


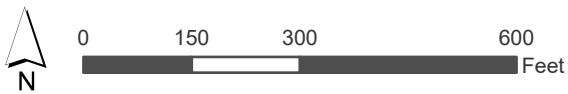




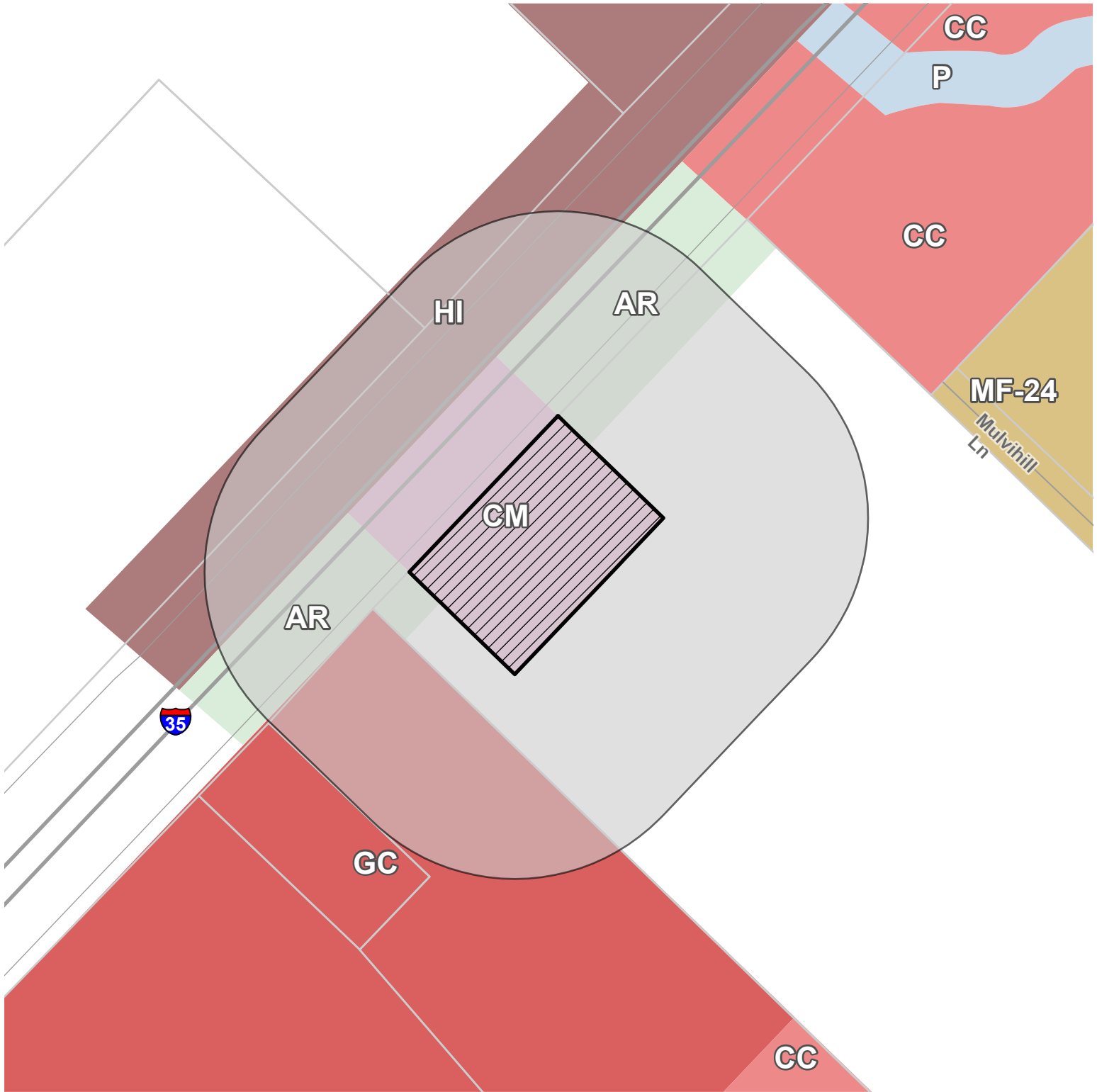
-  Subject Property
-  Parcel
-  City Limit












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.

Date: 9/8/2023





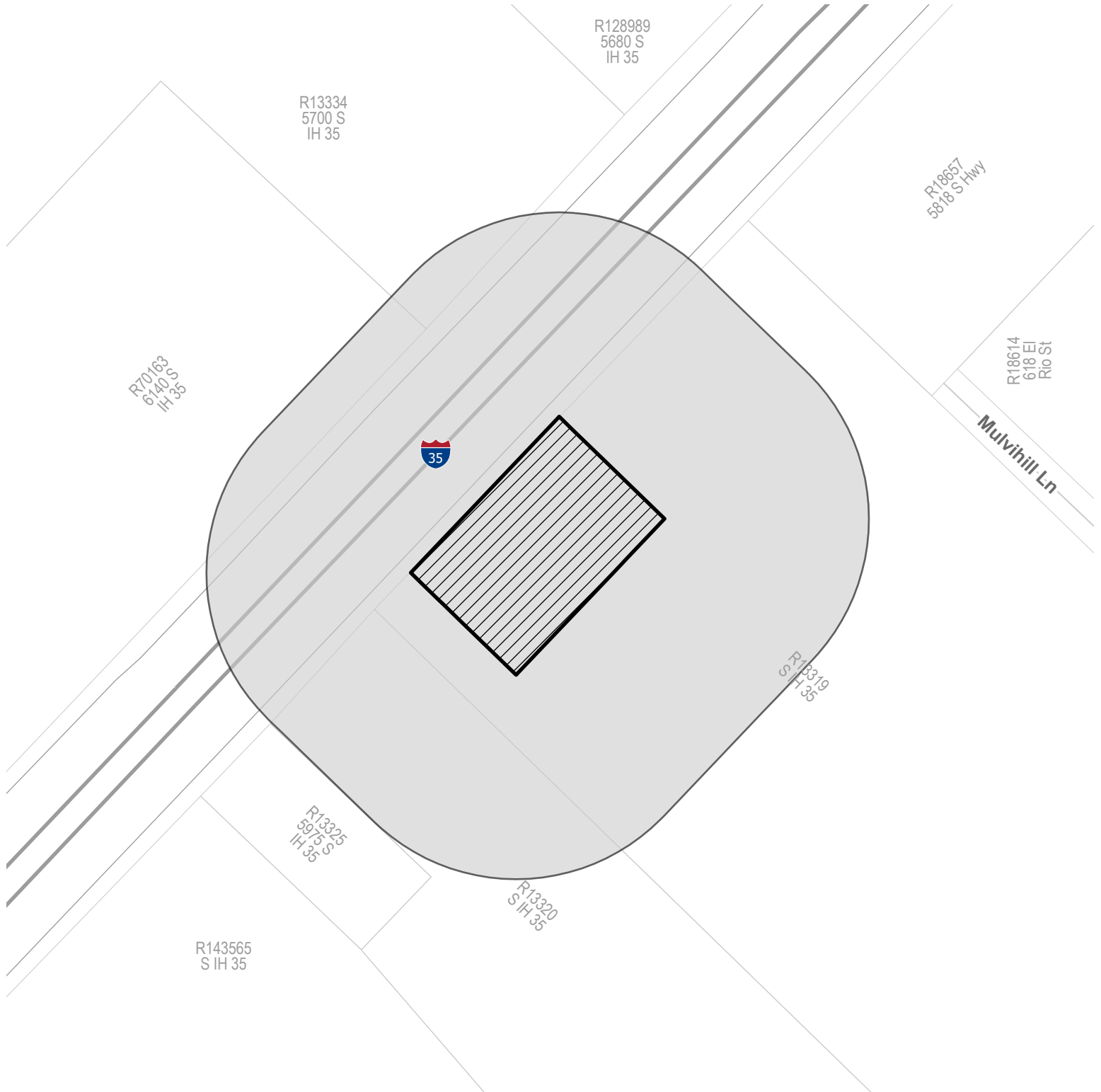
-  Subject Property
-  400ftbuffer
-  AR
-  CC
-  GC
-  HI
-  MF-24
-  P
-  CM






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Date: 9/8/2023





-  Subject Property
-  400ftbuffer
-  Parcel



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Date: 9/7/2023



PLANNING AND DEVELOPMENT SERVICES



09/08/2023

AC-23-10

**Notice of Public Hearing  
Alternative Compliance Request  
Reduced Build-To Requirement  
5821 S IH 35**

*AC-23-10 (7 Eleven) Hold a public hearing and consider a request by Las Onces Colinas LLC, on behalf of Grand Trago, LP, for an Alternative Compliance to reduce the minimum build-to requirement along a primary street in the commercial (CM) zoning district in section 4.4.4.1 of the Development Code, located at 5821 S IH 35. (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 26, 2023** 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

**For City Council**

[www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup)

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-23-10**.

*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](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES  
Enclosure: Map (See Reverse)

# Notification List

Property ID	Owner Name	Owner Address	Owner City/State/Zip	Site Address
13321	LAS ONCES COLINAS LLC	310 COMAS ST, BLD A, STE 301	AUSTIN, TX 78702	IH 35, SAN MARCOS, TX 78666
13334	CUATRO LAND INVESTMENTS LLC	5700 S INTERSTATE 35	SAN MARCOS, TX 78666-9505	5700 S IH 35, SAN MARCOS, TX 78666
13319	CSW LAS COLINAS LP	1703 W 5TH ST, STE 850	AUSTIN, TX 78703-5357	IH 35, SAN MARCOS, TX 78666
70162	CUATRO LAND INVESTMENTS LLC	5700 S INTERSTATE 35	SAN MARCOS, TX 78666-9505	S IH 35, SAN MARCOS, TX 78666
13322	LAS COLINAS SAN MARCOS PHASE 1 LLC	5225 S INTERSTATE 35	SAN MARCOS, TX 78666-9597	6051 S IH 35, SAN MARCOS, TX
13320	CSW LAS COLINAS LP	1703 W 5TH ST, STE 850	AUSTIN, TX 78703-5357	6051 IH 35, SAN MARCOS, TX 78666
176375	SAN MARCOS BUSINESS PARK LP	2211 S. IH 35, STE 103	AUSTIN, TX 78741	S IH 35, SAN MARCOS, TX 78666
	Bobbie Garza-Hernandez	122 Riviera St		
	Roland Saucedo	211 Ebony		
	Michael Adams	106 Losoya Drive		