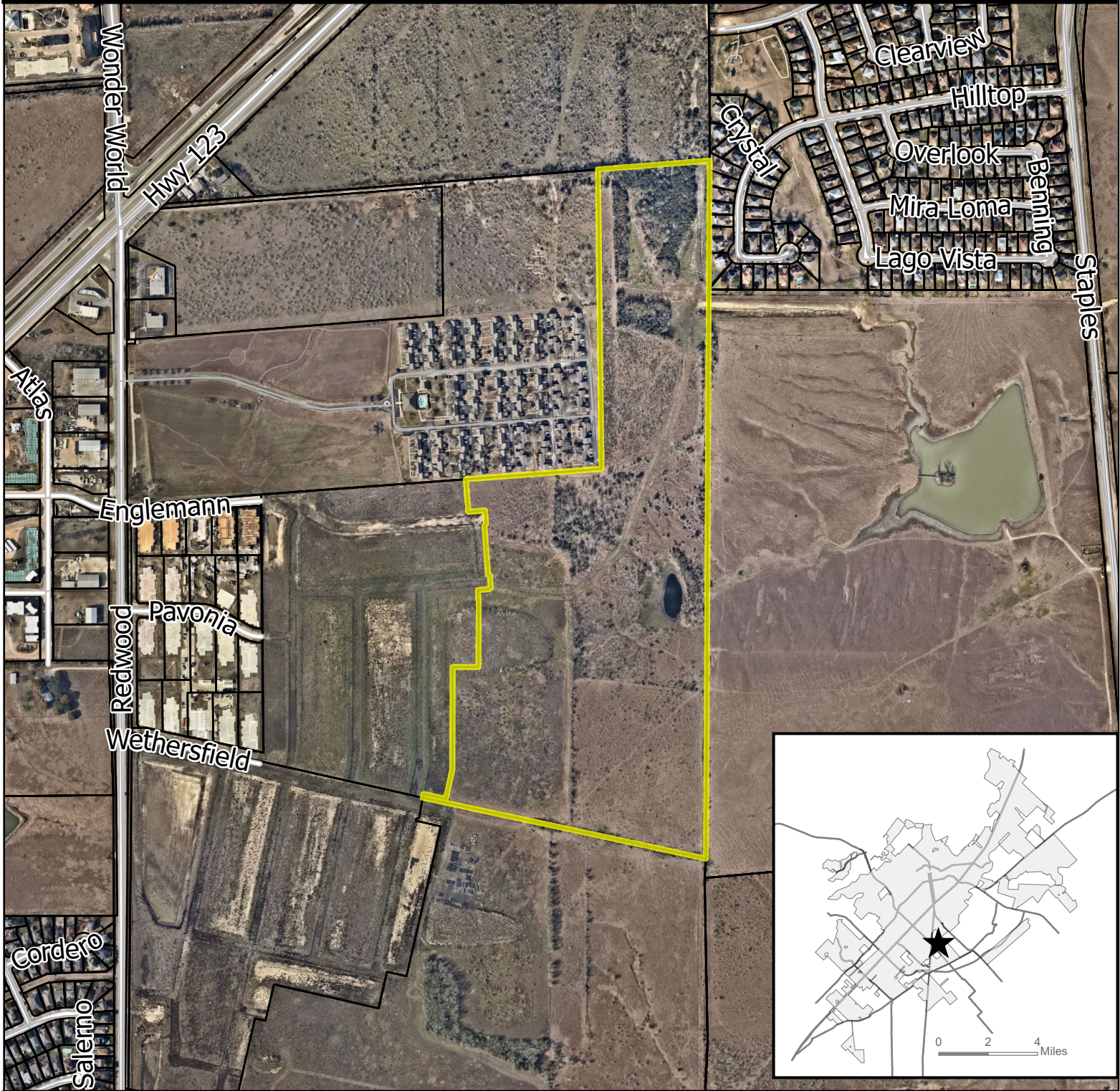
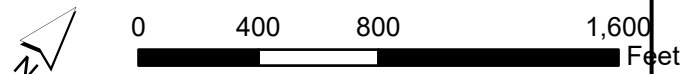


AC-23-04 Aerial View The Ridge at High Branch Phase 2 & 3 Cut and Fill — Redwood Rd

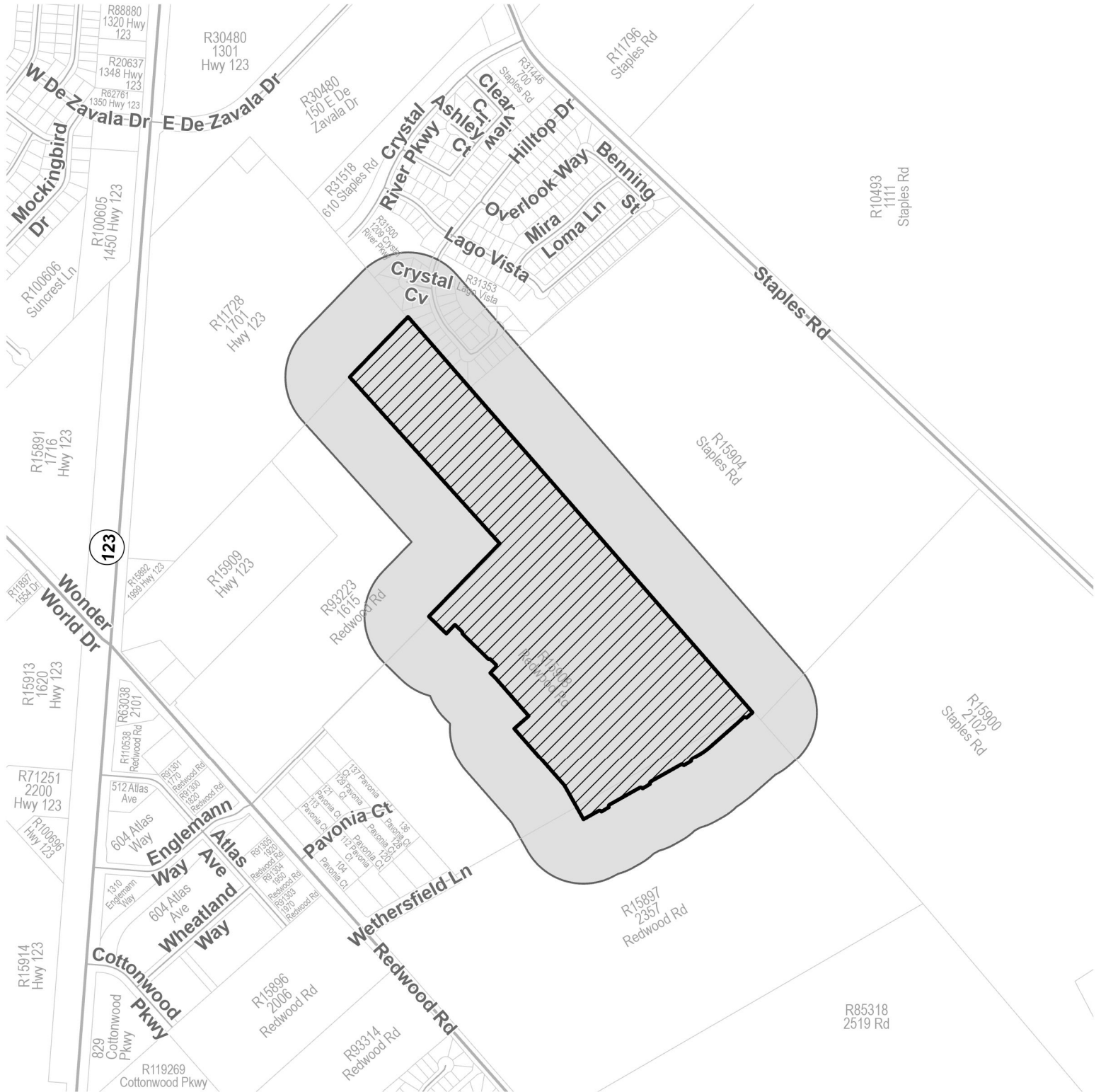





- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

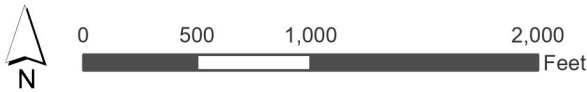


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/4/2023

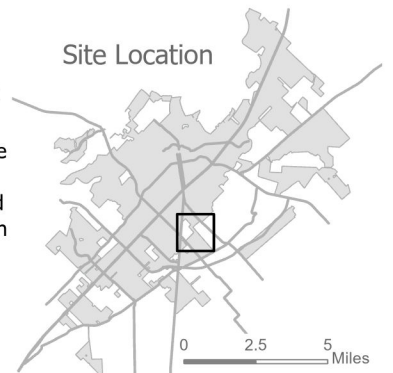


-  Subject Property
-  Parcel
-  400ft Buffer



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: 5/4/2023



PLANNING AND DEVELOPMENT SERVICES



5/5/23

AC-23-04

**Notice of Public Hearing
The Ridge at High Branch Phase 2 & 3
Cut and Fill
Redwood Road**

AC-23-04 (The Ridge at High Branch Phase 2 & 3 Cut and Fill) Hold a public hearing and consider a request by LJA Engineering on behalf of ONX-High Branch, LLC for an Alternative Compliance to the maximum cut and fill requirements in Section 6.1.2.2 of the Land Development Code for a proposed development and plat generally located off of Redwood Road west of Old Bastrop Highway.

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 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 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

For more information regarding this request, contact the case manager, **Richard Reynosa**, at **512.393.8235** or reynosa@sanmarcostx.gov. When calling, please refer to case number **AC-23-04**.

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)

OWNER	MAILING ADDRESS	CITY, STATE, ZIP	PROP_ID	SITE ADDRESS
OZUNA RENE I & YOLANDA	700 CRYSTAL CV	SAN MARCOS, TX 78666	31470	700 CRYSTAL CV, SAN MARCOS, TX 78666
LA VISTA FOUNDATION I LIMITED PARTNER	Attn: RET DEPT - P SEIDEN	COLUMBUS, OH 43220-5499	93223	1615 REDWOOD RD, SAN MARCOS, TX 78666
PERKINS KELLIE GENA	1240 HILLTOP DR	SAN MARCOS, TX 78666-9561	31480	1240 HILLTOP DR, SAN MARCOS, TX 78666
JOSEPH DENNIS G & GAY LYNN	206 CARACARA DR	BUDA, TX 78610	31475	1220 HILLTOP CV, SAN MARCOS, TX 78666
LANE, LETITIA L	2102 FM 621	SAN MARCOS, TX 78666	15901	2102 STAPLES RD, SAN MARCOS, TX 78666
CLAPP MARIA	705 CRYSTAL CV	SAN MARCOS, TX 78666	31468	705 CRYSTAL CV, SAN MARCOS, TX 78666
GENIN, ZACHARY	2525 NIEMANN DR	AUSTIN, TX 78748-2829	31489	1269 HILLTOP CV, SAN MARCOS, TX 78666
HOWSER RICHARD K & ALEENE O	709 CRYSTAL CV	SAN MARCOS, TX 78666	31467	709 CRYSTAL CV, SAN MARCOS, TX 78666
SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS, TX 78666-6300	31500	1209 CRYSTAL RIVER PKWY, SAN MARCOS, TX 78666
SMITH JENNIFER PINO	1232 HILLTOP DR	SAN MARCOS, TX 78666	31478	1232 HILLTOP CV, SAN MARCOS, TX 78666
THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	NEW BRAUNFELS, TX 78130	15908	REDWOOD RD, SAN MARCOS, TX 78666
SANTES EULOGIO V &	MARTINEZ DE VELASCO M	SAN MARCOS, TX 78666-9562	31481	1244 HILLTOP CV, SAN MARCOS, TX 78666
TIDWELL, JOSEPH VICTOR	1217 HILLTOP	SAN MARCOS, TX 78666	31497	1217 HILLTOP CV, SAN MARCOS, TX 78666
THREE RIVERS DEVELOPMENT LLC	301 MAIN PLAZA	NEW BRAUNFELS, TX 78130	15908	REDWOOD RD, SAN MARCOS, TX 78666
CHOLAK, JOHN PAUL JEFFERY	1849 SUNSPUR RD	NEW BRAUNFELS, TX 78130-2018	31494	1229 HILLTOP DR, SAN MARCOS, TX 78666
RIVAS JOHNNY L & FRANCES A	1268 HILLTOP CV	SAN MARCOS, TX 78666	31486	1268 HILLTOP CV, SAN MARCOS, TX 78666
CLARK, BRYCE HARRISON	1248 HILLTOP DR	SAN MARCOS, TX 78666-9562	71036	1248 HILLTOP DR, SAN MARCOS, TX 78666
REDWOOD PROPERTY DEVELOPMENT LLC	301 MAIN PLAZA	NEW BRAUNFELS, TX 78130	164953	REDWOOD RD, SAN MARCOS, TX 78666
GALAVIZ LAURA &	GONZALEZ ARMIDA	KYLE, TX 78640-3954	31495	1225 HILLTOP DR, SAN MARCOS, TX 78666
PENA CECILIA C & JOHN B	1224 HILLTOP CV	SAN MARCOS, TX 78666	31476	1224 HILLTOP CV, SAN MARCOS, TX 78666
FREEMAN HELEN (LIFE ESTATE)	% DAVIS OLA M & ETAL	SAN MARCOS, TX 78667	31474	1216 HILLTOP CV, SAN MARCOS, TX 78666
TWO RIVERS INTERESTS LP	1400 POST OAK BLVD	HOUSTON, TX 77056-6657	15905	STAPLES RD, SAN MARCOS, TX 78666
TWO RIVERS INTERESTS LP	1400 POST OAK BLVD	HOUSTON, TX 77056-6657	15904	STAPLES RD, SAN MARCOS, TX 78666
CRAGOE KATHERINE ANN & LEVELL KATE R	1264 HILLTOP DR	SAN MARCOS, TX 78666-9562	31485	1264 HILLTOP CV, SAN MARCOS, TX 78666
HAMILTON, DAVID L, Sr	1233 HILLTOP CV	SAN MARCOS, TX 78666	31493	1233 HILLTOP CV, SAN MARCOS, TX 78666
REDWOOD PROPERTY DEVELOPMENT LLC	301 MAIN PLAZA	NEW BRAUNFELS, TX 78130	164953	REDWOOD RD, SAN MARCOS, TX 78666
LAMM LAUREN J	124 NICHOLS DR	SAN MARCOS, TX 78666-3006	31469	701 CRYSTAL CV, SAN MARCOS, TX 78666
SHERRILL LANE TRUST	BAEBLER SHERRILL LANE &	SAN MARCOS, TX 78666	15900	STAPLES RD, SAN MARCOS, TX 78666
GOMEZ, MICHAEL	712 CRYSTAL CV	SAN MARCOS, TX 78666-9565	31473	712 CRYSTAL CV, SAN MARCOS, TX 78666
CRAWFORD FAMILY HISTORICAL MUSEUM	1701 N HWY 123	SAN MARCOS, TX 78666	11963	1701 SH 123, SAN MARCOS, TX 78666
SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS, TX 78666-6300	31353	LAGO VISTA, SAN MARCOS, TX 78666
REDWOOD PROPERTY DEVELOPMENT LLC	301 MAIN PLAZA	NEW BRAUNFELS, TX 78130	130379	CR 232/REDWOOD RD, SAN MARCOS, TX 78666
BARTOS, JASON ADRIAN & AMBER LYNN	1256 HILLTOP DR	SAN MARCOS, TX 78666-9562	31483	1256 HILLTOP CV, SAN MARCOS, TX 78666
RILEY MICHAEL L & LYNN M	1265 HILLTOP DR	SAN MARCOS, TX 78666	31490	1265 HILLTOP CV, SAN MARCOS, TX 78666
WILSON JAMES E & SUSAN A	1228 HILLTOP CV	SAN MARCOS, TX 78666	31477	1228 HILLTOP CV, SAN MARCOS, TX 78666
SMITH JAMES M	1213 HILLTOP DR	SAN MARCOS, TX 78666-9561	31498	1213 HILLTOP CV, SAN MARCOS, TX 78666
DUBOIS, DONNA	1261 HILLTOP DR	SAN MARCOS, TX 78666	31491	1261 HILLTOP CV, SAN MARCOS, TX 78666
REDWOOD PROPERTY DEVELOPMENT LLC	301 MAIN PLAZA	NEW BRAUNFELS, TX 78130	130379	CR 232/REDWOOD RD, SAN MARCOS, TX 78666

SHARON PETERS LLC	603 MUSTANG LN	SAN MARCOS, TX 78666-1113	31484	1260 HILLTOP CV, SAN MARCOS, TX 78666
BUSE JOHN D	3710 KERR COMMONS LN	HOUSTON, TX 77059-1502	31496	1221 HILLTOP CV, SAN MARCOS, TX 78666
BENAVIDES SYLVIA SOLIS	704 CRYSTAL CV	SAN MARCOS, TX 78666-9565	31471	704 CRYSTAL CV, SAN MARCOS, TX 78666
CRAWFORD FAMILY HISTORICAL MUSEUM	1701 N HWY 123	SAN MARCOS, TX 78666	11728	1701 SH 123, SAN MARCOS, TX 78666
JENNETT KAREN D	1237 HILLTOP DR	SAN MARCOS, TX 78666-9561	31492	1237 HILLTOP CV, SAN MARCOS, TX 78666
ROTHER INVESTMENT LLC	PO BOX 911	SAN MARCOS, TX 78666	31482	1252 HILLTOP CV, SAN MARCOS, TX 78666
SHERRILL LANE TRUST	BAEBLER SHERRILL LANE &	SAN MARCOS, TX 78666	19014	STAPLES RD, SAN MARCOS, TX 78666
BRYANT JAMES JR & JOAN LANELL	708 CRYSTAL CV	SAN MARCOS, TX 78666-9565	31472	708 CRYSTAL CV, SAN MARCOS, TX 78666
COOKE KATHLEEN & NABROVSKIS EDGAR	528 MISTY WATER LN	SAN ANTONIO, TX 78260-2221	31499	1209 HILLTOP CV, SAN MARCOS, TX 78666