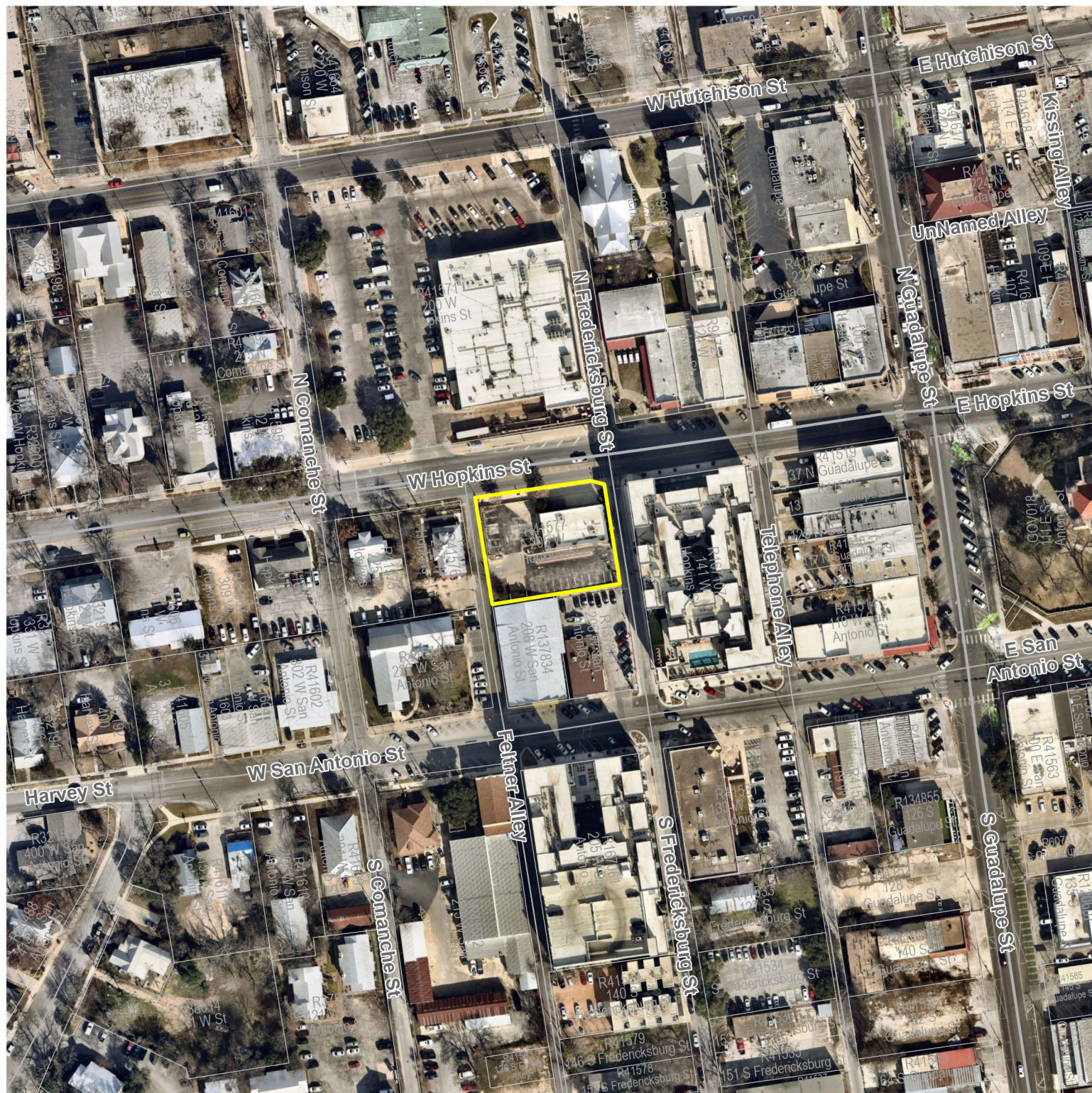
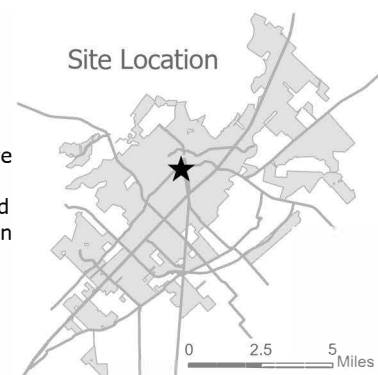
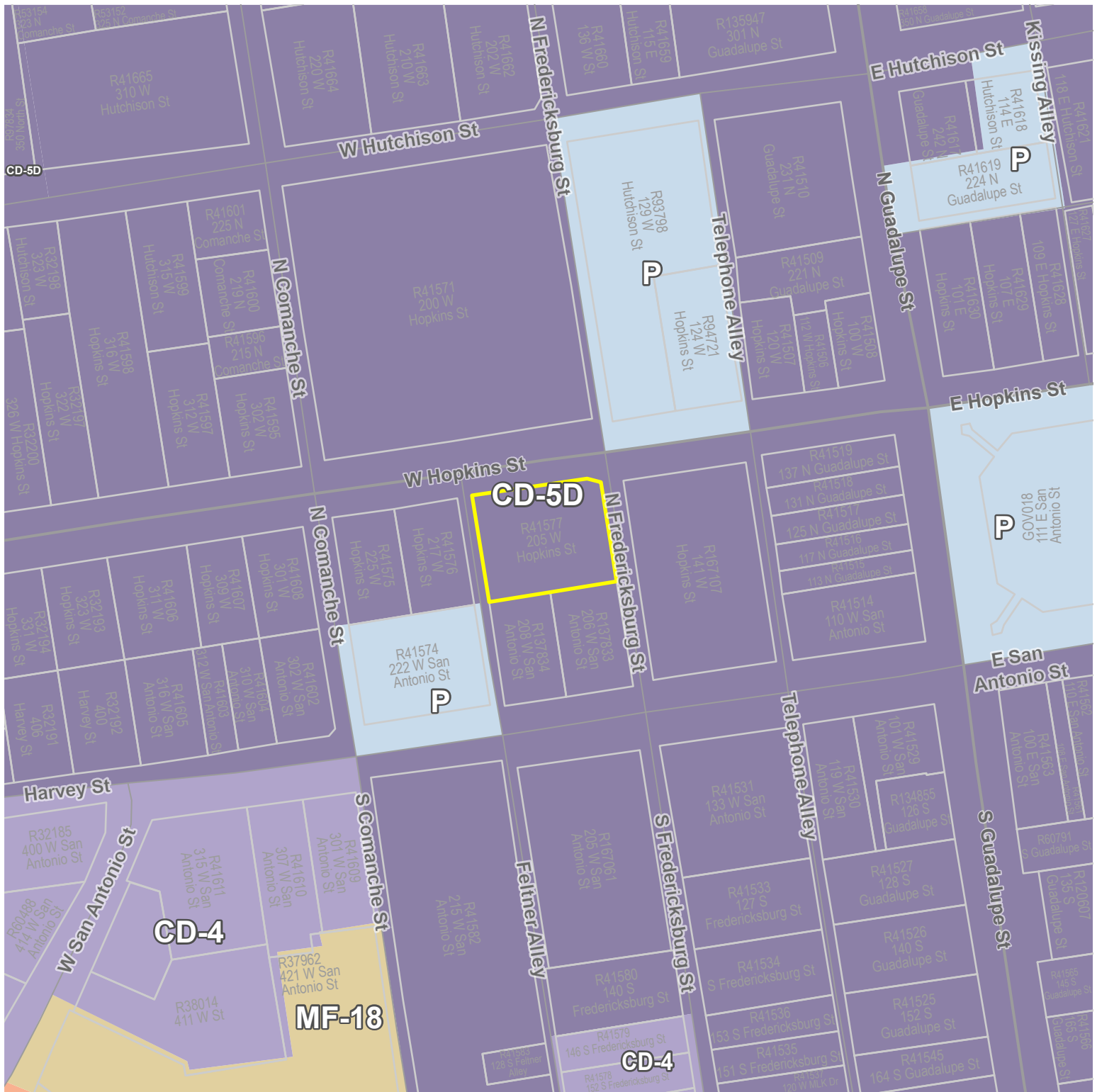


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/6/2023





- Subject Property
- Parcel
- CD-4
- CD-5D
- MF-18
- MU
- P



0 87.5 175 350 Feet

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Date: 3/8/2023

Site Location





-  Subject Property
-  Residential/Transition Edge
-  Downtown Core



0 87.5 175 350
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: 3/15/2023



AC-23-02

Local Joe's Kitchen -
205 W Hopkins St.

400ft Buffer



- Subject Property
- Parcel
- 400ft Buffer



0 87.5 175 350 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: 3/6/2023

SAN MARCOS Planning and Development Services

Site Location



PLANNING AND DEVELOPMENT SERVICES

03/28/2023



AC-23-02

**Notice of Public Hearing
Alternative Compliance Request
Single-Story Building
205 W. Hopkins St.**

AC-23-02 (Local Joe's Kitchen) Hold a public hearing and consider a request by Joseph Perricone, on behalf of Local Joe's Kitchen, for an Alternative Compliance to allow a single-story building in the Character 5-Downtown (CD-5D) Character District instead of a two-story building which is required by the San Marcos Development Code, located at 205 W. Hopkins Street. (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, March 28, 2023** 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 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 City Council
citizencomment@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-23-02**.

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)

Notification List

Property ID	Owner Name	Owner Address	Owner City/State/Zip	Site Address
41597	312 VENTURES LLC	312 W HOPKINS ST	SAN MARCOS, TX 78666-4404	312 W HOPKINS ST, SAN MARCOS, TX 78666
41602	ALLEN FAMILY TRUST	3620 GOODLAND DR	STUDIO CITY, CA 91604-2321	302 SAN ANTONIO ST, SAN MARCOS, TX 78666
41575	BENCHMARK INSURANCE GROUP INC	P O BOX 1687	SAN MARCOS, TX 78667-1687	225 W HOPKINS ST, SAN MARCOS, TX 78666
41603	C.S. MEEKS LLC	310 W SAN ANTONIO ST	SAN MARCOS, TX 78666	312 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41517	CARBAJAL GUADALUPE R & DIANA L	714 WILLOW CREEK CIR	SAN MARCOS, TX 78666-5058	125 N GUADALUPE ST, SAN MARCOS, TX 78666
41577	CAV TRAMWAY LLC & MAV TRAMWAY LLC	4211 LONG CHAMP DR	AUSTIN, TX 78746-1161	205 W HOPKINS ST, SAN MARCOS, TX 78666
41598	EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION	319 W HUTCHISON ST	SAN MARCOS, TX 78666-4409	319 W HUTCHISON ST, SAN MARCOS, TX 78666
93798	FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST	SAN MARCOS, TX 78666	129 W HUTCHISON ST, SAN MARCOS, TX 78666
137833	FOGLIA DAVID	4613 PINEHURST DR S, APT B	AUSTIN, TX 78747-1917	206 W SAN ANTONIO ST, STE #A-B, SAN MARCOS, TX 78666
41582	FORREAL LTD	215 W SAN ANTONIO ST, STE 2002	SAN MARCOS, TX 78666-5549	215 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41507	GREGSON J SCOTT	120 W HOPKINS ST, APT 200	SAN MARCOS, TX 78666-5637	120 W HOPKINS ST, SAN MARCOS, TX 78666
41518	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666	131 N GUADALUPE ST, SAN MARCOS, TX 78666
41599	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907	315 W HUTCHISON ST, UNIT #2, SAN MARCOS, TX 78666
41508	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896	100 W HOPKINS ST, SAN MARCOS, TX 78666
41576	HUDSON WADE H JR & JAZETTE B	310 BACKUS RD	SAN MARCOS, TX 78666	217 W HOPKINS ST, SAN MARCOS, TX 78666
41611	JRSW1 LTD	PO BOX 151766	AUSTIN, TX 78715-1766	315 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41601	KATZ CHASE BENJAMIN	1759 EDGEWATER FLS	CANYON LAKE, TX 78133-4789	225 N COMANCHE ST, SAN MARCOS, TX 78666
41530	LIMITED PARTNERSHIP OF THE GILCREASE FAMILY LP	704 COUNTRY ESTATES DR	SAN MARCOS, TX 78666-1106	119 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41519	MLKSM LLC	510 HEARN ST, #200	AUSTIN, TX 78703-4516	137 N GUADALUPE ST, SAN MARCOS, TX 78666
41596	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	AUSTIN, TX 78749	215 COMANCHE ST, SAN MARCOS, TX 78666
137834	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653	208-212 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41514	PAPLPC TRUST	415 N GUADALUPE ST, UNIT 180	SAN MARCOS, TX 78666	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666
41595	REGENCY REAL ESTATE HOLDINGS LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995	302 W HOPKINS ST, SAN MARCOS, TX 78666
41610	ROTHER INVESTMENTS LLC	PO BOX 911	SAN MARCOS, TX 78666-9999	307 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41608	SCOTT, MALCOLM R, Jr	13101 CHISUM RD	SANGER, TX 76266-2905	301 W HOPKINS ST, SAN MARCOS, TX 78666
41516	SECTOR I-35 LLC	7117 AVIGNON DR	ROUND ROCK, TX 78681-5332	115 N GUADALUPE ST, SAN MARCOS, TX 78666
41531	SM BUILDING #1-CRP LTD	730 BELVIN ST	SAN MARCOS, TX 78666-4302	133 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41571	TECHNI CENTER WAREHOUSE INC	P O BOX 839999	SAN ANTONIO, TX 78283-3999	200 W HOPKINS ST, SAN MARCOS, TX 78666
41529	VGZ GROUP LLC	100 N EDWARD GARY ST, STE A1	SAN MARCOS, TX 78666-5740	101 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41609	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666	301 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41532	EST OF LUCIA G CONTRERAS	127 FREDERICKSBURG ST	SAN MARCOS, TX 78666	127 FREDERICKSBURG ST, SAN MARCOS, TX 78666
41533	WHITE DORA C & CONTRERAS LUCIA	127 FREDERICKSBURG ST	SAN MARCOS, TX 78666	127 FREDERICKSBURG ST, SAN MARCOS, TX 78666
41600	WILLIAMSON TIM R	PO BOX 673	SAN MARCOS, TX 78667-0673	219 N COMANCHE ST, SAN MARCOS, TX 78666
	CONA REP Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	