



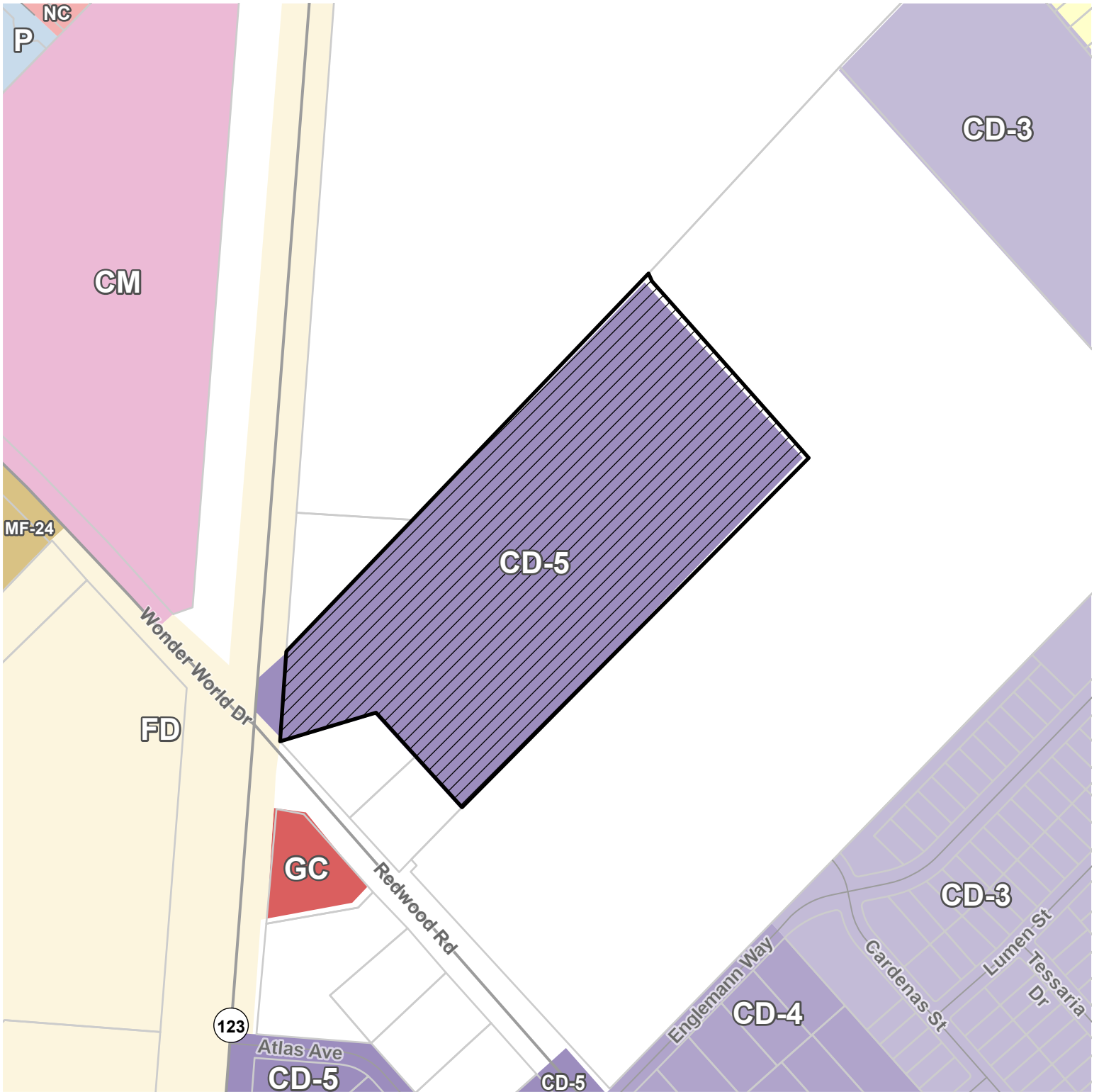
- Subject Property
- Parcel
- ETJ














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Date: 3/4/2024





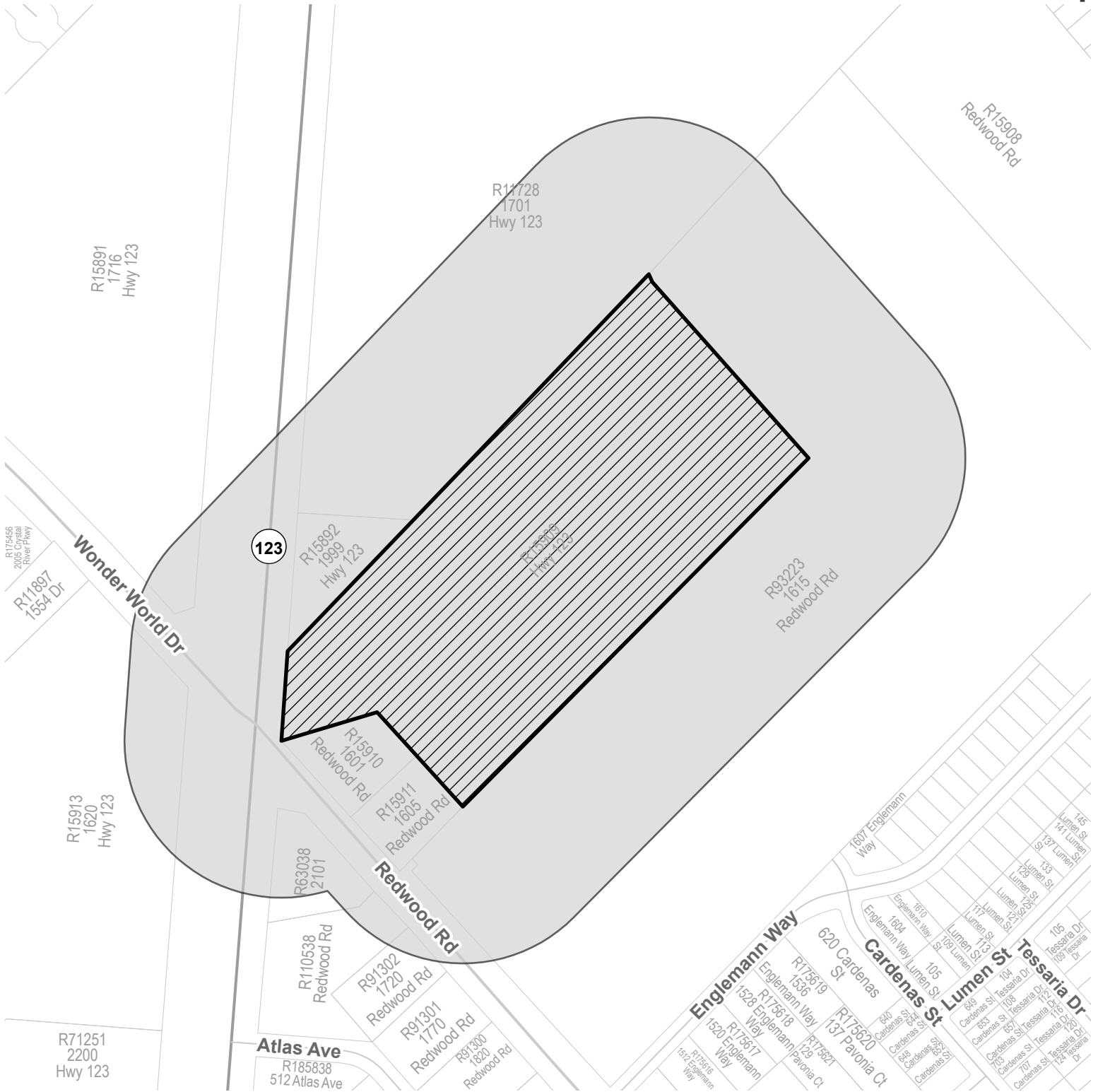
-  Subject Property
-  MF-24
-  CD-3
-  NC
-  CD-4
-  P
-  CD-5
-  SF-4.5
-  FD
-  CM
-  GC






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Date: 3/7/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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PLANNING AND DEVELOPMENT SERVICES



03/08/2024

AC-24-02

**Notice of Public Hearing
Alternative Compliance Request
Block Perimeter
1799 HWY 123**

AC-24-02 (San Marcos Courtyard Villas Block Perimeter) Hold a public hearing and consider a request by ViewPoint Engineering, on behalf of John Haberer, for an Alternative Compliance to the requirements in Section 3.6.2.1. (Block Perimeter) of the Land Development Code to allow the block perimeter within a CD-5 development to be greater than 2,000 feet, located at 1799 HWY 123. (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, March 26, 2024**, 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 **AC-24-02**.

















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

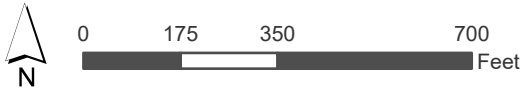
PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Notification List

Property ID	Name of Owner	Owner Address	Owner City/State/Zip	Site Address
15892	BACKUS KAY ESTATE	218 TRIPLE CROWN RUN	SAN MARCOS, TX 78666-1145	1999 SH 123, SAN MARCOS, TX 78666
15891	C & G DEVELOPMENT LTD	PO BOX 1171	SAN MARCOS, TX 78667-1171	SH 123, SAN MARCOS, TX 78666
15913	CCMCCOY LLC	8608 CALERA DR	AUSTIN, TX 78735-1570	1620 SH 123, SAN MARCOS, TX 78666
11963	CRAWFORD FAMILY HISTORICAL MUSEUM INC	1701 N HWY 123	SAN MARCOS, TX 78666	1701 SH 123, SAN MARCOS, TX 78666
15915	ENTEX, INC	P O BOX 1475	HOUSTON, TX 77251-1475	REDWOOD RD, SAN MARCOS, TX 78666
110538	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746	SH 123/REDWOOD RD, SAN MARCOS, TX 78666
15909	HABERER, JOHN	21120 FOREST WATERS CIR	GARDEN RIDGE, TX 78266	SH 123, SAN MARCOS, TX 78666
120493	HAYS COUNTY OF	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396	REDWOOD DR, SAN MARCOS, TX 78666
93223	LA VISTA FOUNDATION I LIMITED PARTNERSHIP	2335 N BANK DR	COLUMBUS, OH 43220-5499	1615 REDWOOD RD, SAN MARCOS, TX 78666
91302	MACKY HOLDINGS LLC	PO BOX 4385	HORSESHOE BAY, TX 78657-4385	1720 REDWOOD RD, SAN MARCOS, TX 78666
63038	MDC COAST 9 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA 92130	2101 SH 123, SAN MARCOS, TX 78666
142394	STATE OF TEXAS	125 E 11TH ST	AUSTIN, TX 78701	SH 123, SAN MARCOS, TX 78666
15911	TEXAS LEGACY MASTERS LLC	1847 FLITE ACRES RD	WIMBERLEY, TX 78676-5419	1605 REDWOOD RD, SAN MARCOS, TX 78666
141916	TEXAS STATE OF	125 W 11TH ST	AUSTIN, TX 78701	SH 123, SAN MARCOS, TX 78666
15910	WILLIS, DONALD L, MD	1601 REDWOOD RD STE A	SAN MARCOS, TX 78666	1601 REDWOOD RD, SAN MARCOS, TX 78666
	NEIGHBORHOOD COMMISSION REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666	
	NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666	
	CONA Rep Amy Thomaidis	211 Ebony St	SAN MARCOS, TX 78666	



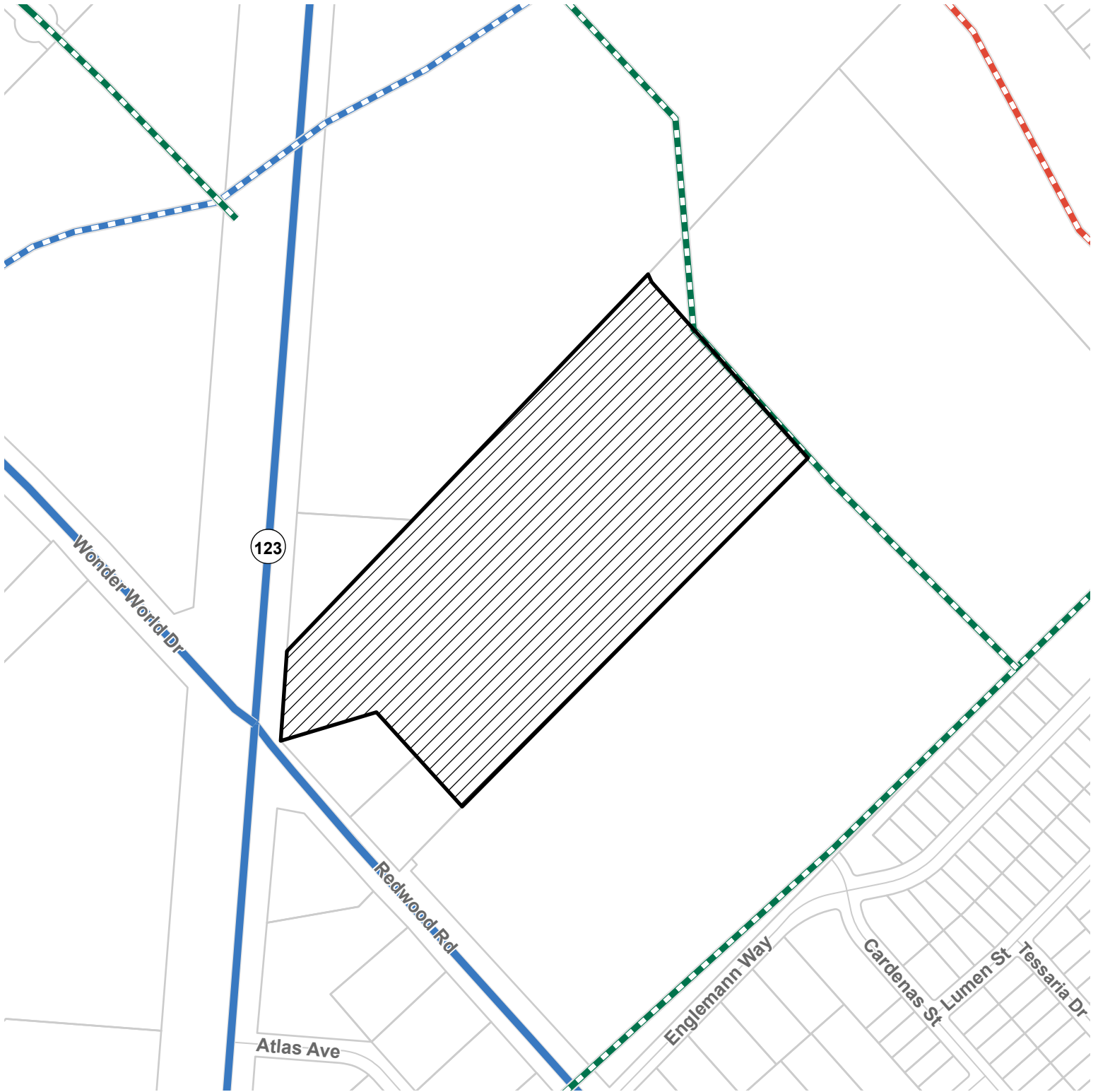
-  Subject Property
-  Final Plat
-  Preliminary
-  Concept
-  Easements
-  Enhanced, Blvd
-  Proposed, Ave
-  Proposed, Blvd
-  Proposed, St
-  Parcel
-  Parcels
-  Highway
-  Major
-  Minor
-  Parcel
-  ETJ








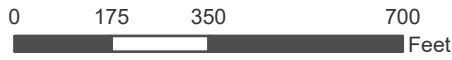
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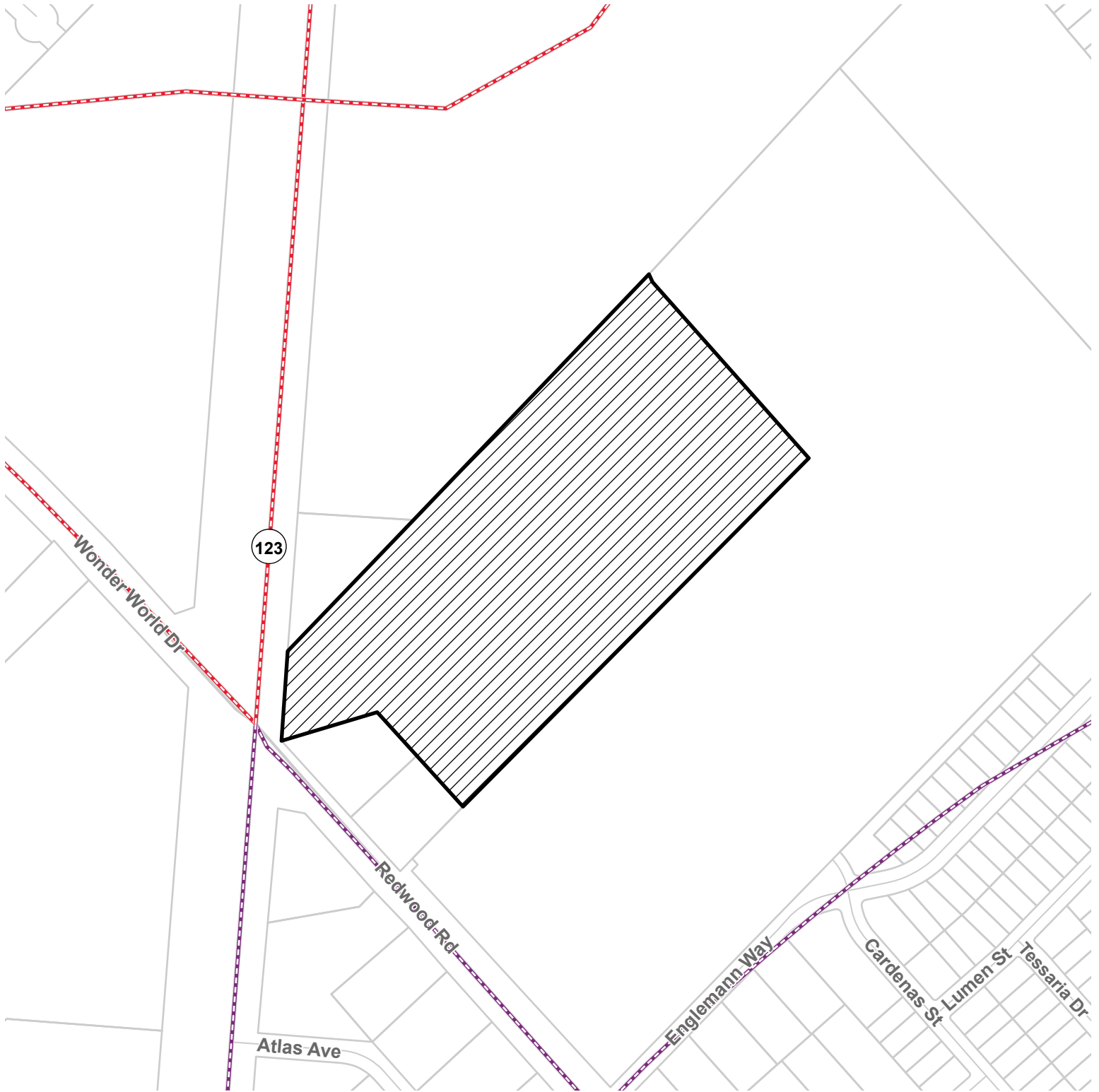
-  Subject Property
-  Enhanced, St
-  Enhanced, Ave
-  Proposed, Ave
-  Enhanced, Blvd
-  Proposed, Blvd
-  Enhanced, HW
-  Proposed, Pkwy
-  Enhanced, Pkwy
-  Proposed, St











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-  Subject Property
-  Enhanced, Medium: 10-20 years
-  Enhanced, Short: 0-10 years
-  Proposed, Long: 20+ years
-  Proposed, Medium: 10-20 years
-  Proposed, Short: 0-10 years
-  Proposed, Short: 0-10 years on Dev.
-  <all other values>



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Site Location

