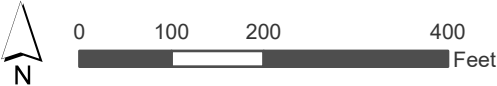




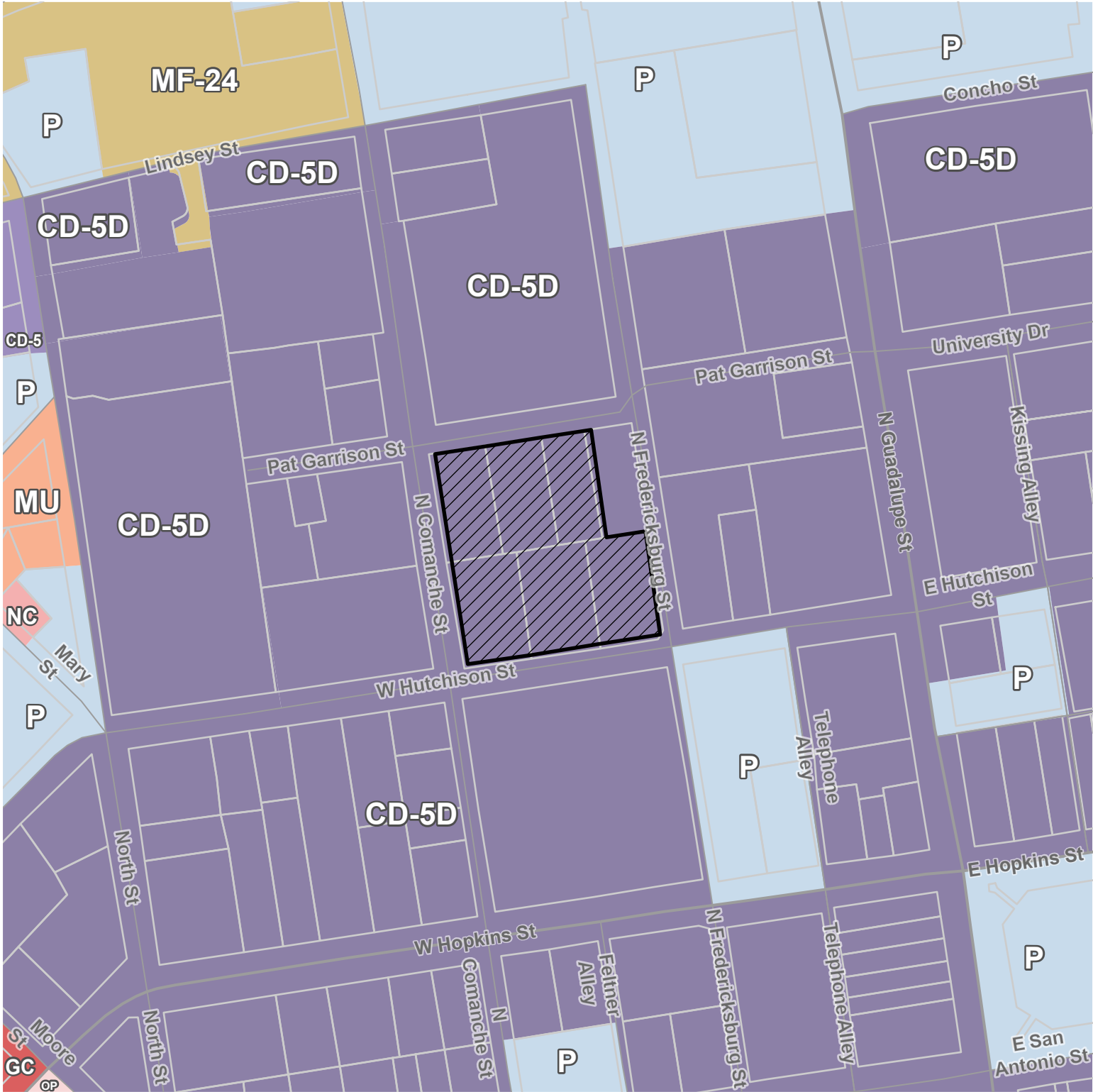
-  Subject Property
-  Texas State
-  Parcel
-  City Limit



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.

Date: 2/27/2025





 Subject Property

 CD-5

 CD-5D

 GC

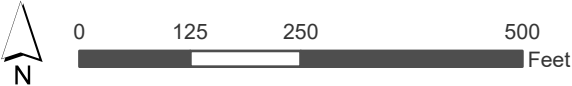
 MF-24

 MU

 NC

 OP

 P



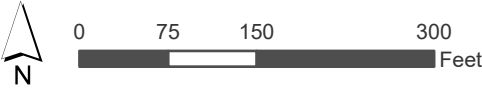
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Date: 2/27/2025





- Subject Property
- 400ft Buffer
- Parcel



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Date: 2/3/2025



PLANNING AND DEVELOPMENT SERVICES

3/7/25



AC-25-02

**Notice of Public Hearing
Alternative Compliance
7-Story Building Height
210 W. Hutchison St.**

AC-25-02 (210 W. Hutchison St. 7-Story Building Height) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Donald Graham, Carl Simek, First United Methodist Church, NCSH SMTX LLC, and TWWG LLC, for an Alternative Compliance to the maximum building height requirements in Section 4.4.3.7 of the Land Development Code, increasing the permitted building height from five (5) to seven (7) stories, generally located on the north side of W. Hutchison St. and the south side of Pat Garrison St. between N. Comanche St. and N. Fredericksburg St. (L. Clanton)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. 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, March 25, 2025** 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.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, April 15, 2025** 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: <https://sanmarcostx.gov/Videos>. Or email citizencomment@sanmarcostx.gov or call 512-393-8090 to request a link 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 or the City Council, 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:
www.sanmarcostx.gov/citizencommentsignup

For more information regarding this request, contact the case manager, **Lauren Clanton**, at **512.393.8238** or lclanton@sanmarcostx.gov When calling, please refer to case number **AC-25-02**.

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)

Property ID	Site Address	Owner/ Contact	Owner Address	Owner City/ State/ Zip
41597	312 W HOPKINS ST, SAN MARCOS, TX 78666	312 VENTURES LLC	312 W HOPKINS ST	SAN MARCOS, TX 78666-4404
35004	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ALDEN ELIZABETH	4603 TANNER PEAK	SAN ANTONIO, TX 78247-5813
46189	402 N FREDERICKSBURG ST #8, SAN MARCOS, TX 78666	ARNALL, CHRISTOPHER	612 MORGAN RUN	CIBOLO, TX 78108-3656
95396	310 PAT GARRISON ST, SAN MARCOS, TX 78666	BUTSCH TODD & URSULA	13919 SHADYDALE RD	CYPRESS, TX 77429-6071
35002	310 PAT GARRISON ST, SAN MARCOS, TX 78666	CALL ROBERT & CALL MELISSA	3491 LIME KILN RD	SAN MARCOS, TX 78666-7424
41665	310 W HUTCHISON ST, SAN MARCOS, TX 78666	CALVARY CHAPEL OF THE SPRINGS	310 W HUTCHISON ST	SAN MARCOS, TX 78666-4410
95398	310 PAT GARRISON ST, SAN MARCOS, TX 78666	CHANCLA HOLDINGS LLC	27306 KEYSTONE BEND CT	SPRING, TX 77386-3514
46186	402 N FREDERICKSBURG ST #5, SAN MARCOS, TX 78666	CHAPPELL, ERIC	402 N FREDERICKSBURG ST, APT 5	SAN MARCOS, TX 78666-5658
41663	210 W HUTCHISON ST, SAN MARCOS, TX 78666	CONTINENTAL HOMES OF TEXAS, LP	1306 E MCCARTY LN, STE 100	SAN MARCOS, TX 78666-5782
46192	402 N FREDERICKSBURG ST #11, SAN MARCOS, TX 78666	CROSSETT, GREGORY LYNN	402 N FREDERICKSBURG ST, APT 11	SAN MARCOS, TX 78666-5658
46197	402 N FREDERICKSBURG ST #16, SAN MARCOS, TX 78666	DUNLAP, DENVER	2307 LAKE AUSTIN BLVD	AUSTIN, TX 78703
41598	319 W HUTCHISON ST, SAN MARCOS, TX 78666	EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION	319 W HUTCHISON ST	SAN MARCOS, TX 78666-4409
43609	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST	SAN MARCOS, TX 78666
35009	310 PAT GARRISON ST, SAN MARCOS, TX 78666	FRIZZELL BRIAN & MICHELE	273 EMMA LOOP	AUSTIN, TX 78737-1437
46185	402 N FREDERICKSBURG ST #4, SAN MARCOS, TX 78666	FUENTES CHARLES G & ELIZABETH E	2914 WROXTON RD	SAN ANTONIO, TX 78217
95397	310 PAT GARRISON ST, SAN MARCOS, TX 78666	GONZALEZ MARIO E & RUIZ MARGARITA	211 AINSWORTH ST	AUSTIN, TX 78745-4078
28571	209 PAT GARRISON, SAN MARCOS, TX 78666	GRAHAM, DONALD W	901 HIGHLAND TER	SAN MARCOS, TX 78666-4239
135947	301 N GUADALUPE ST, SAN MARCOS, TX 78666	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	15542 BRIARWOOD DR	SHERMAN OAKS, CA 91403-4303
34999	310 PAT GARRISON ST, SAN MARCOS, TX 78666	GUZMAN, JOHNNY LUCUS & SANDRA ESTELA	2239 SUN CHASE BLVD	NEW BRAUNFELS, TX 78130-3320
41599	315 W HUTCHISON ST, UNIT #2, SAN MARCOS, TX 78666	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907
35005	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HUTCHISON FAMILY TRUST	1857 N 10TH DR	WASHOUGAL, WA 98671
46190	402 N FREDERICKSBURG ST #9, SAN MARCOS, TX 78666	JLB-RE PROPERTY ENTERPRISES LLC	PO BOX 324	LULING, TX 78648-0324
35000	310 PAT GARRISON ST, SAN MARCOS, TX 78666	JONES, CHRISTOPHER	205 HAY BARN	SAN MARCOS, TX 78666-7780
46182	402 N FREDERICKSBURG ST #1, SAN MARCOS, TX 78666	JUAREZ, RISA ANTONIA PAREDES	342 NEWBERRY TRL	SAN MARCOS, TX 78666-8884
41601	225 N COMANCHE ST, SAN MARCOS, TX 78666	KATZ CHASE BENJAMIN	490 AQUIFER OAKS TRL	SAN MARCOS, TX 78666-4981
35008	310 PAT GARRISON ST, SAN MARCOS, TX 78666	MOK DAVID	708 BERNSTEIN ST	AUSTIN, TX 78745-5528
46196	402 N FREDERICKSBURG ST #15, SAN MARCOS, TX 78666	MOY, TANNER	14123 TIFF TRAIL DR	HOUSTON, TX 77095-3449
41596	215 COMANCHE ST, SAN MARCOS, TX 78666	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	AUSTIN, TX 78749
46198	402 N FREDERICKSBURG ST #17, SAN MARCOS, TX 78666	OSBORNE CODY & TARA	320 RANCHO ENCINO DR	SAN MARCOS, TX 78666
27404	324 N COMANCHE ST, SAN MARCOS, TX 78666	PENN COLLIER KYLE LTD	323 N COMANCHE ST	SAN MARCOS, TX 78666-5644
46183	402 N FREDERICKSBURG ST #2, SAN MARCOS, TX 78666	PLP VENTURES LLC	1202 E 18TH ST	LAKEHILLS, TX 78063
46194	402 N FREDERICKSBURG ST #13, SAN MARCOS, TX 78666	POTTER, TAMMY Y	402 N FREDERICKSBURG ST #13	SAN MARCOS, TX 78666
46195	402 N FREDERICKSBURG ST #14, SAN MARCOS, TX 78666	RAINER, ROSA	10437 FIRETHORN LN	AUSTIN, TX 78750-1740
41595	302 W HOPKINS ST, SAN MARCOS, TX 78666	REGENCY REAL ESTATE HOLDINGS LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995
27242	339 N GUADALUPE ST, SAN MARCOS, TX 78666	SAYYED INVESTMENTS HOLDINGS INC	2611 MARCUS ABRAMS BLVD	AUSTIN, TX 78748-2954
35007	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SC WEINGARTEN LLC	4111 ESKEW DR	AUSTIN, TX 78749-3838
35010	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SCHNEIDER HAYDEN MICHAEL & REINKORT MARLIIS	336 LACEY OAK LOOP	SAN MARCOS, TX 78666-2896
35006	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SGK-CEK SERIES LLC-SERIES C	14723 CINDYWOOD DR	HOUSTON, TX 77079-6409
27403	213-215 PAT GARRISON ST, SAN MARCOS, TX 78666	SIMEK CARL	301 MAIN PLZ	NEW BRAUNFELS, TX 78130-5136
46193	402 N FREDERICKSBURG ST #12, SAN MARCOS, TX 78666	SMITH HERBERT L III & REBEKAH L	108 PLUM CREEK ST	HUNTSVILLE, TX 77320-3059
35003	310 PAT GARRISON ST, SAN MARCOS, TX 78666	TACKABERRY JONATHAN & TACKABERRY CRYSTAL NORTHROP GRUMMAN TECH SERVICES	759 CROMWELL PARK DRIVE STE E-G	GLEN BURNIE, MD 20161-2540
41571	200 W HOPKINS ST, SAN MARCOS, TX 78666	TECHNI CENTER WAREHOUSE INC PROPERTY TAX DEPT	P O BOX 839999	SAN ANTONIO, TX 78283-3999
46199	403 N GUADALUPE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666
53152	325 N COMANCHE ST, SAN MARCOS, TX 78666	TWWG LLC	323 N COMANCHE ST	SAN MARCOS, TX 78666-5644
27402	317 N FREDERICKSBURG ST, SAN MARCOS, TX 78666	VASQUEZ RONNIE L & CYNTHIA M	320 WILDCAT HOLLOW	KYLE, TX 78640
53149	401 N COMANCHE ST, SAN MARCOS, TX 78666	WARSHAUER INVESTMENTS LLC	2265 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4945
46188	402 N FREDERICKSBURG ST #7, SAN MARCOS, TX 78666	WILKE CHARMAINE	212 SHERIDAN DR	CANYON LAKE, TX 78133-5506
41600	219 N COMANCHE ST, SAN MARCOS, TX 78666	WILLIAMSON TIM R	PO BOX 673	SAN MARCOS, TX 78667-0673
46187	402 N FREDERICKSBURG ST #6, SAN MARCOS, TX 78666	WILSON DONALD LEROY & WILSON TYRA DAWN	402 VINE ST	BURNET, TX 78611-3150
46184	402 N FREDERICKSBURG ST #3, SAN MARCOS, TX 78666	X-SIX PROPERTIES LLC	435 PLACID LN	LOCKHART, TX 78644-4441
35001	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ZIEGLER, ELYANA	6350 KENSINGTON AVE	RICHMOND, CA 94805-1653
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya St	SAN MARCOS, TX 78666