



PC-24-40

Guadalupe Crossing Replat

PC-24-40 (Replat of Lot 1, Gil-Mor Company Subdivision No. 1) Hold a public hearing and consider a request by Kimberly Martin, on behalf of I35 Flores, LLC, for approval of a Replat of Lot 1, Gil-Mor Company Subdivision No. 1, creating lots 1R, 2R, and 3R, consisting of approximately 2.277 acres and generally located at 200 North IH 35. (C. Garrison)

Property Information

Approximately 2.27 acres

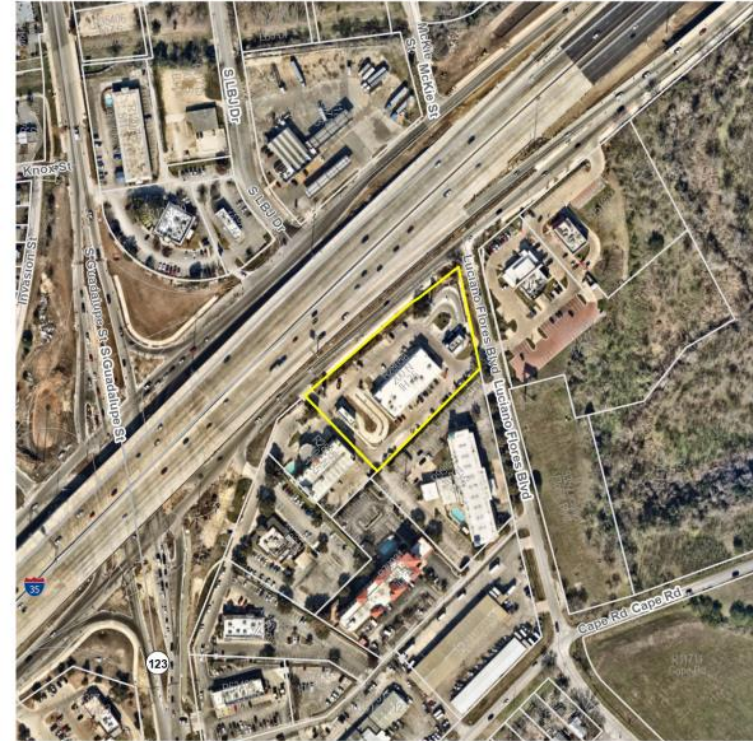
Three lots proposed

Three commercial uses

PC-24-40

Replat of Lot 1- 200 N IH 35

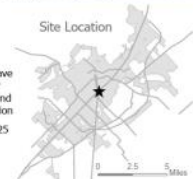
Aerial Map



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.

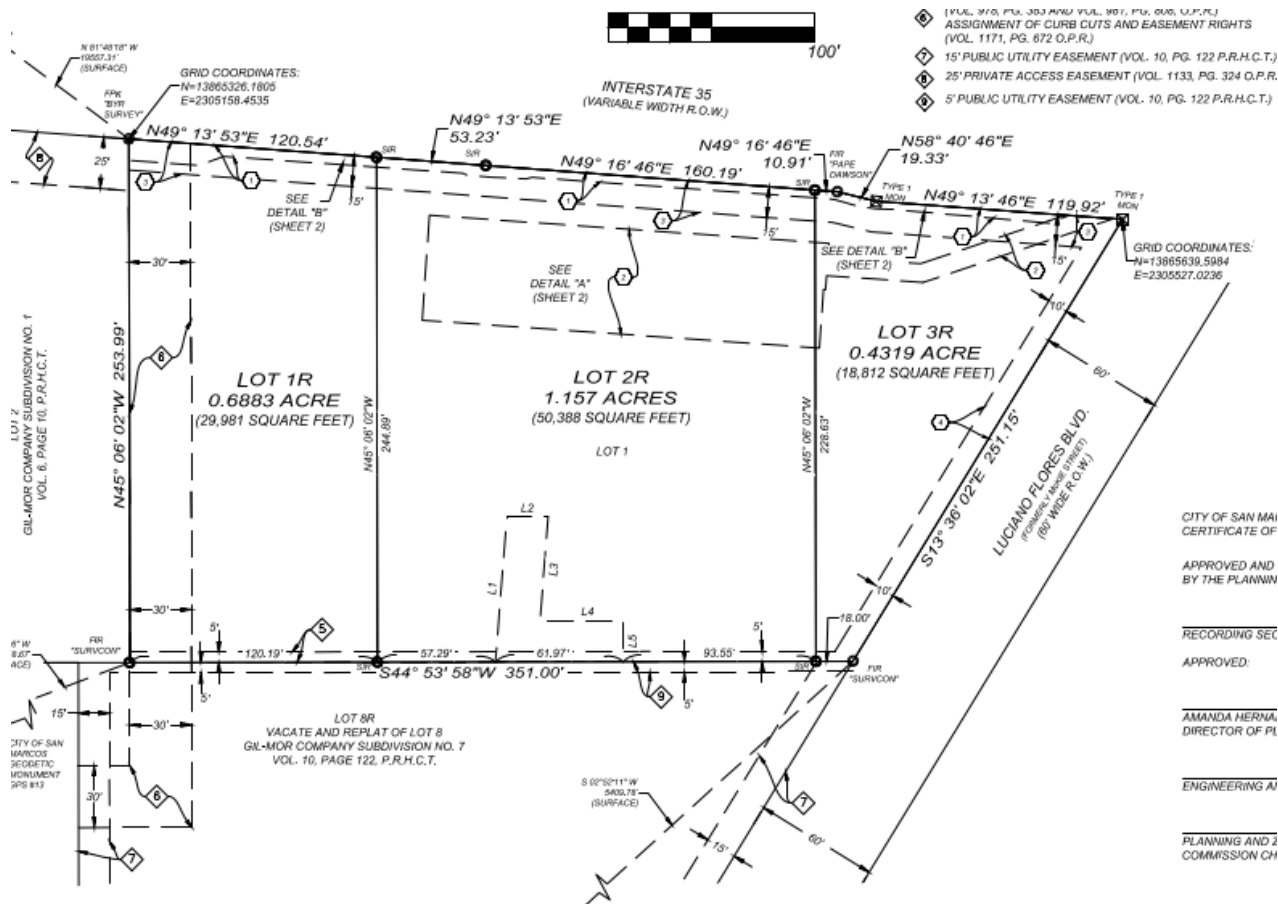
Date: 4/21/2025

SAN MARCOS Planning and Development Services



stx.gov

Plat



• Plat



IMPERVIOUS COVER NOTE:

GPS #16

LOTS 1R, 2R & 3R WILL BE RESTRICTED TO THE IMPERVIOUS COVER AMOUNT DETAILED WITH THIS PLAT

IMPERVIOUS COVER TABLE			
	LOT AREA (AC)	IMPERVIOUS AREA (AC)	PERCENTAGE IMPERVIOUS (AC)
LOT 1R	0.6883	0.5295	76.93%
LOT 2R	1.157	0.9994	86.38%
LOT 3R	0.4319	0.2894	67.01%

LOT SIZE NOTE:

ACREAGE		
LOT 1R	0.6883 AC.	RETAIL
LOT 2R	1.157 AC.	RETAIL
LOT 3R	0.4319 AC.	RETAIL



Recommendation

- Staff recommends approval of the plat as presented.