

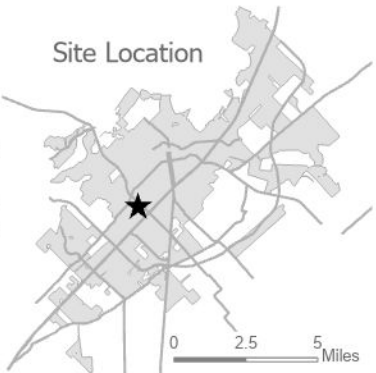


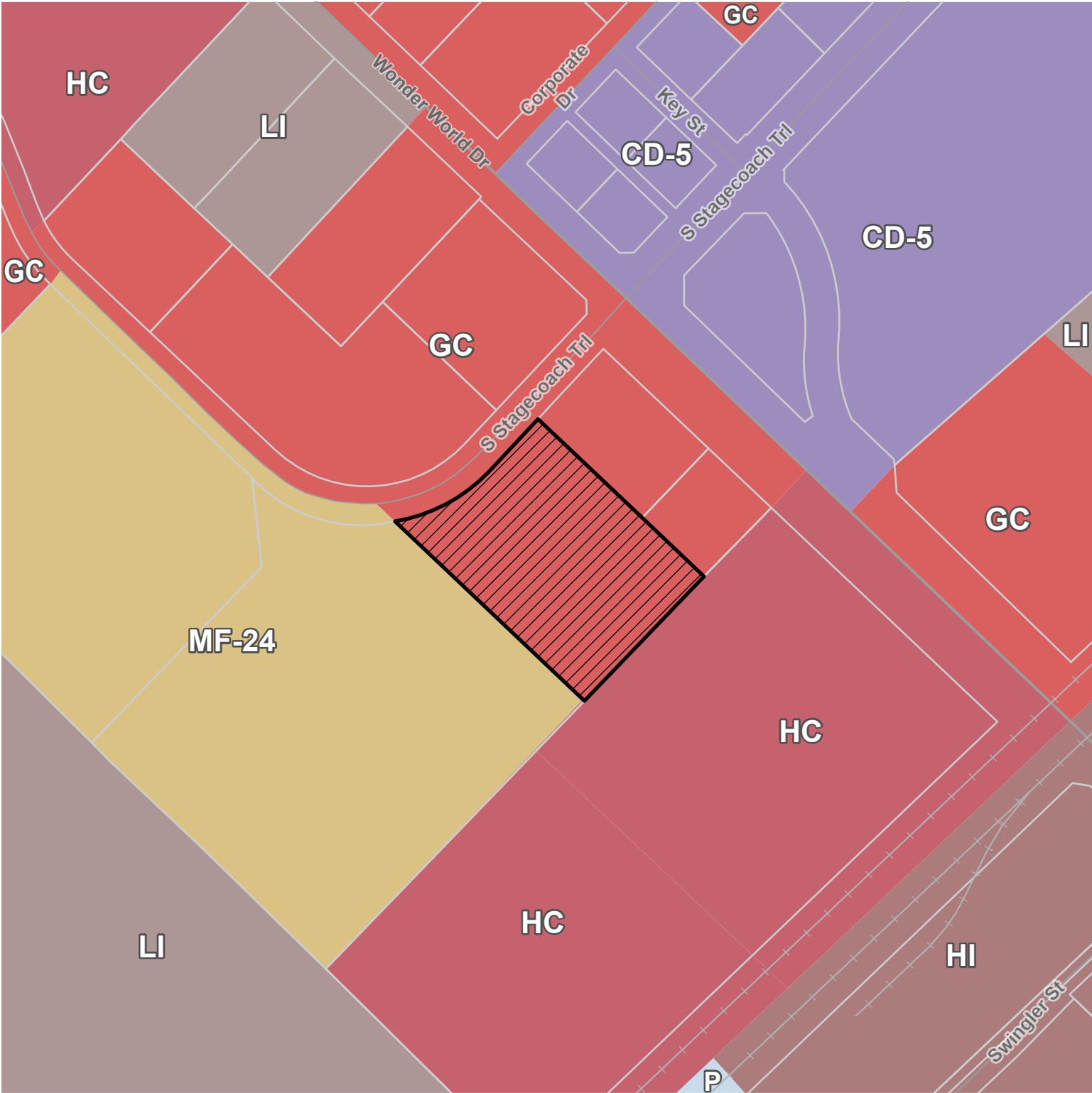
 Subject Property
 Parcel



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: 8/20/2025





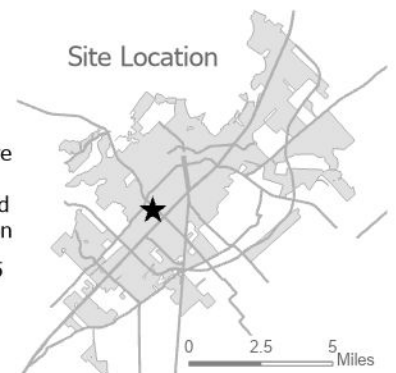
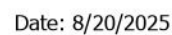
- Subject Property
- CD-5
- GC
- HC
- HI
- LI
- MF-24
- P



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: 8/21/2025





PLANNING AND DEVELOPMENT SERVICES



08/22/2025

CUP-25-46

**Notice of Public Hearing
Conditional Use Permit Request
Auto Body Repair and Auto Paint Shop
320 S Stagecoach Trl**

CUP-25-46 (Simplecity Design) Hold a public hearing and consider a request by Matt Lewis, on behalf of Simplecity Design, for a Conditional Use Permit to allow the use of an Auto Body Repair and Auto Paint Shop, located at 320 S Stagecoach Trl. (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, September 9, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, 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 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 **CUP-25-46**.

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	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
41412	CARSON HAYSCO HOLDINGS LP	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666	WONDER WORLD DR, SAN MARCOS, TX 78666
88348	FLYING W WRECKER SERVICE	P O BOX 922	SAN MARCOS, TX 78667- 0922	290 D WONDER WORLD DR, SAN MARCOS, TX 78666
187679	GARCIA-YBARRA PROPERTIES LLC	766 HAVEN POINT LOOP	NEW BRAUNFELS, TX 78132- 4337	S STAGECOACH TRL, SAN MARCOS, TX 78666
147880	H E BUTT GROCERY CO LP	PO BOX 839999	SAN ANTONIO, TX 78283- 3999	WONDER WORLD DR, SAN MARCOS, TX 78666
11940	MOTT HELEN BERGMANN LIVING TRUST	927 RIVER HL	NEW BRAUNFELS, TX 78130- 2433	290 WONDER WORLD DR, SAN MARCOS, TX 78666
93286	ONE STONE BROOK LTD	1005 SHADY RIVER CT N	BENBROOK, TX 76126	300 S STAGECOACH TRL, SAN MARCOS, TX 78666
137993	PIONEER BANK SSB	PO BOX 2420	SALINA, KS 67402-2420	403 STAGECOACH TRL, SAN MARCOS, TX 78666
154961	RANDALL MORRIS & COMPANY LTD	330 WONDER WORLD DR, STE 300	SAN MARCOS, TX 78666- 3880	330 WONDER WORLD DR, SAN MARCOS, TX 78666
195002	SAN MARCOS- STAGECOACH/PONDEROSA LLC	4545 POST OAK PLACE DR, STE 125	HOUSTON, TX 77027-3182	296 WONDERWORLD DR, SAN MARCOS, TX 78640
187678	SOUTH STAGECOACH BUSINESS PARK LTD	PO BOX 727	SAN MARCOS, TX 78667- 0727	S STAGECOACH TRL, SAN MARCOS, TX 78666
105160	STAGECOACH APARTMENT DEVELOPMENT LTD	231 FULTON ST W	GRAND RAPIDS, MI 49503- 2668	250 S STAGECOACH TRL, SAN MARCOS, TX 78666
154960	TEXAS REGIONAL BANK	6770 W EXPRESSWAY 83	HARLINGEN, TX 78552-3603	310 WONDER WORLD DR, SAN MARCOS, TX 78666
132689	TEXAS STATE OF	P O BOX 15426	AUSTIN, TX 78761-5426	WONDER WORLD DR, SAN MARCOS, TX 78666
	Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666	
	Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	
	Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	