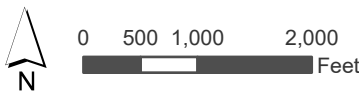


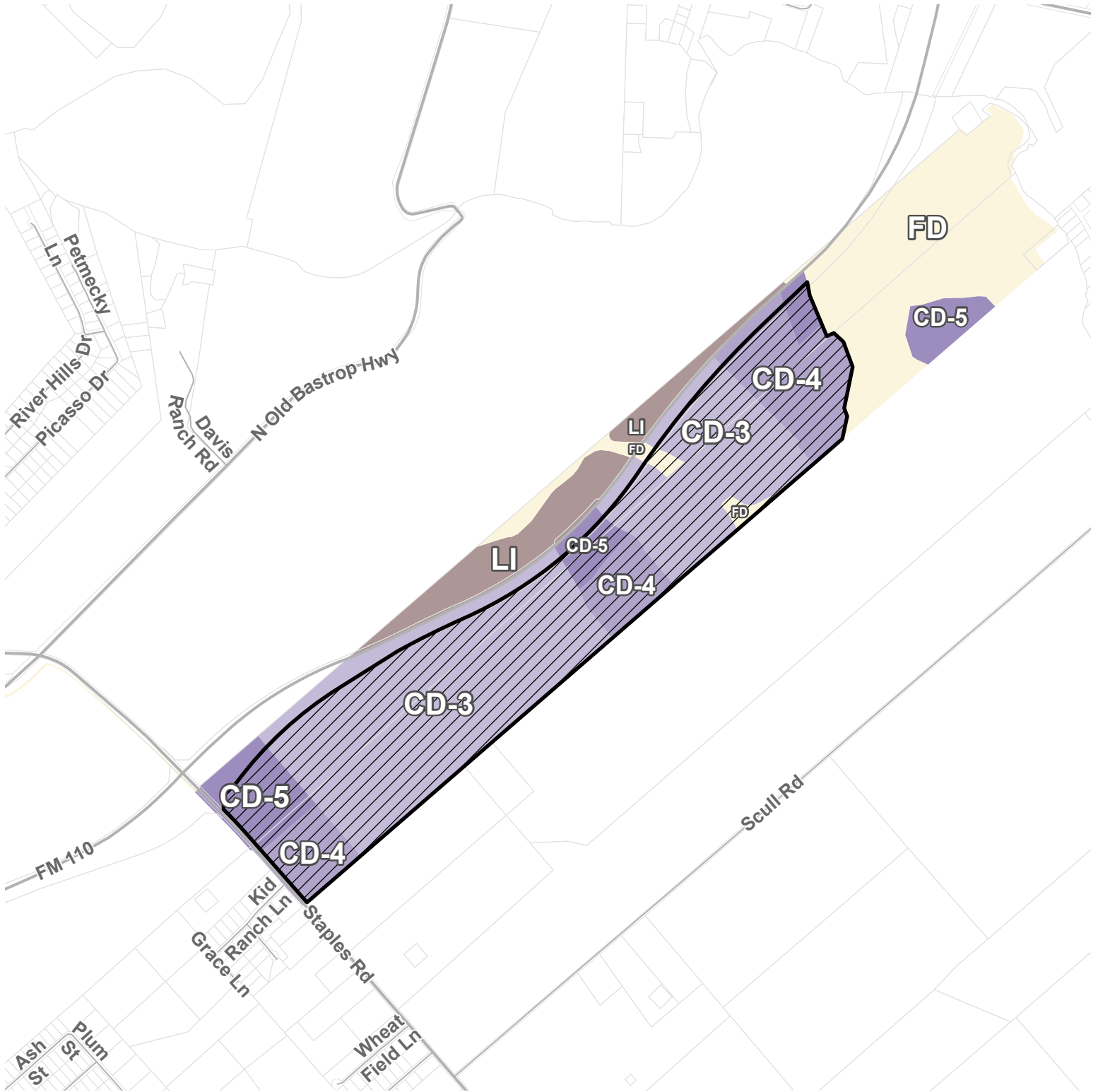
- Subject Property
- Parcel
- City Limit










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.

Date: 5/1/2023





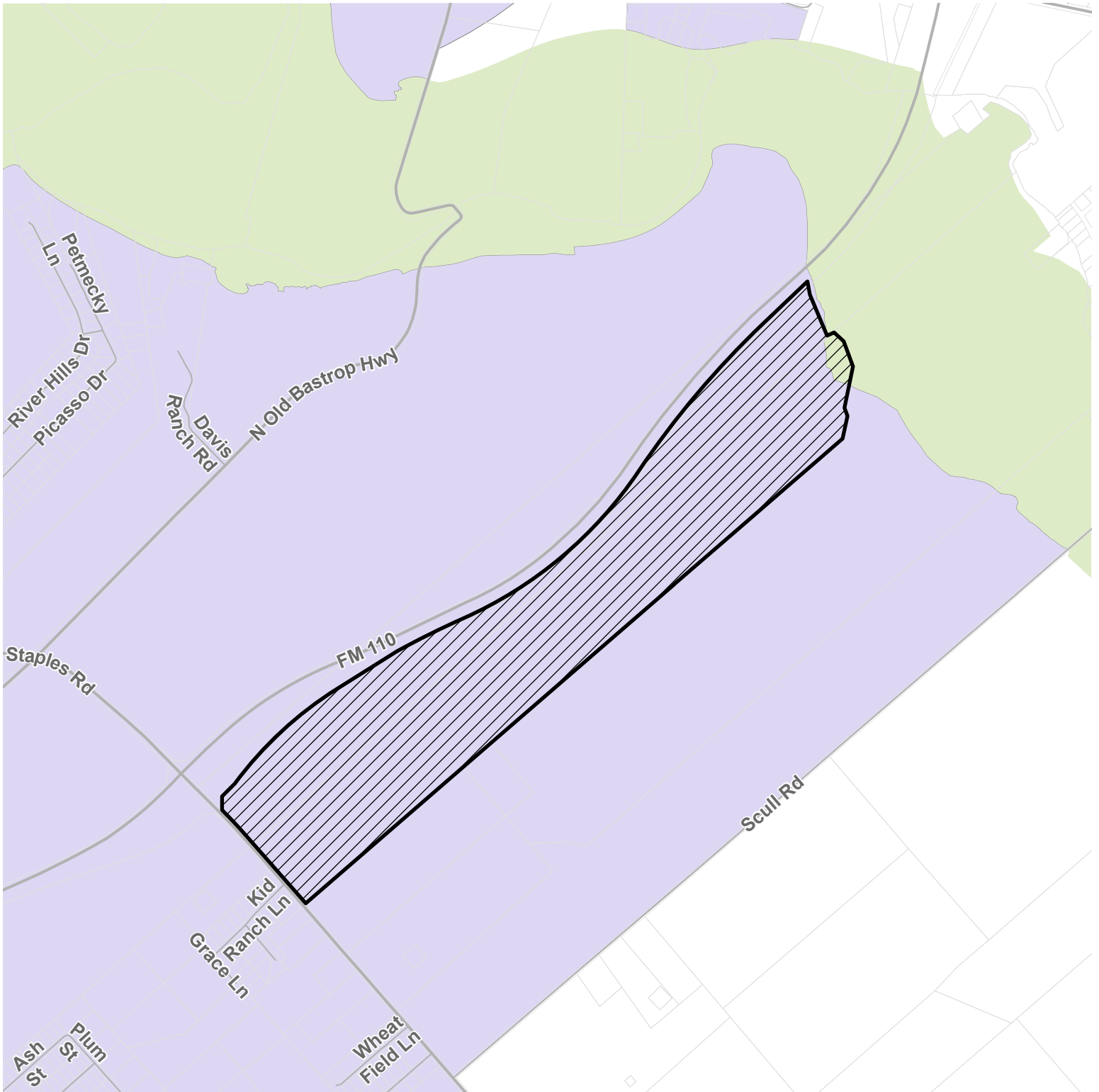
-  Subject Property
-  Parcel
-  CD-3
-  CD-4
-  CD-5
-  FD
-  LI







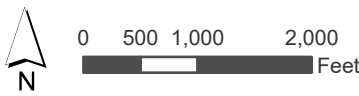
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Date: 5/1/2023





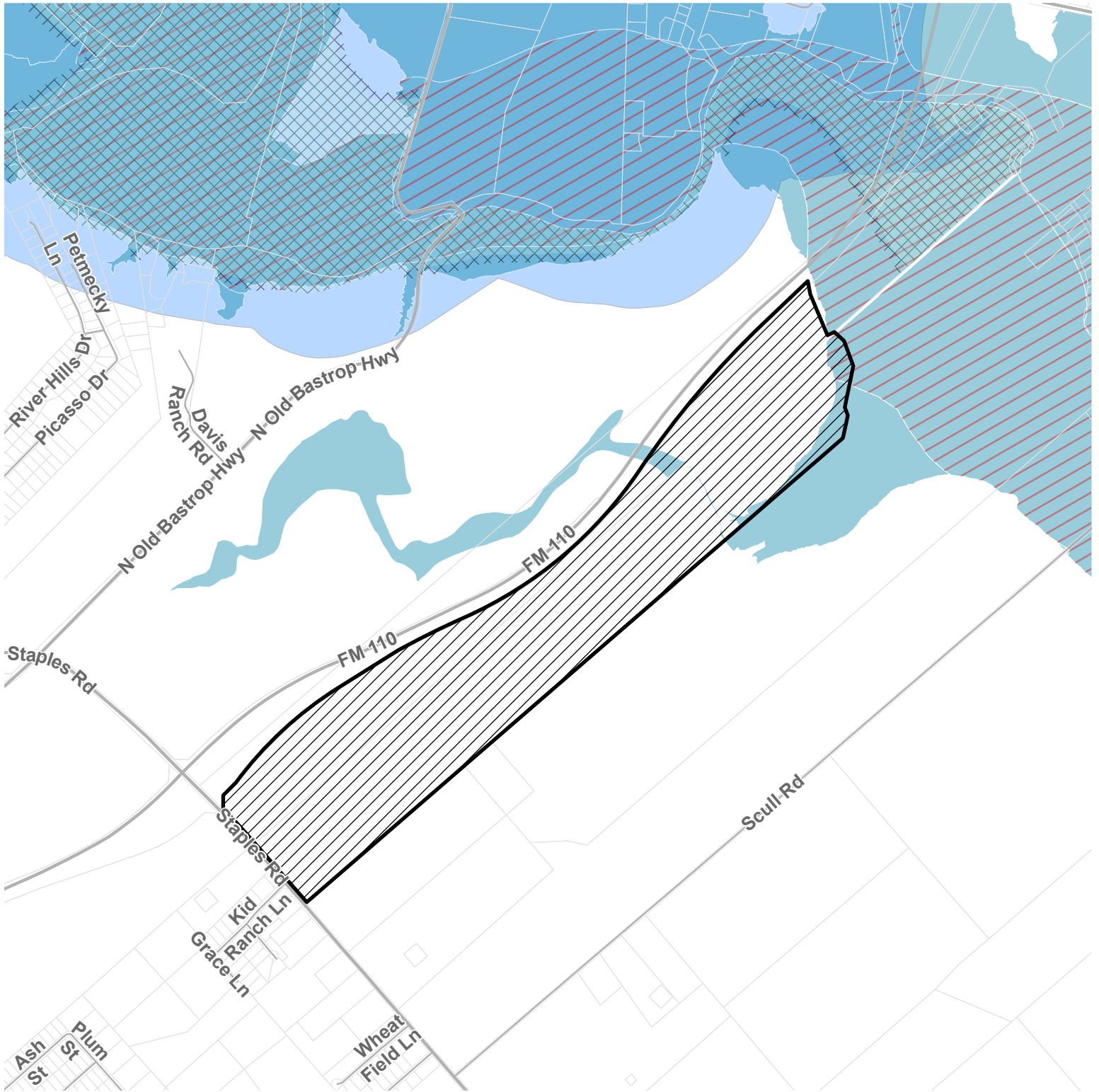
-  Subject Property
-  Parcel
-  Low Intensity
-  Open Space










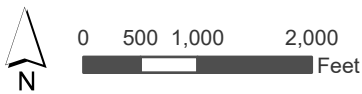
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Date: 5/1/2023





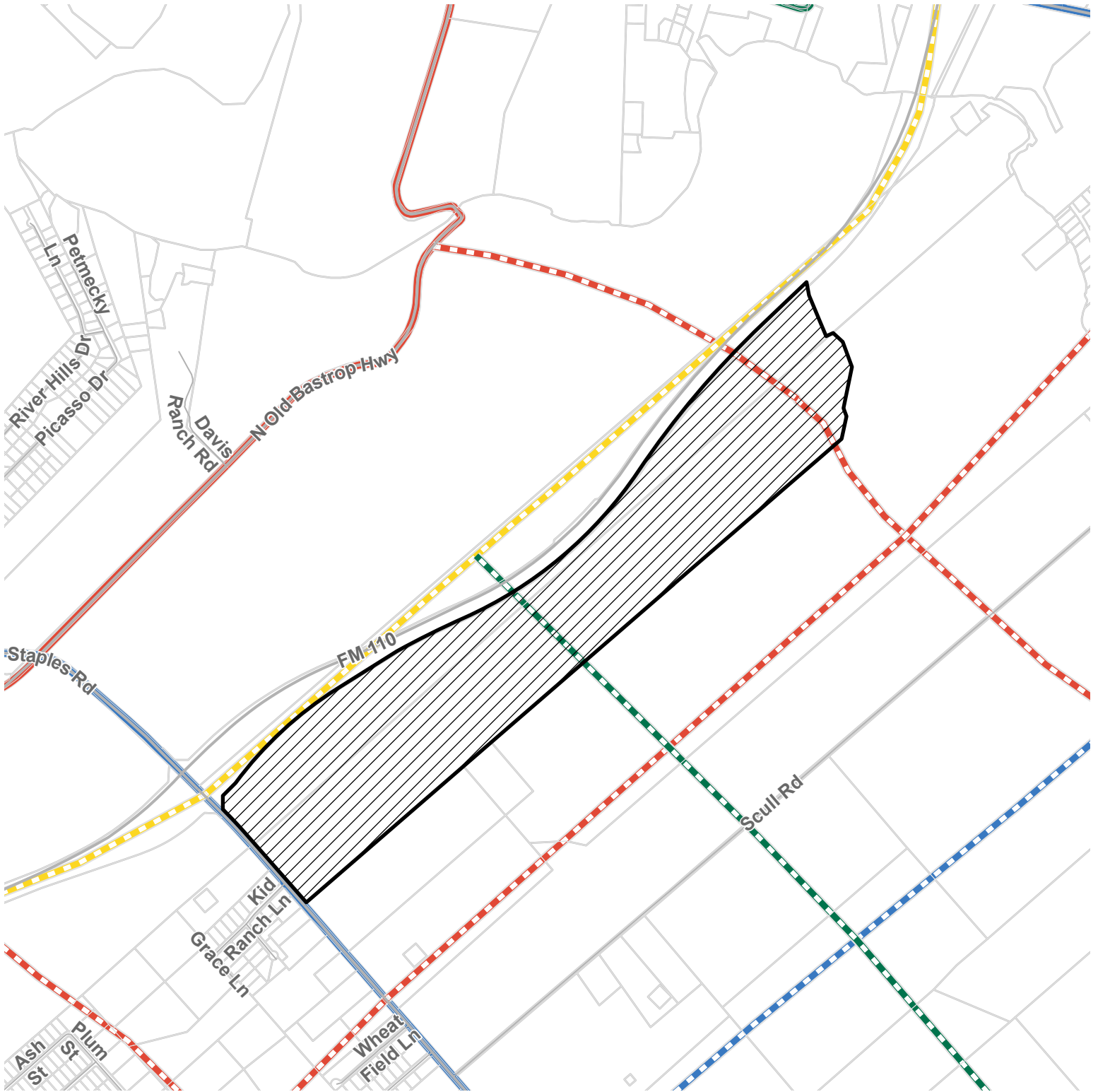
-  Subject Property
-  Parcel
-  Water Quality Zone
-  Water Quality Zone Buffer
-  Floodway
-  100 Year Floodplain
-  San Marcos River Corridor



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Date: 5/1/2023





- Subject Property
- Parcel
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Proposed, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St



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Date: 5/1/2023

Site Location



PLANNING AND DEVELOPMENT SERVICES



05/04/23

AC-23-05

**Notice of Public Hearing  
Block Perimeter Alternative Compliance  
River Bridge Ranch Block Perimeter  
Staples Rd/ FM 110**

*AC-23-05 (River Bridge Ranch Block Perimeter) Hold a public hearing and consider a request by LJA Engineering on behalf of Lennar Homes of Texas for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.2.1 of the Land Development Code for a proposed plat generally located southeast of the intersection of FM-110 and Staples Rd. (J. Cleary)*

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 hearing and seek your opinion of the request:

- A public hearing will be conducted by the Planning and Zoning Commission on **Tuesday, May 23, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. You 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](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.

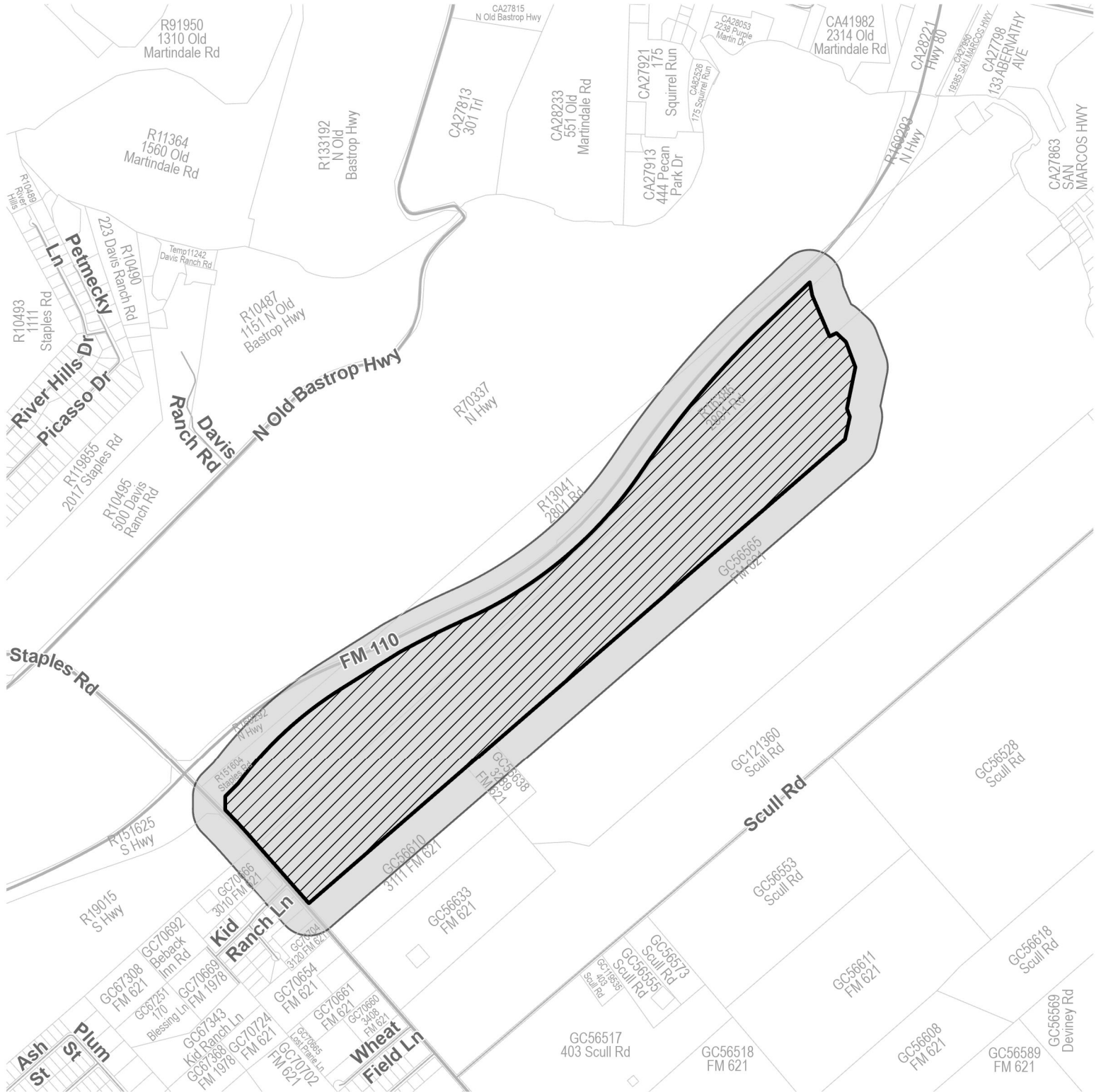
Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning 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, **Julia Cleary**, at **512.805.2658** or [jcleary@sanmarcostx.gov](mailto:jcleary@sanmarcostx.gov). When calling, please refer to case number **AC-23-05**.

*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)



-  Subject Property
-  Parcel
-  400ft Buffer



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Date: 5/4/2023



Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
56610		CADENA JAIME M & SAN JUANA	720 PICASSO DR	SAN MARCOS, TX 78666
56638		DAVIS RICHARD G & D	967 CHEATHAM ST	SAN MARCOS, TX 78666
172501		ENDICOTT JOSHUA LEE & AMANDA KAY ENDICOTT	1164 SCULL RD	SAN MARCOS, TX 78666
180396		FLORES ROBERTO V & MARTHA	1132 FIELD ST	SAN MARCOS, TX 78666
172502		GALLEGOS MARCO	1250 SCULL RD	SAN MARCOS, TX 78666
70704		GAWLIK STEVE & NANCY	3128 FM 621	SAN MARCOS, TX 78666
151608	FM 110, SAN MARCOS, TX 78666	HAYS COUNTY	111 E SAN ANTONIO ST	SAN MARCOS, TX 78666
70337	STAPLES RD, SAN MARCOS, TX 78666	HK BAUGH RANCH LLC	24607 FAIRWAY SPGS	SAN ANTONIO, TX 78260-4802
20304	FM 621, SAN MARCOS, TX 78666	HK RILEYS POINTE LLC	24607 FAIRWAY SPGS	SAN ANTONIO, TX 78260-4802
70705		KID RANCH STORAGE LLC	170 BLESSING LANE	SAN MARCOS, TX 78666
13041	2801 FM 621, SAN MARCOS, TX 78666	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	13620 N FM 620	AUSTIN, TX 78717
56565		LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION LTD	100 N E LOOP 410 SUITE 1155	SAN ANTONIO, TX 78216
70666		MOORE ANDRA S	3002 FM 621	SAN MARCOS, TX 78666
145428		MORTENSEN JOHN D & RENA REV LIV TR	MORTENSEN JOHN TRUSTEE, 3020 FM 621	SAN MARCOS, TX 78666
172500		NAVARRO FELIPE & ALEXANDRIA CELESTE FLORES & CRISTIAN CIENFUEGOS	2208 CLOVER RIDGE DR	CEDAR PARK, TX 78613
172499		PIMENTAL JOSE ANTONIO	128 HY RD	BUDA, TX 78610
16386	FM 621, SAN MARCOS, TX 78666	RIVER BRIDGE RANCH LLC	22711 FOSSIL PEAK	SAN ANTONIO, TX 78261
172498		TONO MOISES ELIAS LOPEZ	1016 VALDEZ ST	AUSTIN, TX 78741
121360		VCD SAN MARCOS RIVER LLC	PO BOX 607	WIMBERLY, TX 78676
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666