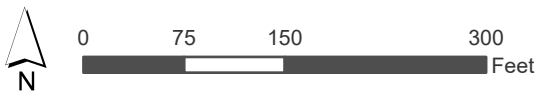




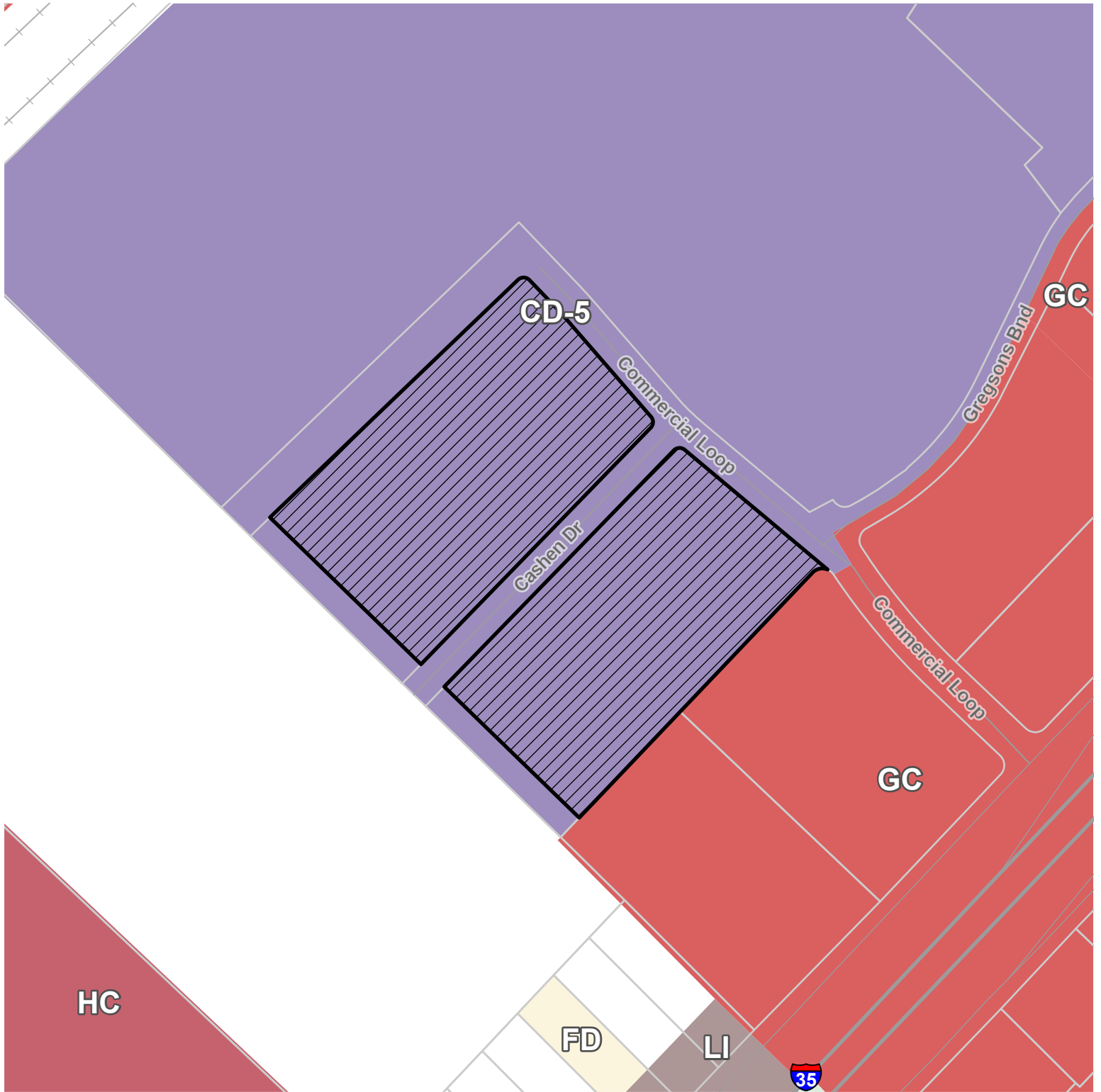
- Subject Property
- Parcel



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: 7/17/2024





 Subject Property

-  AR
-  CD-5
-  FD
-  GC
-  HC
-  LI

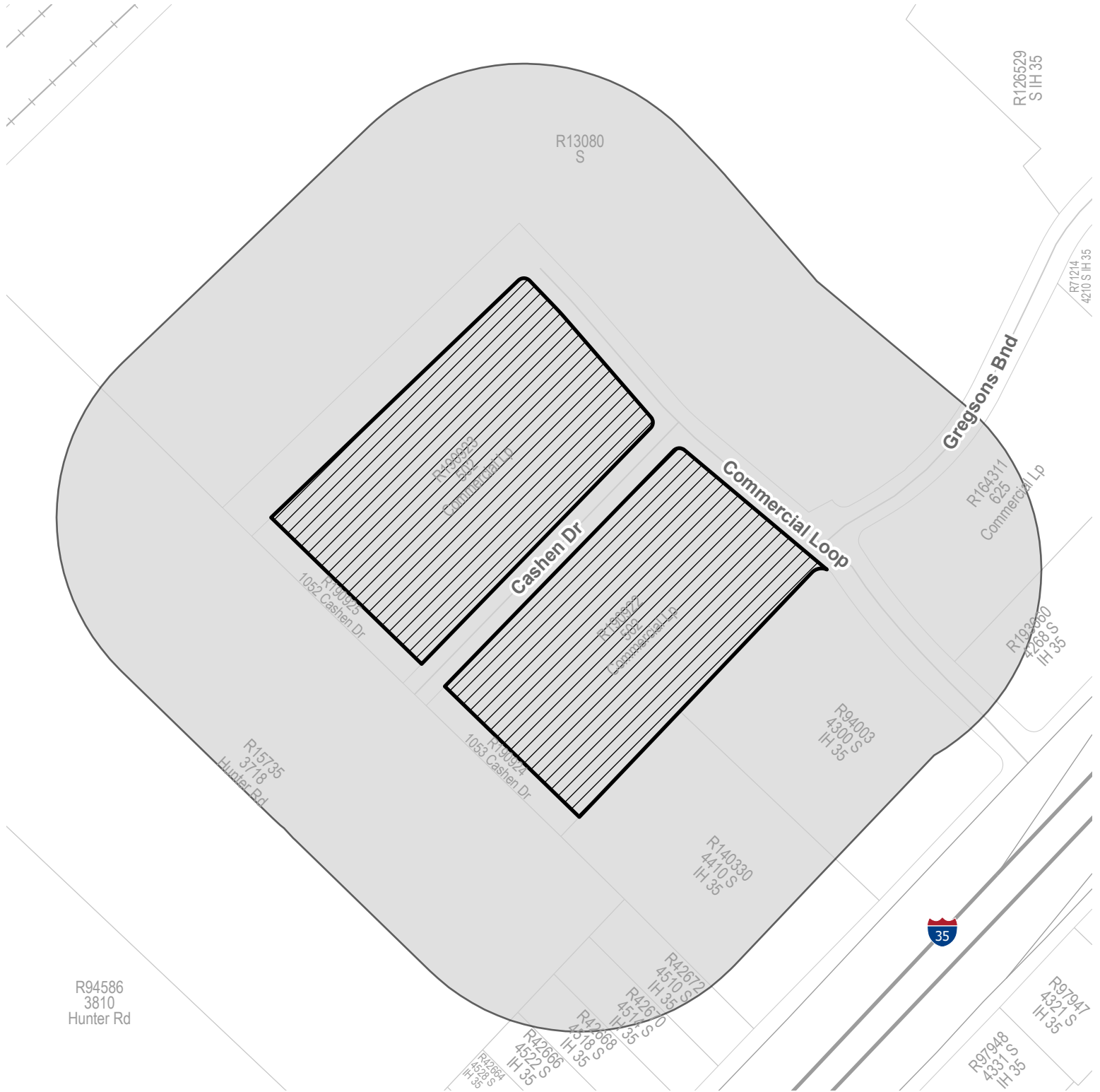





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

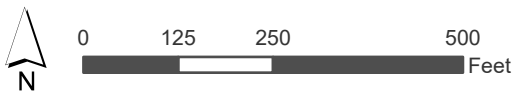
Date: 7/17/2024







-  Subject Property
-  400ft Buffer
-  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: 7/17/2024

Site Location



PLANNING AND DEVELOPMENT SERVICES



07/26/2024

AC-24-03

**Notice of Public Hearing  
Alternative Compliance Request  
Monument Sign in a CD-5 Zoning District  
2420 S IH 35 Hotel**

*AC-24-03 (Alta Centerpoint Apartments) Hold a public hearing and consider a request by Taylor Tompkins, on behalf of Alta Centerpoint Apartments, for an Alternative Compliance to allow a monument sign within the Character District- 5 (CD-5) zoning district, as allowed by Section 7.3.4.9 of the San Marcos Development Code, commonly known as Alta Centerpoint Subdivision Block 1, Lot 2, and located at 502 Commercial Loop. (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 approve 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 the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, August 13, 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](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 virtually 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 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 **AC-24-03**.

*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)

Property ID	Site Address	Owner	Owner Address	NASHVILLE, TN 37201-2117
164312	625 COMMERCIAL LOOP, BLDG #2, SAN MARCOS, TX 78666	AUSDM LLC	111 BROADWAY	SAN MARCOS, TX 78666
13080	S IH 35 @ W CENTERPOINT RD, SAN MARCOS, TX 78666	CENTERPOINT COMMONS LLC	ATTN TYLER SIBLEY	HOUSTON, TX 77046
190922	COMMERCIAL LOOP, SAN MARCOS, TX 78666	CRP/WP ALTA CENTER POINT OWNER LP	Attn: BART BARRETT	SAN MARCOS, TX 78666
42665	S IH 35, , TX	HERRY EUGENE A JR & FRANCES K	3718 HUNTER RD	SAN MARCOS, TX 78666
140330		JNG REALTY LLC	4300 IH 35 SOUTH	SAN MARCOS, TX 78667-1666
94004	4300 S IH 35, SAN MARCOS, TX 78666	JNG REALTY LLC	P O BOX 1666	HOUSTON, TX 77056-3162
193660	S IH 35, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	SAN MARCOS, TX 78666-7028
42667	S IH 35, , TX	PATEL KUNDAN N & CHETNA K	930 N INTERSTATE 35	SAN MARCOS, TX 78666
42671	4510 S IH 35, SAN MARCOS, TX 78666	PEARSON, ROBERT H JR	4510 IH 35 SOUTH	NASHVILLE, TN 37201-2117
164311	625 COMMERCIAL LOOP, BLDG #1, SAN MARCOS, TX 78666	SAN MARCOS PLATINUM LLC	111 BROADWAY	SAN MARCOS, TX 78666
		Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	