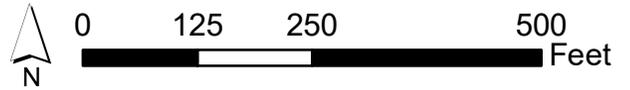


# CUP-21-24 Aerial View Loft Apartments — 1560 South IH 35



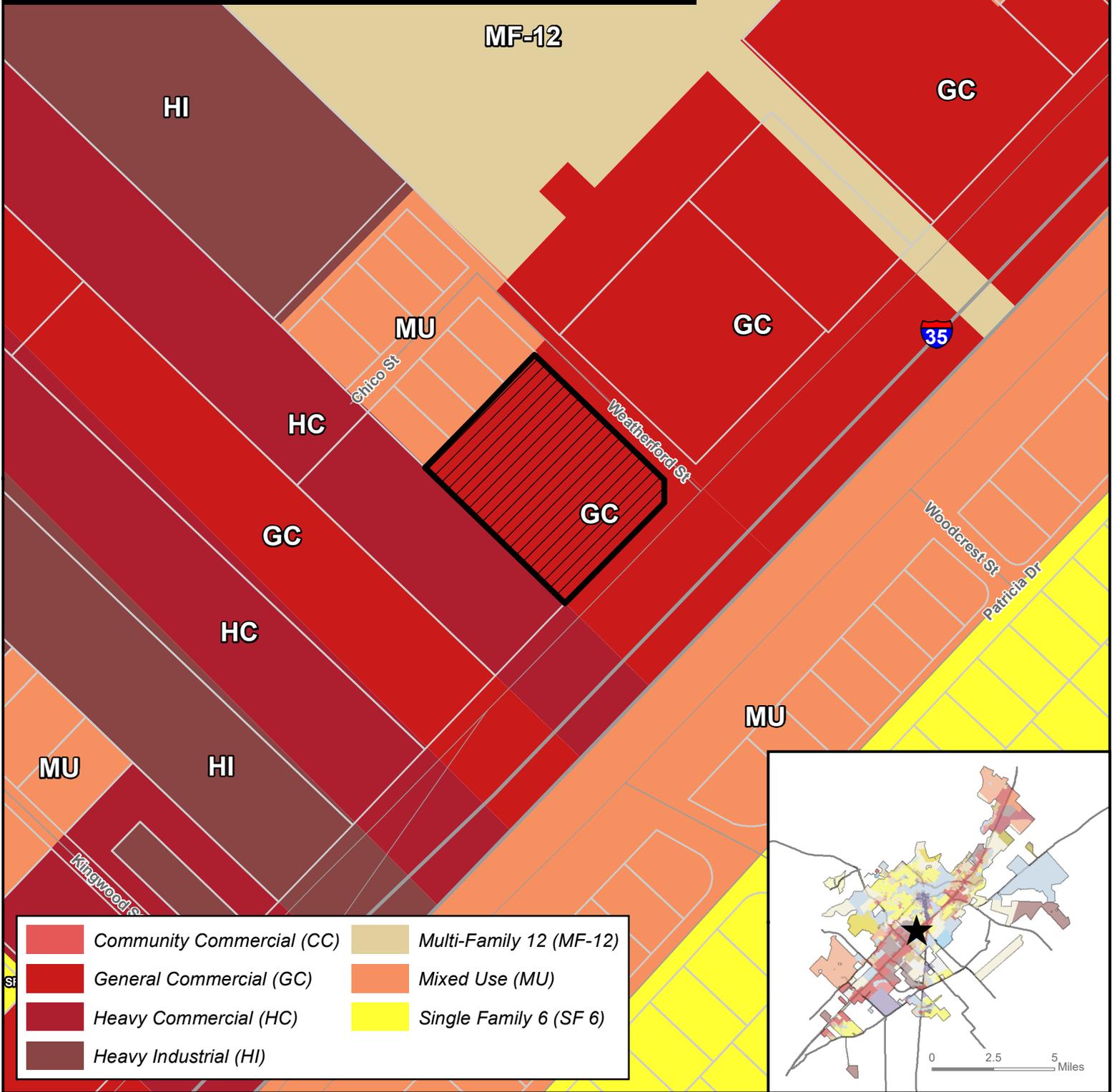
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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. Imagery from 2017.

Map Date: 6/25/2021

# CUP-21-24 Existing Zoning Loft Apartments — 1560 South IH 35



	Community Commercial (CC)		Multi-Family 12 (MF-12)
	General Commercial (GC)		Mixed Use (MU)
	Heavy Commercial (HC)		Single Family 6 (SF 6)
	Heavy Industrial (HI)		

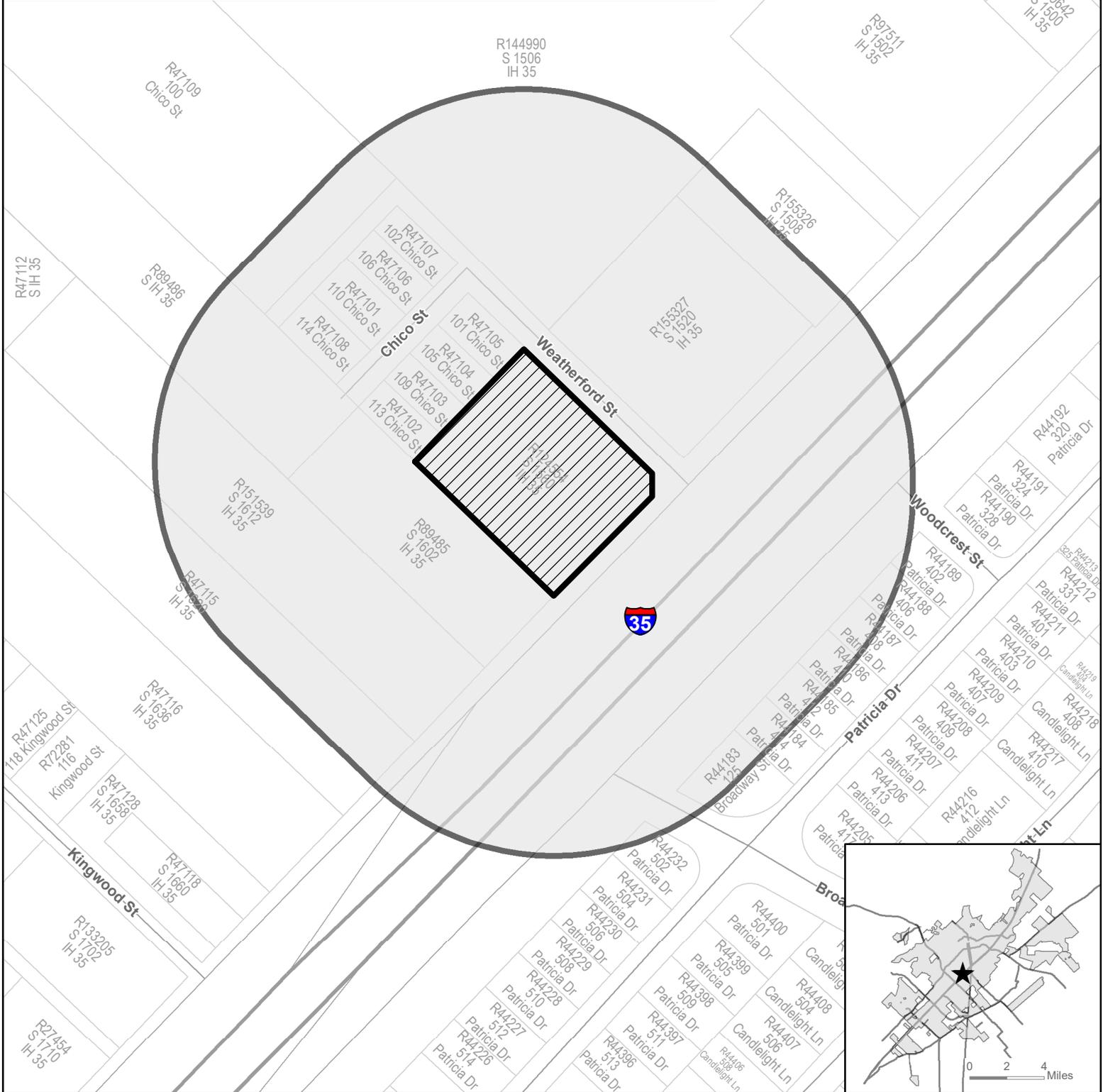
- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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.

Map Date: 6/25/2021

# CUP-21-24 400' Notification Buffer Loft Apartments — 1560 South IH 35



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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.

Map Date: 6/17/2021

PLANNING AND DEVELOPMENT SERVICES



6/17/2021

CUP-21-24

**Notice of Public Hearing  
Conditional Use Permit  
Oaks of San Marcos Loft Apartments  
1560 S IH 35 Loft Apartments**

*CUP-21-24 (1560 S IH 35 Loft Apartments) Hold a public hearing and consider a request by Brandon Smith, on behalf of Vaka LTD, for a Conditional Use Permit to allow the use of Loft Apartments at 1560 S IH 35. (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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, July 13, 2021 at 6:00 p.m.** You may watch the public hearing on Grande channel 16 or 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 by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. All interested citizens are invited to watch or participate in the public hearing by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission if they are 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, **Will Rugeley at 512.805.2613**. When calling, please refer to case number **CUP-21-24**.

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

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

## Notification List CUP-21-24

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
44185	412 PATRICIA DR, SAN MARCOS, TX 78666	ALCALA, JUANITA RAYOS & RAYOS, JOHNNY	412 PATRICIA DR	SAN MARCOS, TX 78666-7726
155326		ALLEN LIVING TRUST	PO BOX 1048	SAN MARCOS, TX 78667-1048
47104	105 CHICO ST, SAN MARCOS, TX 78666	BROWN BRAD	3604 CATTLEMAN DR	MANCHACA, TX 78652-3045
47102	113 CHICO ST, SAN MARCOS, TX 78666	CRUZ, MARIA ELENA	8302 HORNET DR	AUSTIN, TX 78749
44183	125 BROADWAY, SAN MARCOS	ESPINOZA JOSE J & ELIZABETH M	P O BOX 255	SAN MARCOS, TX 78667-0255
47105	101 CHICO ST, SAN MARCOS, TX 78666	GARCIA PABLO HERNANDEZ	4518 SE WILSHIRE TER	LAWTON, OK 73501-6438
151539	1612 S IH 35, SAN MARCOS, TX 78666	HAYS CO BAR-B-QUE & CATERING INC	1612 SOUTH IH 35	SAN MARCOS, TX 78666
47101	110 CHICO ST, SAN MARCOS, TX 78666	HIGHTSHOE JERRY & SANDRA M	110 CHICO ST	SAN MARCOS, TX 78666
44186	410 PATRICIA DR, SAN MARCOS, TX 78666	HURTADO, ILSA J	411 PARKER DR	SAN MARCOS, TX 78666
47106	106 CHICO ST, SAN MARCOS, TX 78666	IBARRA MANUELA GARCIA -LIFE ESTATE	106 CHICO ST	SAN MARCOS, TX 78666
44188	406 PATRICIA DR, SAN MARCOS TX	KESSLER DAVID	406 PATRICIA DR	SAN MARCOS, TX 78666
47108	114 CHICO ST, SAN MARCOS, TX 78666	MUNOZ IGNACIO & CAROLINE	114 CHICO ST	SAN MARCOS, TX 78666-6001
44189	402 PATRICIA DR, SAN MARCOS, TX 78666	RODRIGUEZ, GLORIA	402 PATRICIA DR	SAN MARCOS, TX 78666
47103	109 CHICO, SAN MARCOS, TX 78666	ROJAS-AGUILAR MARIA ROSALINA	1309 CONWAY ST APT B	SAN MARCOS, TX 78666
44187	408 PATRICIA DR, SAN MARCOS TX	SANCHEZ BALTAZAR ESTATE	305 PARKER DR	SAN MARCOS, TX 78666
44184	414 PATRICIA DR, SAN MARCOS, TX 78666	SILGUERO, MARY LOU GARZA	414 PATRICIA DR	SAN MARCOS, TX 78666
47115	1620 S IH 35, SAN MARCOS, TX 78666	SOVRAN ACQUISITION LP	6467 MAIN ST	BUFFALO, NY 14221-5856
124554	1560 IH 35 S, SAN MARCOS, TX 78666	VAKA LTD	900 BARNES DR Attn: HAVEN MANAGEMENT SERVICES	SAN MARCOS, TX 78666-6293
89485	1608 S IH 35, SAN MARCOS, TX 78666	VALDEZ ERNEST E JR	1311 MADRID TRCE	SAN MARCOS, TX 78666-2871
44232	502 PATRICIA DR, SAN MARCOS TX	VASQUEZ RICARDO R	502 PATRICIA DR	SAN MARCOS, TX 78666
47109	1560 S IH 35, SAN MARCOS, TX 78666	WEATHERFORD JACK W & LAURA E	2275 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4945
144990	1506 S IH 35, SAN MARCOS, TX 78666	WILLOW SPRINGS OTM HARMONY LP	8383 CRAIG ST Attn: GREYSTONE PROPERTY MANAGEMENT CORPORATION	INDIANAPOLIS, IN 46250-3596