

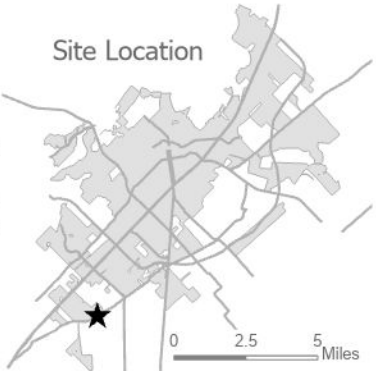


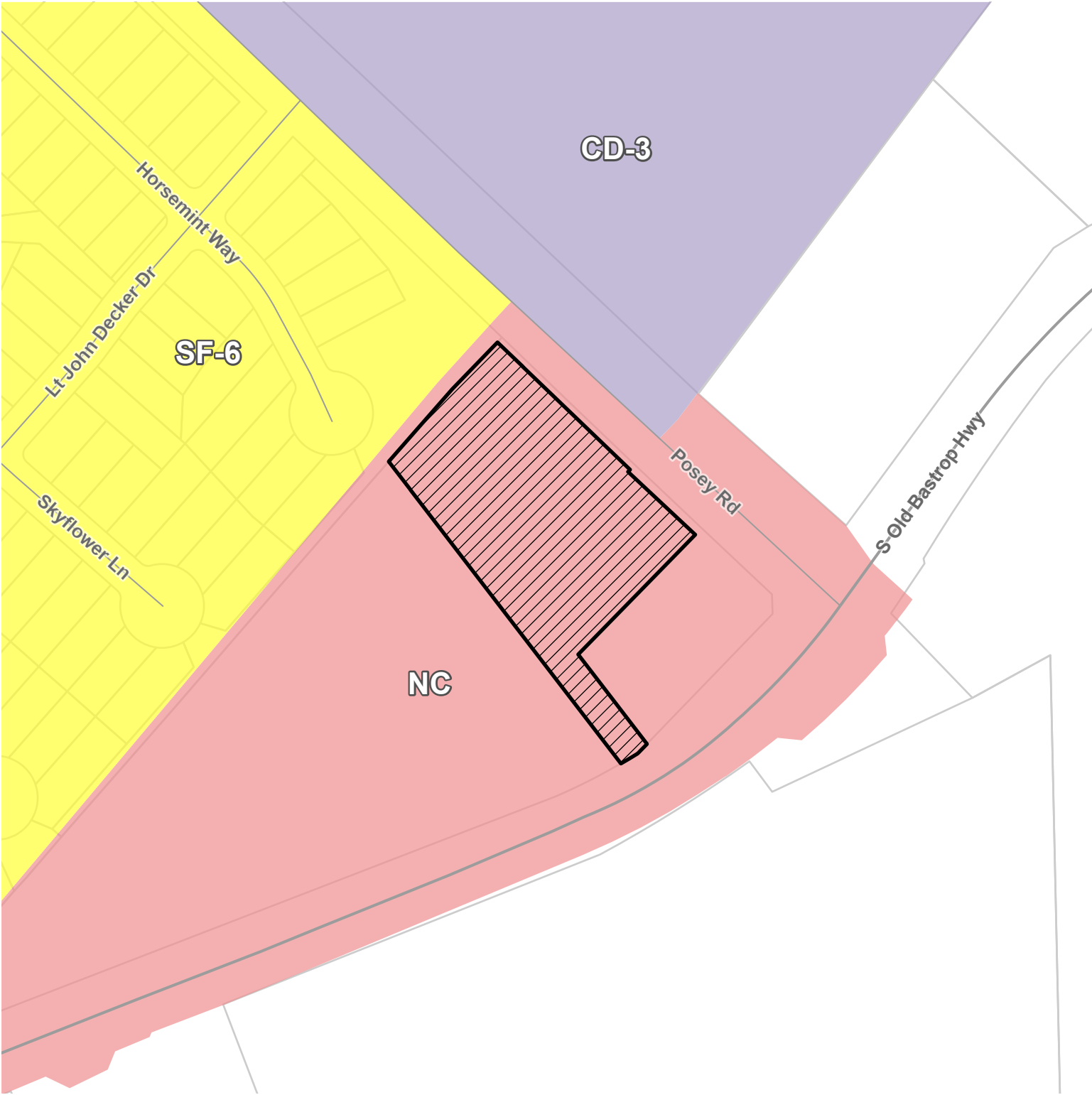
 Subject Property
 Parcel



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: 8/11/2025





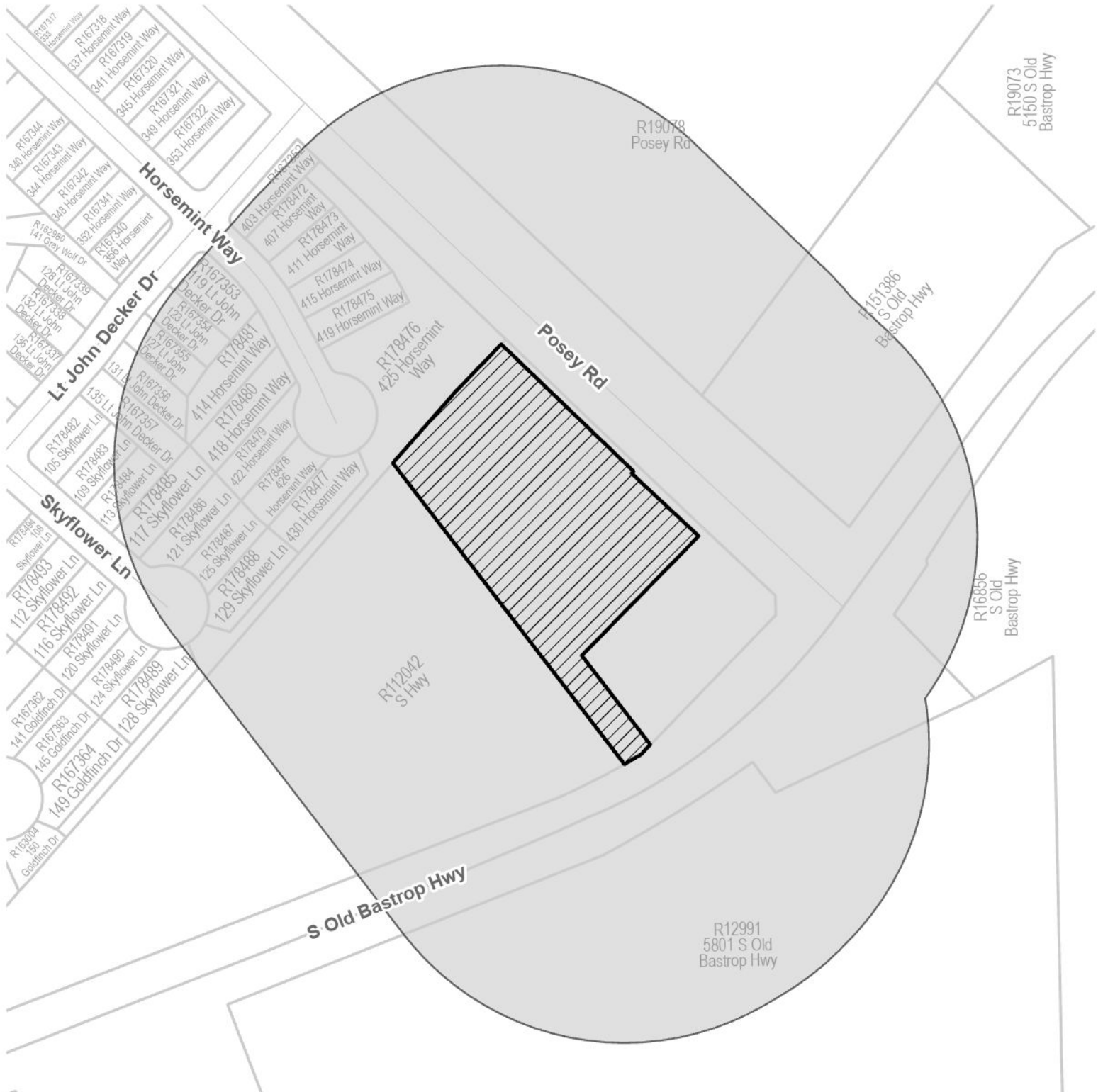
-  Subject Property
-  CD-3
-  NC
-  SF-6



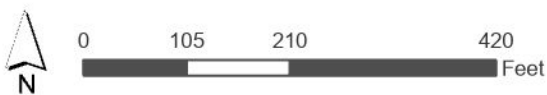
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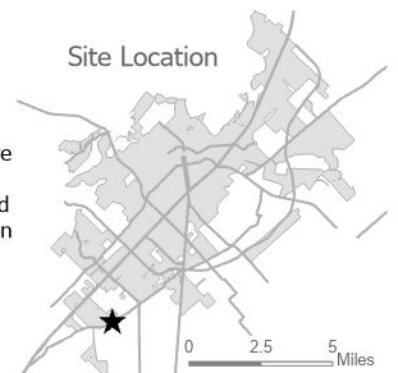


-  Subject Property
-  400ft Buffer
-  Subject Property
-  Parcel



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Date: 8/7/2025



PLANNING AND DEVELOPMENT SERVICES

8/8/2025



CUP-25-45

**Notice of Public Hearing
Conditional Use Permit Request
Convenience Store with Gasoline Sales
5618 S Old Bastrop Hwy**

CUP-25-45 (Highpointe Trace LLC) Hold a public hearing and consider a request by Caren Williams-Murch, on behalf of Highpointe Trace LLC, for a Conditional Use Permit to allow a Convenience Store with Gasoline Sales, located on approximately 2.5 acres at the western corner of Posey Road and Old Bastrop Highway. (C. Garrison)

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, August 26, 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-45**.

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	Owner Address	Owner City/ State/ Zip
182674	208 CAMINO VERDE, SAN MARCOS, TX 78666	ALONZO, GUADALUPE MARTINEZ	208 CAMINO VERDE	SAN MARCOS, TX 78666-5804
187754	425 MERRIMAN RD, SAN MARCOS, TX 78666	ANCIRA MARCO ANTONIO & ANCIRA ALMA ROSE	425 MERRIMAN RD	SAN MARCOS, TX 78666-5868
182678	224 CAMINO VERDE, SAN MARCOS, TX 78666	BOHLANDER, MARY SANDRA	224 CAMINO VERDE	SAN MARCOS, TX 78666-5804
182660	231 CAMINO VERDE, SAN MARCOS, TX 78666	BUJAN, ANDREW PHILLIP	231 CAMINO VERDE	SAN MARCOS, TX 78666-5804
12991	5801 S OLD BASTROP RD, SAN MARCOS, TX 78666	CARSON SELECT INVESTMENTS LP	C/O CARSON SELECT INVESTMENTS GP LLC GENERAL PARTNER	SAN MARCOS, TX 78666-5063
168859	148 LYNDON DR, SAN MARCOS, TX 78666	CASH, GUNNER	148 LYNDON DR	SAN MARCOS, TX 78666
182705	512 JANE LONG DR, SAN MARCOS, TX 78666	CHESMAR HOMES LLC	211 N LOOP 1604 E	SAN ANTONIO, TX 78248
168855	132 LYNDON DR, SAN MARCOS, TX 78666	CJR CC HOLDINGS 2, LLC-SERIES 50	1700 BRIDGEWAY DR	AUSTIN, TX 78704-4973
182681	126 PAUL PENA DR, SAN MARCOS, TX 78666	CLARK, CHRISTOPHER NEAL & JENNIFER ANNE	126 PAUL PENA DR	SAN MARCOS, TX 78666-5799
187753	421 MERRIMAN RD, SAN MARCOS, TX 78666	CONTINENTAL HOMES OF TEXAS LP	1306 E MCCARTY LN	SAN MARCOS, TX 78666-5779
186017	127 ROSA RD, SAN MARCOS, TX 78666	CRAMER, LAURA & DANIEL	127 ROSA RD	SAN MARCOS, TX 78666
182658	239 CAMINO VERDE, SAN MARCOS, TX 78666	CRAWFORD, JUSTIN	239 CAMINO VERDE	SAN MARCOS, TX 78666-5804
187756	433 MERRIMAN RD, SAN MARCOS, TX 78666	DAVIS SHANNON & BENJAMIN	433 MERRIMAN RD	SAN MARCOS, TX 78666-5868
178545	213 SNOWBELL ST, SAN MARCOS, TX 78666	DAVIS, KRISTIN SHAY	213 SNOWBELL ST	SAN MARCOS, TX 78666
168860	152 LYNDON DR, SAN MARCOS, TX 78666	DAVIS-WRIGHT, SONIA	4317 189TH AVE	ISSAQUAH, WA 98027-9701
186018	123 ROSA RD, SAN MARCOS, TX 78666	DELGADO, DAVID LEE	PO BOX 3116	SAN MARCOS, TX 78667-2714
182692	244 CAMINO VERDE, SAN MARCOS, TX 78666	DEUCORE, DARRYN WAYNE & LISA ANN	244 CAMINO VERDE	SAN MARCOS, TX 78666-5804
178509	324 CAMINO VERDE, SAN MARCOS, TX 78666	ENGLAND FAMILY TRUST	ENGLAND TIMOTHY D & KUBBA DINA L TRUSTEES	SAN MARCOS, TX 78666-8947
178543	221 SNOWBELL ST, SAN MARCOS, TX 78666	FERSACA RAFAEL ENRIQUE & MARTINEZ MONICA JAZMIN	221 SNOWBELL ST	SAN MARCOS, TX 78666-4982
182657	243 CAMINO VERDE, SAN MARCOS, TX 78666	FEW, LYNDA MARIE	20249 HILLTOP DR	WIMBERLEY, TX 78676-9353
182676	216 CAMINO VERDE, SAN MARCOS, TX 78666	FITCH, ROB ANDREW & KAREN A	216 CAMINO VERDE	SAN MARCOS, TX 78666-5804
178540	233 SNOWBELL ST, SAN MARCOS, TX 78666	FRASER MICHAEL SCOTT & PARKEY KATRINA MARIE	233 SNOWBELL ST	SAN MARCOS, TX 78666-4982
178542	225 SNOWBELL ST, SAN MARCOS, TX 78666	GARCIA, KATLYNNE CAROL	225 SNOWBELL ST	SAN MARCOS, TX 78666
178546	209 SNOWBELL ST, SAN MARCOS, TX 78666	GRAUBARD, JORGE ENRIQUE	209 SNOWBELL ST	SAN MARCOS, TX 78666-4982
182709	515 JANE LONG DR, SAN MARCOS, TX 78666	HAINES, RENAE FLORES	515 JANE LONG DR	SAN MARCOS, TX 78666
187755	429 MERRIMAN RD, SAN MARCOS, TX 78666	HARRIS, ROBIN J	429 MERRIMAN RD	SAN MARCOS, TX 78666-5868
186020	115 ROSA RD, SAN MARCOS, TX 78666	HAYLE, ELAINE	115 ROSA RD	SAN MARCOS, TX 78666-5697
202205		HAYS COUNTY	712 S STAGECOACH TRL #2051	SAN MARCOS, TX 78666
162352		HIGHPOINTE TRACE LLC	C/O GOODWIN & COMPANY	AUSTIN, TX 78720-3310
168857	140 LYNDON DR, SAN MARCOS, TX 78666	KERRY ELIJAH & MEGHAN FAMILY TRUST	ELIJAH KERRY & MEGHAN MECKSTROTH KERRY CO-TRUSTEES	CEDAR PARK, TX 78613-4376
168867	233 GRAY WOLF DR, SAN MARCOS, TX 78666	KUMAR, SASHI LATA	233 GRAY WOLF DR	SAN MARCOS, TX 78666-3764
178517	241 GRAY WOLF DR, SAN MARCOS, TX 78666	LGI HOMES TEXAS LLC	1450 LAKE ROBBINS DR	SPRING, TX 77380-3294
168858	144 LYNDON DR, SAN MARCOS, TX 78666	MARTIN, EDWARD SHANE	144 LYNDON DR	SAN MARCOS, TX 78666-3696
178539	237 SNOWBELL ST, SAN MARCOS, TX 78666	MCCHESENEY, CHRISTOPHER MICHAEL & APRIL HEATHER	237 SNOWBELL ST	SAN MARCOS, TX 78666-4982
182675	212 CAMINO VERDE, SAN MARCOS, TX 78666	MEDRANO, JOSEPH & ALMA	212 CAMINO VERDE	SAN MARCOS, TX 78666-5804
168856	136 LYNDON DR, SAN MARCOS, TX 78666	MIRO MILTON MIGUEL	136 LYNDON DR	SAN MARCOS, TX 78666-3696
182686	146 PAUL PENA DR, SAN MARCOS, TX 78666	MITCHELL, DOMINIQUE MICHELLE	146 PAUL PENA DR	SAN MARCOS, TX 78666-5799
186021	111 ROSA RD, SAN MARCOS, TX 78666	ORR, SUSAN	111 ROSA RD	SAN MARCOS, TX 78666
186019	119 ROSA RD, SAN MARCOS, TX 78666	PALACIOS, MIGUEL & ELIZABETH	119 ROSA RD	SAN MARCOS, TX 78666-5697
182665	211 CAMINO VERDE, SAN MARCOS, TX 78666	POPP, HAYDEN ELEXIS & CARSON SAMUEL	211 CAMINO VERDE	SAN MARCOS, TX 78666-5804
187752	417 MERRIMAN RD, SAN MARCOS, TX 78666	RINCON-MENDOZA, SERGIO	417 MERRIMAN RD	SAN MARCOS, TX 78666-5868
178544	217 SNOWBELL ST, SAN MARCOS, TX 78666	SANDOVAL, MARIA LUISA	205 FLINT RD	CIBOLO, TX 78108-3807
168861	156 LYNDON DR, SAN MARCOS, TX 78666	STRICKLER, KYLE & BRIGGETTE J	156 LYNDON DR	SAN MARCOS, TX 78666-3696
168862	160 LYNDON DR, SAN MARCOS, TX 78666	THOMPSON, JOHN WAYNE & LISA	160 LYNDON DR	SAN MARCOS, TX 78666-3696
182664	215 CAMINO VERDE, SAN MARCOS, TX 78666	TREVINO CRISTINA NICOLE & HIDALGO MICHAEL	215 CAMINO VERDE	SAN MARCOS, TX 78666
182710	519 JANE LONG DR, SAN MARCOS, TX 78666	WATKINS, RACHEL	519 JANE LONG DR	SAN MARCOS, TX 78666-6340
178541	229 SNOWBELL ST, SAN MARCOS, TX 78666	WATTS, STEPHEN THOMAS & DIANNE MARIE	229 SNOWBELL ST	SAN MARCOS, TX 78666-4982
182656	247 CAMINO VERDE, SAN MARCOS, TX 78666	WIEST, JAMES A & SUZANN A	247 CAMINO VERDE	SAN MARCOS, TX 78666-5804
182661	227 CAMINO VERDE, SAN MARCOS, TX 78666	ZIMMERMAN, LISA MARIE & ALLEN RAY	227 CAMINO VERDE	SAN MARCOS, TX 78666-5804
		Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony Street	SAN MARCOS, TX 78666
		Amy Thomaides	1136 W MLK St	SAN MARCOS, TX 78666