described as being on the east side of Hwy 123 and approximately 300' north of the Hwy 123 & Monterrey Oak 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 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 the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, October 22, 2024**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One 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 virtually 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

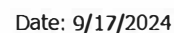
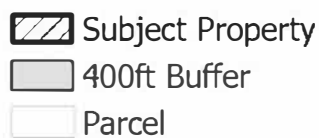
For more information regarding this request, contact the case manager, **Will Rugeley**, at **512.805.2613** or **wrugeley@sanmarcostx.gov**. When calling, please refer to case number **AC-24-06**.

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 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

400ft Buffer Map



Notification List AC-24-06

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
130099	210 WILD PLUM, SAN MARCOS, TX 78666	MCGUIRE AUDREY L & HOLLIER ASLAN T	210 WILD PLUM	SAN MARCOS, TX 78666
130121	229 WISTERIA WAY, SAN MARCOS, TX 78666	HENRY, CHALOR	229 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130160	402 BRAZORIA, SAN MARCOS, TX 78666	CORREIA ANTONIO N & MARGARIDA	402 BRAZORIA TRL	SAN MARCOS, TX 78666-2848
130120	233 WISTERIA WAY, SAN MARCOS, TX 78666	GODFREY, CHERYL ANN	233 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130108	306 WILD PLUM, SAN MARCOS, TX 78666	RIVERA PATRICIO III	306 WILD PLUM	SAN MARCOS, TX 78666
130124	217 WISTERIA WAY, SAN MARCOS, TX 78666	SCOTT LAURIE L	217 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130114	317 WISTERIA WAY, SAN MARCOS, TX 78666	LAY CHRISTOPHER & LAY CAROLYN	317 WISTERIA WAY	SAN MARCOS, TX 78666
174142	4210 HWY 123, SAN MARCOS, TX 78666	786 COTTONWOOD CREEK LLC	2711 LYNDON B JOHNSON FWY STE 1012	DALLAS, TX 75234-7347
130093	114 WILD PLUM, SAN MARCOS, TX 78666	CERVANTES AILEEN & Attn: WEEKS ERIC	114 WILD PLUM	SAN MARCOS, TX 78666-5267
130097	202 WILD PLUM, SAN MARCOS, TX 78666	SCOBEE RANDOLPH & ROSA K	202 WILD PLUM	SAN MARCOS, TX 78666-5277
130156	418 BRAZORIA TRL, SAN MARCOS, TX 78666	NEUFELDT GRACE ANNETTE & BOBBY GEORGE JR	418 BRAZORIA TRL	SAN MARCOS, TX 78666-2848
130112	322 WILD PLUM, SAN MARCOS, TX 78666	DAVIS BRUCE & LANA FAMILY TRUST DAVIS BRUCE & DAVIS LANA TRUSTEES	322 WILD PLUM	SAN MARCOS, TX 78666-5281
130096	126 WILD PLUM, SAN MARCOS, TX 78666	COTTEN CHRISTOPHER J	126 WILD PLUM	SAN MARCOS, TX 78666
130077	217 WILD PLUM, SAN MARCOS, TX 78666	PADILLA ELENA E & MICHAEL J	217 WILD PLUM	SAN MARCOS, TX 78666-5277
130113	326 WILD PLUM, SAN MARCOS, TX 78666	HOLEMAN, ROBERT ANTHONY & KIMBERLY	13830 CANE	LIVE OAK, TX 78233
130083	301 WILD PLUM, SAN MARCOS, TX 78666	WARE JOEL JR	301 WILD PLUM	SAN MARCOS, TX 78666
130129	127 WISTERIA WAY, SAN MARCOS, TX 78666	GARCIA MARGARITA	127 WISTERIA WAY	SAN MARCOS, TX 78666
130104	230 WILD PLUM, SAN MARCOS, TX 78666	GARZA, ABEL B & LISA CUEVAS	1715 FM 1984	MAXWELL, TX 78656-4208
130110	314 WILD PLUM, SAN MARCOS, TX 78666	TOWNSEND CRYSTAL	18257 CAMDENHURST DR	GAINESVILLE, VA 20155-6253
130075	209 WILD PLUM, SAN MARCOS, TX 78666	PALACIOS JACQUELINE ARLENE & CRUZ REUBEN PADILLA J	209 WILD PLUM	SAN MARCOS, TX 78666-5277
130067	115 WILD PLUM, SAN MARCOS, TX 78666	HERNANDEZ GILBERT & DUENES CRYSTAL	115 WILD PLUM	SAN MARCOS, TX 78666
130063	4013 MONTERREY OAK, SAN MARCOS, TX 78666	WILLIAMS JAMES & HEATHER SCOBIE	341 BROCKSTON DR	BUDA, TX 78610-3491
130089	325 WILD PLUM, SAN MARCOS, TX 78666	KBAY GROUP LLC	PO BOX 4936	KANEHE, HI 96744
130132	115 WISTERIA WAY, SAN MARCOS, TX 78666	ESTRADA JOSE ANTONIO SANTOS & SUASTE EMELIA MIGUEL	115 WISTERIA WAY	SAN MARCOS, TX 78666-5235
130119	237 WISTERIA WAY, SAN MARCOS, TX 78666	ADAMS ERIK JAMAUL & HEATHER NICHOLE	237 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130088	321 WILD PLUM, SAN MARCOS, TX 78666	RENDON PEDRO JR & VIRGINIA MARIE	321 WILD PLUM	SAN MARCOS, TX 78666-5281
14470	SH 123, SAN MARCOS, TX 78666	VANTAGE AT SAN MARCOS LLC	7334 BLANCO RD STE 200	SAN ANTONIO, TX 78216-4933
130079	225 WILD PLUM, SAN MARCOS, TX 78666	PEREZ JOSHUA	225 WILD PLUM	SAN MARCOS, TX 78666-5277
130064	103 WILD PLUM, SAN MARCOS, TX 78666	SCHUMANN, STEPHANIE	103 WILD PLUM	SAN MARCOS, TX 78666-5267
130128	201 WISTERIA WAY, SAN MARCOS, TX 78666	DB MISC RE LP	223 HULL RD	SUGAR LAND, TX 77498-5007
130159	406 BRAZORIA, SAN MARCOS, TX 78666	SMITH KAREN H	406 BRAZORIA TRL	SAN MARCOS, TX 78666-2848
14461	3700 SH 123, SAN MARCOS, TX 78666	EQUITY TRADING HOLDING COMPANY	PO BOX 2120	SAN MARCOS, TX 78667
130072	135 WILD PLUM, SAN MARCOS, TX 78666	RAYOS LARRY & HELEN M	135 WILD PLUM	SAN MARCOS, TX 78666
130103	226 WILD PLUM, SAN MARCOS, TX 78666	SANCHEZ JOSE LUIS JR & ANNA MICHELLE	226 WILD PLUM	SAN MARCOS, TX 78666-5277
130066	111 WILD PLUM, SAN MARCOS, TX 78666	MARMOLEJO VINCENT H & KIMBERLY N	111 WILD PLUM	SAN MARCOS, TX 78666-5267
130155	422 BRAZORIA TRL, SAN MARCOS, TX 78666	CAMP JACK M & HELEN C LINEBARGER CAMP REVOCABLE	422 BRAZORIA TRL	SAN MARCOS, TX 78666-2848
130098	206 WILD PLUM, SAN MARCOS, TX 78666	STAFFORD-PARRA DENYSE C & PARRA RODNEY G	206 WILD PLUM	SAN MARCOS, TX 78666-5277
130107	302 WILD PLUM, SAN MARCOS, TX 78666	MILLER LESLIE R & FRANK	302 WILD PLUM	SAN MARCOS, TX 78666-5281
130125	213 WISTERIA WAY, SAN MARCOS, TX 78666	FREEMAN KATHERINE	213 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130117	305 WISTERIA WAY, SAN MARCOS, TX 78666	NANCE DUSTIN J	305 WISTERIA WAY	SAN MARCOS, TX 78666
130134	107 WISTERIA WAY, SAN MARCOS, TX 78666	MARTINEZ EMILIO & JAMIE	107 WISTERIA WAY	SAN MARCOS, TX 78666-5283
130087	317 WILD PLUM, SAN MARCOS, TX 78666	JENTSCH PATRICIA SUE	202 TWIN OAK RD	SEGUIN, TX 78155-7426
130122	225 WISTERIA WAY, SAN MARCOS, TX 78666	OVERBY AMANDA Q & RICHARD D	225 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130133	111 WISTERIA WAY, SAN MARCOS, TX 78666	WILSON ANNA & DECOUX RAYMOND JR	111 WISTERIA WAY	SAN MARCOS, TX 78666-5235
130115	313 WISTERIA WAY, SAN MARCOS, TX 78666	LUGO JOSE O & LUGO NELDA J ESTATE	313 WISTERIA WAY	SAN MARCOS, TX 78666
117390	4020 MONTERREY OAK, SAN MARCOS, TX 78666	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087
130086	313 WILD PLUM, SAN MARCOS, TX 78666	RODRIGUEZ MINERVA D & LEON ANTONIO G	313 WILD PLUM	SAN MARCOS, TX 78666-5281
130111	318 WILD PLUM, SAN MARCOS, TX 78666	BARNETT, DEREK ROSS	318 WILD PLUM	SAN MARCOS, TX 78666-5281
130095	122 WILD PLUM, SAN MARCOS, TX 78666	RIVAS ROSLYN R	122 WILD PLUM	SAN MARCOS, TX 78666-5267
130153	506 BRAZORIA, SAN MARCOS, TX 78666	COLEMAN ANGIE W.	506 BRAZORIA TRL	SAN MARCOS, TX 78666-2845
130094	118 WILD PLUM, SAN MARCOS, TX 78666	ADAMS, SHAWN TOMMY	118 WILD PLUM	SAN MARCOS, TX 78666
130081	233 WILD PLUM, SAN MARCOS, TX 78666	Unknown Owner	Unknown Address	Unknown City, Un Unknown Zip
130073	201 WILD PLUM, SAN MARCOS, TX 78666	TRAMMELL ALANA JOY & CLINTON CODY	201 WILD PLUM	SAN MARCOS, TX 78666-5277
130092	110 WILD PLUM, SAN MARCOS, TX 78666	CASAREZ CALL ETHAN & COTTRELL ASHLEY TAYLOR	110 WILD PLUM	SAN MARCOS, TX 78666
130082	237 WILD PLUM, SAN MARCOS, TX 78666	KNIGHT DAMON & MICHELLE D	570 RIVER MOUNTAIN RD	WIMBERLEY, TX 78676-5866
130123	221 WISTERIA WAY, SAN MARCOS, TX 78666	CAVAZOS ROBERT L III & CHAPMAN CHRISTINA J	221 WISTERIA WAY	SAN MARCOS, TX 78666
130158	410 BRAZORIA, SAN MARCOS, TX 78666	WAN MIN	410 BRAZORIA TRL	SAN MARCOS, TX 78666-2848
130071	131 WILD PLUM, SAN MARCOS, TX 78666	GONZALEZ TATIANA M & LUIS GONZALEZ & IMELDA MARICELA VALLADARES	131 WILD PLUM	SAN MARCOS, TX 78666
130154	502 BRAZORIA, SAN MARCOS, TX 78666	SIMMONS, ERICA RAYE	502 BRAZORIA TRL	SAN MARCOS, TX 78666-2845
130130	123 WISTERIA WAY, SAN MARCOS, TX 78666	TAYLOR CHRISTOPHER JON & EMILY ANN	123 WISTERIA WAY	SAN MARCOS, TX 78666-5235
130091	106 WILD PLUM, SAN MARCOS, TX 78666	BRAVERMAN ELLEN & SIDNEY	106 WILD PLUM	SAN MARCOS, TX 78666-5267
130062	4009 MONTERREY OAK, SAN MARCOS, TX 78666	CARBERRY EMMALENE & WINN MATTHEW	4009 MONTERREY OAK	SAN MARCOS, TX 78666
130074	205 WILD PLUM, SAN MARCOS, TX 78666	LAI CHUAN SOON & E CHOON KWEE	205 WILD PLUM	SAN MARCOS, TX 78666
130068	119 WILD PLUM, SAN MARCOS, TX 78666	RIOJAS NICOLE ANN	119 WILD PLUM	SAN MARCOS, TX 78666-5267
130090	102 WILD PLUM, SAN MARCOS, TX 78666	SOLIS, JOE GONSALEZ	102 WILD PLUM	SAN MARCOS, TX 78666-5267
130126	209 WISTERIA WAY, SAN MARCOS, TX 78666	PHELPS KYLIE N & WILLIAM C IV	209 WISTERIA WAY	SAN MARCOS, TX 78666-5282
130105	234 WILD PLUM, SAN MARCOS, TX 78666	GONZALES MICHAEL & SYLVIA T	234 WILD PLUM	SAN MARCOS, TX 78666-5277
14464	4000 S SH 123, SAN MARCOS, TX 78666	FIRST ASSEMBLY OF GOD OF SAN MARCOS INC	P O BOX 1554	SAN MARCOS, TX 78667-1554
130127	205 WISTERIA WAY, SAN MARCOS, TX 78666	TAYLOR SHAUN C & FATTIG HAILEY L	205 WISTERIA WAY	SAN MARCOS, TX 78666
130106	238 WILD PLUM, SAN MARCOS, TX 78666	SCHENK, JUSTIN	238 WILD PLUM	SAN MARCOS, TX 78666-5277
130065	107 WILD PLUM, SAN MARCOS, TX 78666	MARIMBA PROPERTY HOLDING LLC - 107 WILD PLUM SERI	18017 GANTRY DR	PFLUGERVILLE, TX 78660-5197
130076	213 WILD PLUM, SAN MARCOS, TX 78666	MARTINEZ PATRICIA A & GUZMAN JASON J	213 WILD PLUM	SAN MARCOS, TX 78666
130157	414 BRAZORIA, SAN MARCOS, TX 78666	MIKITEN BENJAMIN & LAUREN	414 BRAZORIA TRL	SAN MARCOS, TX 78666-2848
130116	309 WISTERIA WAY, SAN MARCOS, TX 78666	GAVRILOV GERALYN SUE	309 WISTERIA WAY	SAN MARCOS, TX 78666-5284
13052	SH 123, SAN MARCOS, TX 78666	86.47 ACRE PAPE LLC	2123 OLD BASTROP HWY	SAN MARCOS, TX 78666
130131	119 WISTERIA WAY, SAN MARCOS, TX 78666	YOUNG DONNA	119 Wisteria WAY	San Marcos, TX 78666-5235
130102	222 WILD PLUM, SAN MARCOS, TX 78666	HOSEA, KONISI T & ASHLEY N	5778 W ARLINRIDGE DR	HERRIMAN, UT 84096-4743
130135	103 WISTERIA WAY, SAN MARCOS, TX 78666	SMITH SANDRA	103 WISTERIA WAY	SAN MARCOS, TX 78666-5283
130118	301 WISTERIA WAY, SAN MARCOS, TX 78666	WINEK DANA K	301 WISTERIA WAY	SAN MARCOS, TX 78666-5284
130061	4005 MONTERREY OAK, SAN MARCOS, TX 78666	PFEIFFER SHAY KRISTINA	4005 MONTERREY OAK	SAN MARCOS, TX 78666

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
130100	214 WILD PLUM, SAN MARCOS, TX 78666	SULTANA TAHIMA & MOSTOFA GOLAM	214 WILD PLUM	SAN MARCOS, TX 78666-5277
130080	229 WILD PLUM, SAN MARCOS, TX 78666	LEE, ALICE J	229 WILD PLUM	SAN MARCOS, TX 78666-5277
14462	3800 N SH 123, SAN MARCOS, TX 78666	OPEN DOOR BAPTIST CHURCH	3800 N STATE HIGHWAY 123	SAN MARCOS, TX 78666-9406
130109	310 WILD PLUM, SAN MARCOS, TX 78666	AMH 2014-2 BORROWER LLC Attn: PROPERTY TAX DEPT	23975 PARK SORRENTO	CALABASAS, CA 91302-4012
130101	218 WILD PLUM, SAN MARCOS, TX 78666	DISTEFANO DEBRA A	218 WILD PLUM	SAN MARCOS, TX 78666-5277
130078	221 WILD PLUM, SAN MARCOS, TX 78666	JOHNSON, JIMMY RAY	221 WILD PLUM	SAN MARCOS, TX 78666-5277
14465	3620 N SH 123, SAN MARCOS, TX 78666	JEWELL, ARNOLD W Attn: BRIAN JEWELL	3620 HWY 123	SAN MARCOS, TX 78666-2036
130152	510 BRAZORIA TRL, SAN MARCOS, TX 78666	SELVAGE WILLIAM R JR & BARBARA J	510 BRAZORIA TRL	SAN MARCOS, TX 78666-2845
62183	2123 S OLD BASTROP HWY, SAN MARCOS, TX 78666	PAPE BARBARA JEAN	2123 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8987
130070	127 WILD PLUM, SAN MARCOS, TX 78666	ALCALA DON E JR & LORETTA R	127 WILD PLUM	SAN MARCOS, TX 78666-5267
130084	305 WILD PLUM, SAN MARCOS, TX 78666	GLISSON-MUNIER CORY & GEORGE	305 WILD PLUM	SAN MARCOS, TX 78666-5281
130069	123 WILD PLUM, SAN MARCOS, TX 78666	SHERMAN EARL M & MIRELLA C	117 BOUGAINVILLEA ST	LAKE JACKSON, TX 77566-4171
130085	309 WILD PLUM, SAN MARCOS, TX 78666	GOBLE MARIE H	309 WILD PLUM	SAN MARCOS, TX 78666-5281
13049	S OLD BASTROP HWY, SAN MARCOS, TX 78666	PAPE REX LLOYD	2123 OLD BASATROP HWY	SAN MARCOS, TX 78666
		Michael Adams	211 Ebony	SAN MARCOS, TX 78666
		Estela Enriquez	106 Losoya Drive	SAN MARCOS, TX 78666