



-  Subject Property
-  Parcel



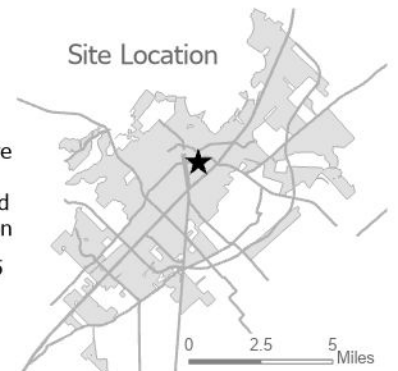
0 85 170 340  
Feet

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.

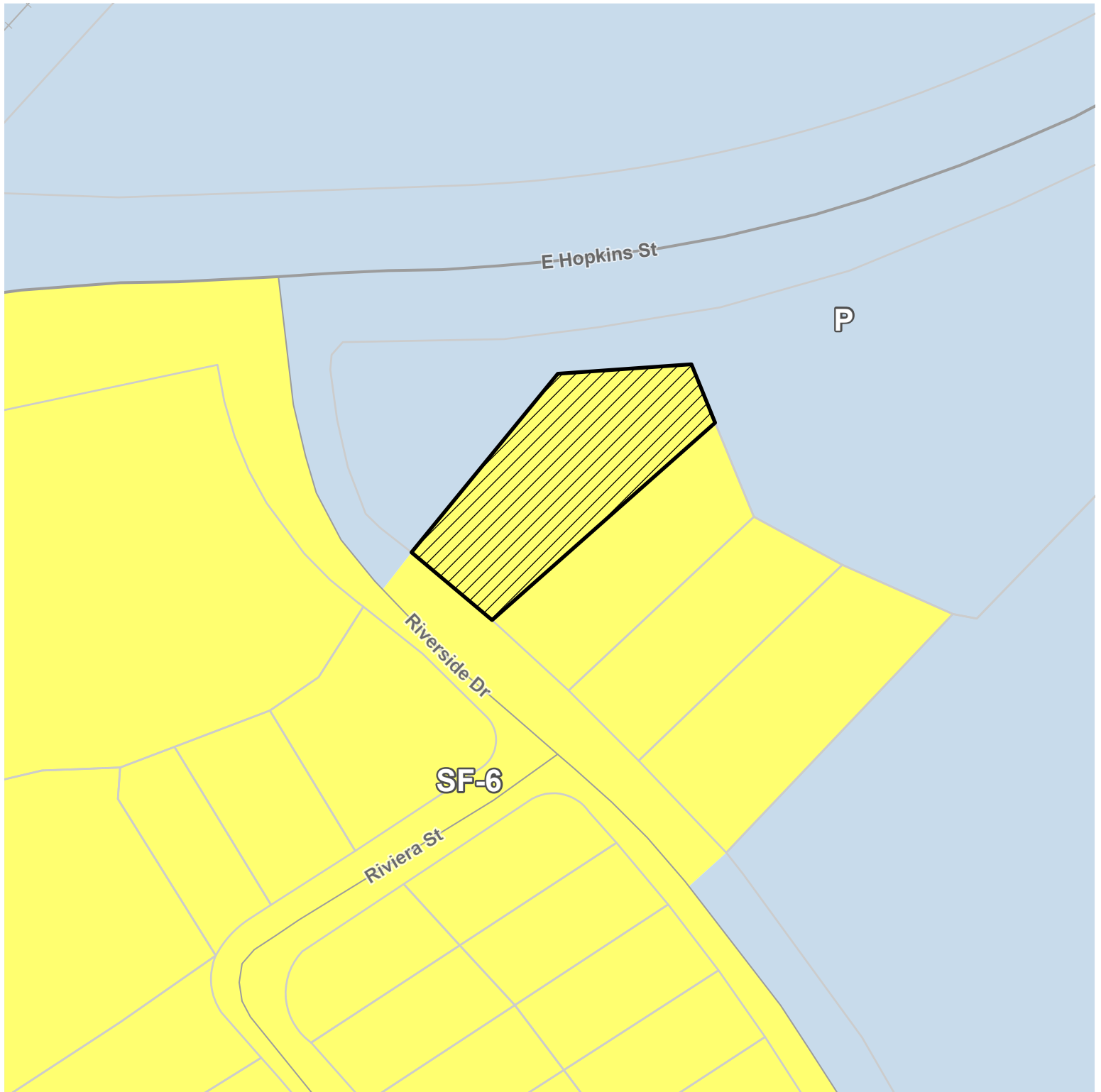
Date: 8/21/2025

**SAN MARCOS** Planning and  
Development Services

Site Location







 Subject Property

 P

 SF-6



0 55 110 220 Feet

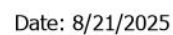
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Date: 8/21/2025

**SAN MARCOS** Planning and Development Services

Site Location





PLANNING AND DEVELOPMENT SERVICES

08/22/2025



AC-25-05

**Notice of Public Hearing  
Alternative Compliance Request  
Irregularly-Shaped Lot  
100 Riverside Drive**

*AC-25-05 (100 Riverside Drive – Irregularly Shaped Lots) Hold a public hearing and consider a request by Matt Lewis, on behalf of Simplecity Design, for an Alternative Compliance to the requirements in Section 3.6.3.1 (Irregularly-Shaped Lots) of the Land Development Code to allow two (2) severely elongated lots within a proposed two (2) lot subdivision, located at 100 Riverside Drive. (K. Buck)*

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, September 9, 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 more information regarding this request, contact the case manager, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **AC-25-05**.

*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)*

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

## Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
40121	PEOPLES FAMILY FARMS LLC	144 SERENE ST	SPRING BRANCH, TX 78070-5297	114 RIVIERA ST, SAN MARCOS, TX 78666
40122	DANIEL JASON G & MARIEL	1750 HUGO RD	SAN MARCOS, TX 78666-1860	112 RIVIERA ST, SAN MARCOS, TX 78666
40105	ARCHER, BRIAN	109 RIVIERA ST	SAN MARCOS, TX 78666-6307	109 RIVIERA ST, SAN MARCOS, TX 78666
40130	GARCIA, JESSE	115 RIVERSIDE DR	SAN MARCOS, TX 78666	115 RIVERSIDE DR, SAN MARCOS, TX 78666
40123	ANDERSON LIVING TRUST	3131 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4956	110 RIVIERA ST, SAN MARCOS, TX 78666
40129	MAZZA, RAFAEL A	111 RIVERSIDE DR	SAN MARCOS, TX 78666-6315	111 RIVERSIDE DR, SAN MARCOS, TX 78666
40124	BALKMAN JULIE &	108 RIVIERA ST	SAN MARCOS, TX 78666-6308	108 RIVIERA ST, SAN MARCOS, TX 78666
40128	CASEY-TAYLOR CHRISTINE MARIANNE	109 RIVERSIDE DR	SAN MARCOS, TX 78666-6315	109 RIVERSIDE DR, SAN MARCOS, TX 78666
40125	JAMISON RICHARD L & BARBARA REVOCABLE TRUST AGREEMENT	203 DIAMOND TRL	GEORGETOWN, TX 78633-1921	106 RIVIERA ST, SAN MARCOS, TX 78666
40127	CRACKES DANIEL TUCKER & SOPHIE PAULINE COLLINS	9211 7TH AVE NW	SEATTLE, WA 98117-2126	107 RIVERSIDE DR, SAN MARCOS, TX 78666
40126	SJBD PROPERTIES LLC	9900 SPECTRUM DR	AUSTIN, TX 78717-4555	105 RIVERSIDE DR, SAN MARCOS, TX 78666
60767	ELLINGSON, MARY LYNN	811 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4911	103 RIVIERA, SAN MARCOS, TX 78666
40102	DUKE ANTHONY & DUKE JAYNA	103 RIVERSIDE DR	SAN MARCOS, TX 78666	103 RIVERSIDE DR, SAN MARCOS, TX 78666
12393	RAMIREZ ROSALINDA & RAMIREZ SUSANA & RAMIREZ LETICIA	106 RIVERSIDE DR	SAN MARCOS, TX 78666-6306	106 RIVERSIDE DR, SAN MARCOS, TX 78666

40140	MAZZA RAFAEL A & RABITOY VIRGINIA M	104 RIVERSIDE DR	SAN MARCOS, TX 78666- 6306	104 RIVERSIDE DR, SAN MARCOS, TX 78666
40139	ORTIZ, CHRISTOPHER	102 RIVERSIDE DR	SAN MARCOS, TX 78666- 6306	102 RIVERSIDE DR, SAN MARCOS, TX 78666
40138	GILL JAMES	713 W 14TH ST	AUSTIN, TX 78701-1707	100 RIVERSIDE DR, SAN MARCOS, TX 78666
41397	ST JOHN'S CATHOLIC CHURCH	624 E HOPKINS ST	SAN MARCOS, TX 78666	624 E HOPKINS ST, SAN MARCOS TX
71123	SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666- 5717	625 E HOPKINS ST, SAN MARCOS, TX 78666
136688	SAN MARCOS MEMORIAL RECREATION PARK	630 E HOPKINS ST	SAN MARCOS, TX 78666	E HOPKINS ST, SAN MARCOS, TX 78666
40104	SIMON, JOHN WARREN	107 RIVIERA ST	SAN MARCOS, TX 78666- 6307	107 RIVIERA ST, SAN MARCOS, TX 78666
40103	GRAY FAYE W 2012 FAMILY TRUST	P O BOX 638	BAYTOWN, TX 77522	105 RIVIERA, SAN MARCOS, TX 78666
88837	ELLINGSON, MARY LYNN	811 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666- 4911	101 RIVIERA ST, SAN MARCOS, TX 78666
40101	SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666- 5717	RIVIERA ST, SAN MARCOS, TX 78666
	Ana Mendoza	1114 Field ST	SAN MARCOS, TX	
	AMY THOMAIDES (CONA PRESIDENT)	1131 W MLK DR	SAN MARCOS, TX	