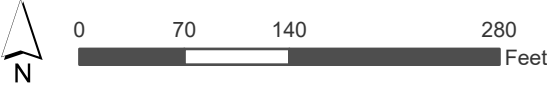


Cover Sheet

Staff Generated Maps

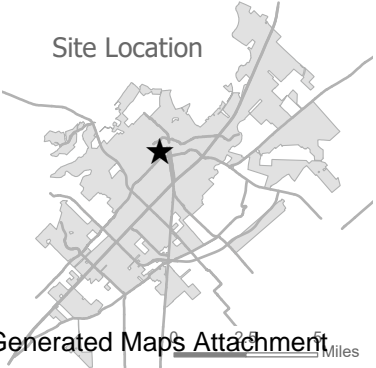


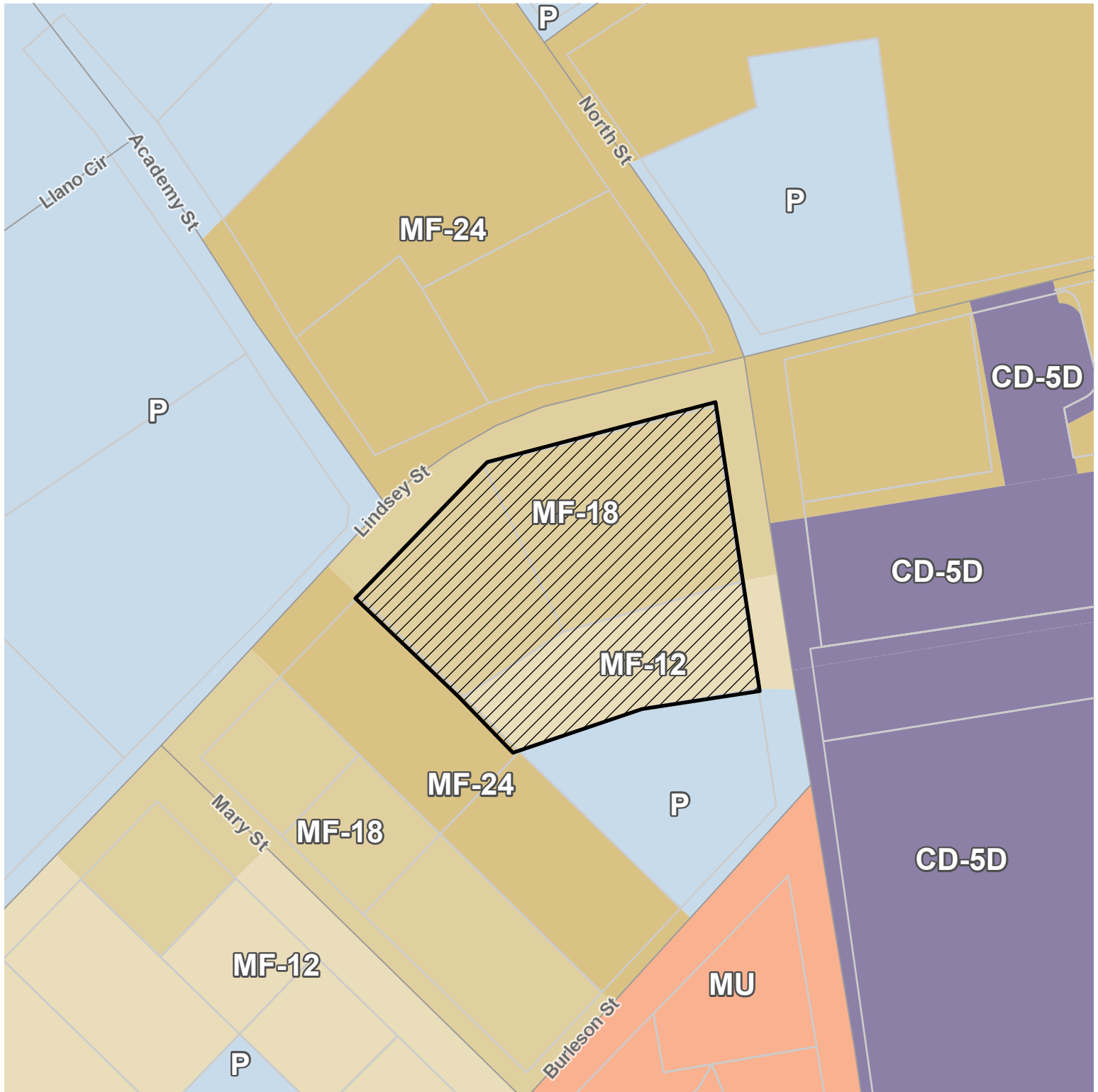
- Subject Property
- Texas State
- Parcel










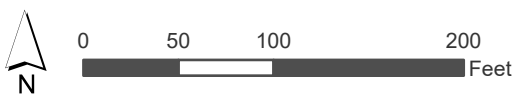
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 2/12/2024





-  Subject Property
-  CD-5D
-  MF-12
-  MF-18
-  MF-24
-  MU
-  P



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Date: 8/25/2023

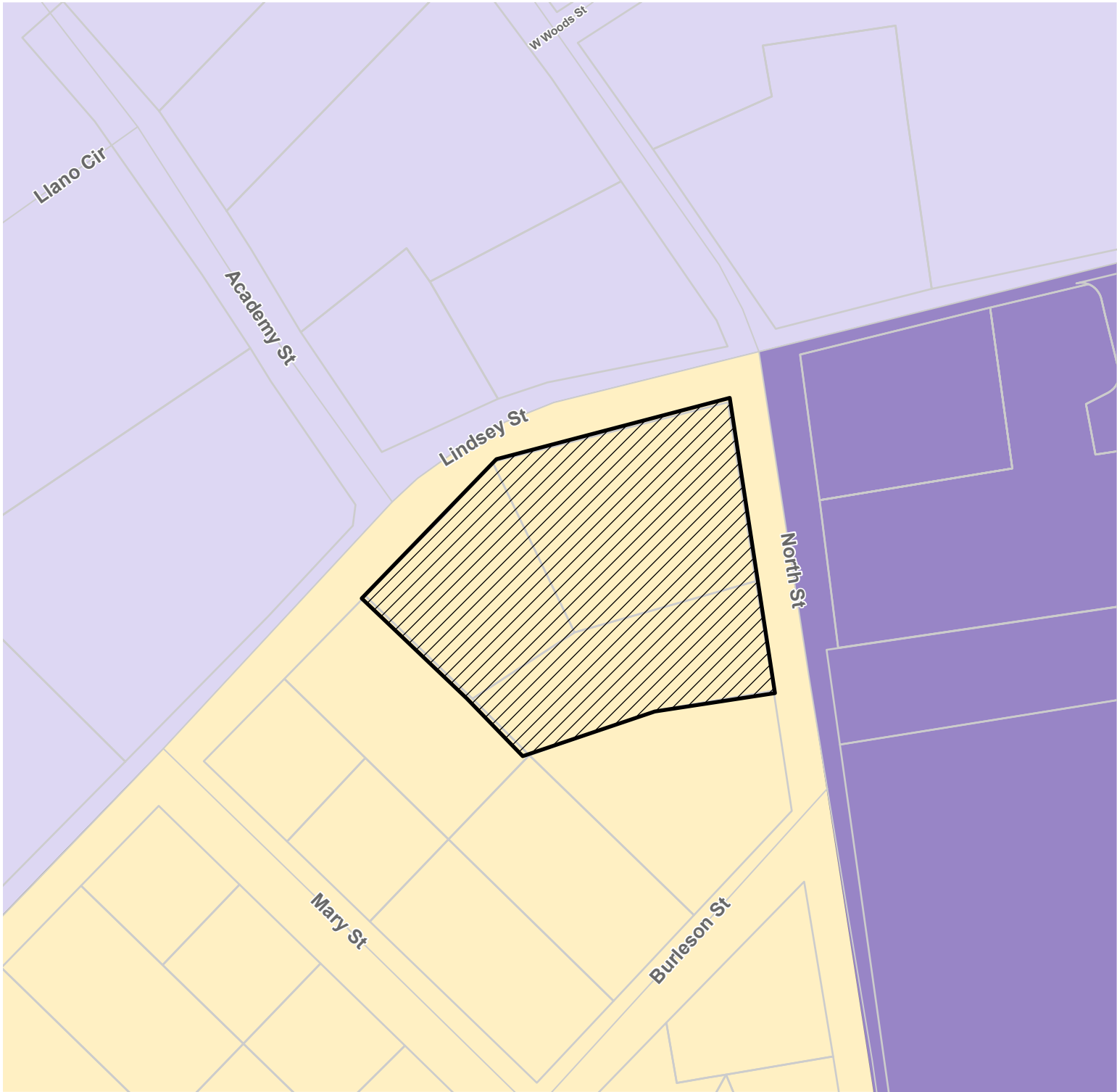
SAN MARCOS






Planning and
Development Services

Site Location



Staff Generated Maps Attachment



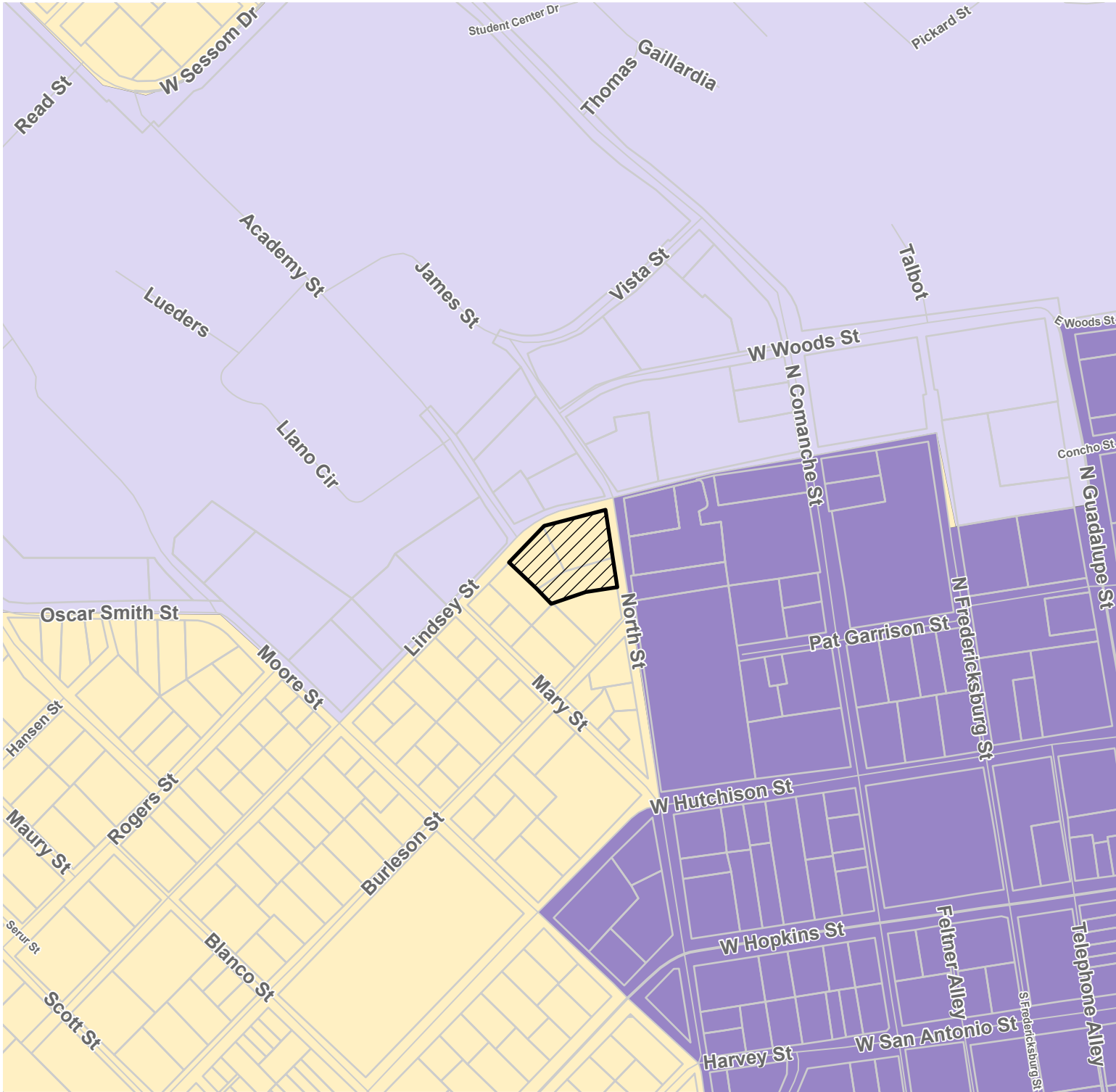
-  Subject Property
-  Parcels
-  High Intensity
-  Low Intensity
-  Existing Neighborhood



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: 8/25/2023



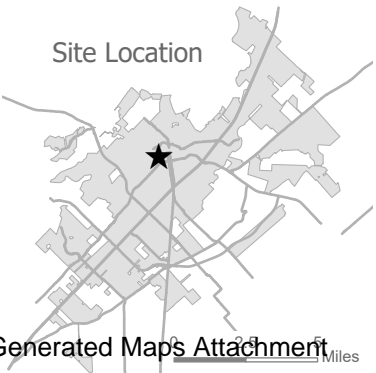


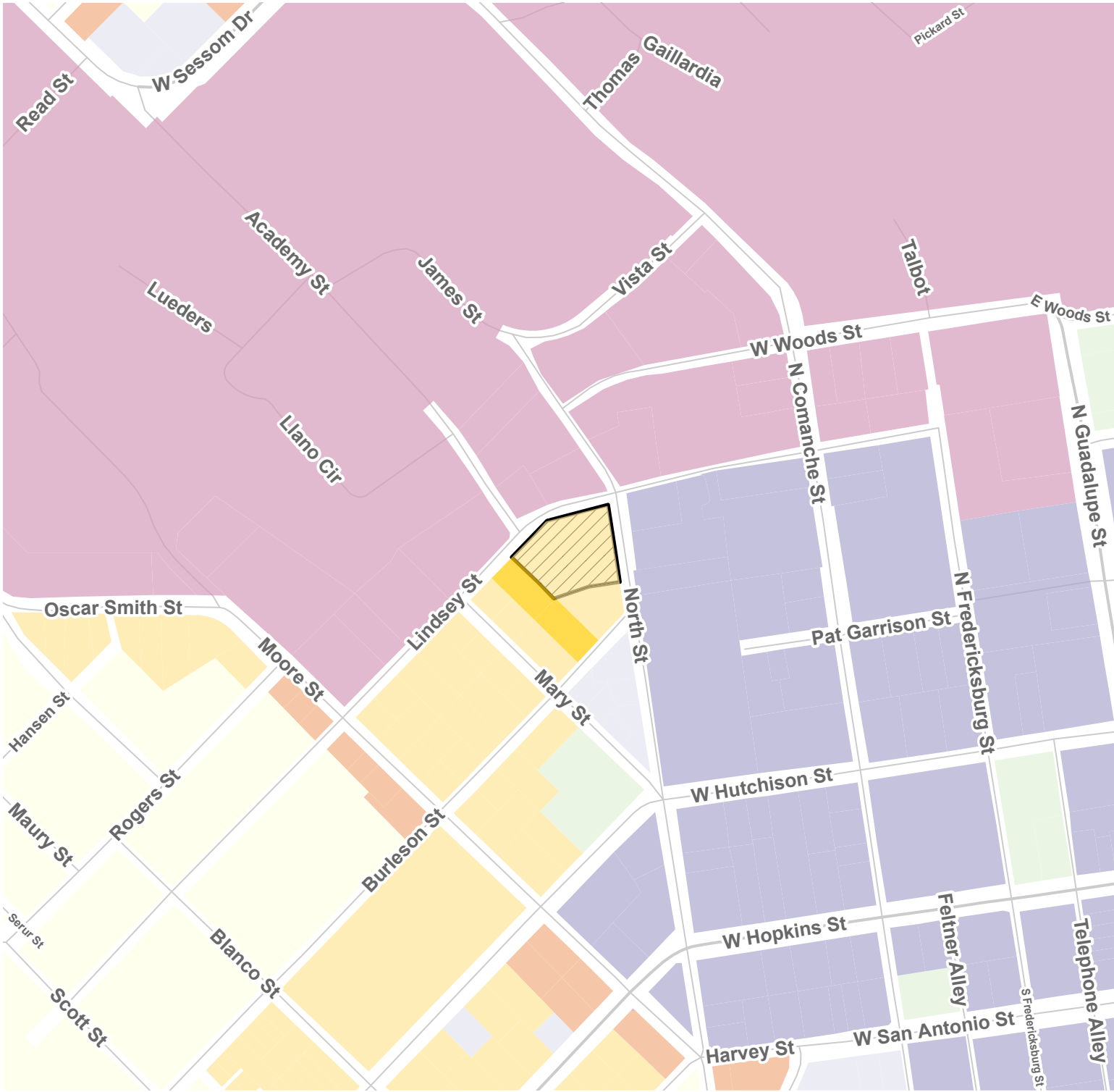
- Subject Property
- Parcels
- High Intensity
- Low Intensity
- Existing Neighborhood



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: 8/28/2023



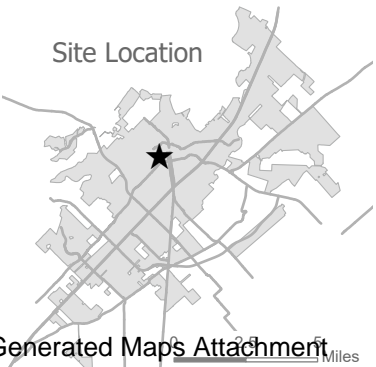


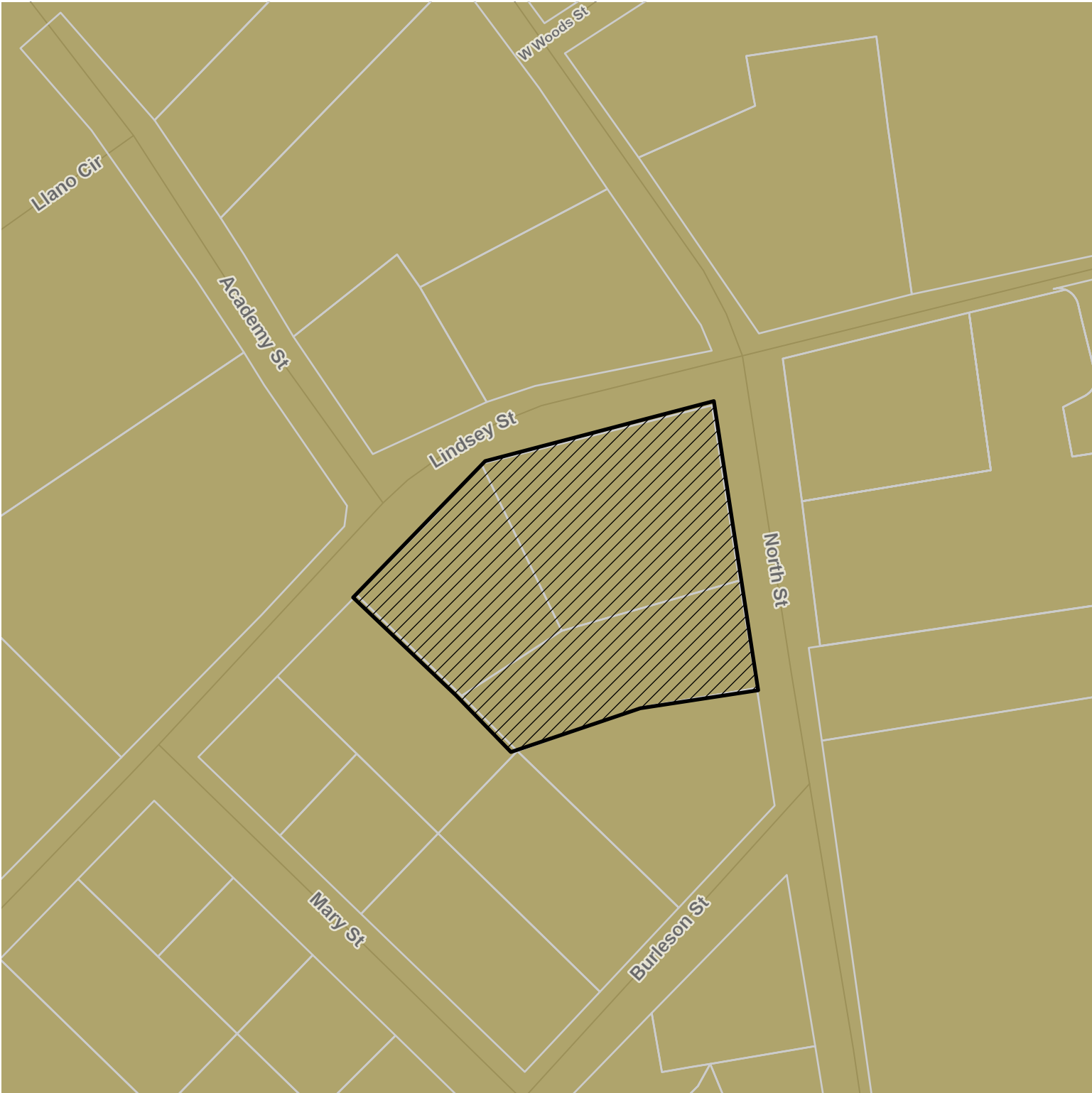
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Neighborhood Transition
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Conservation/Reserve
- Subject Property



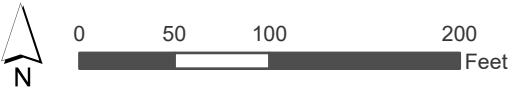
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Date: 9/11/2023



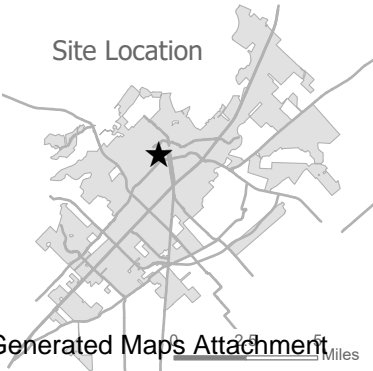


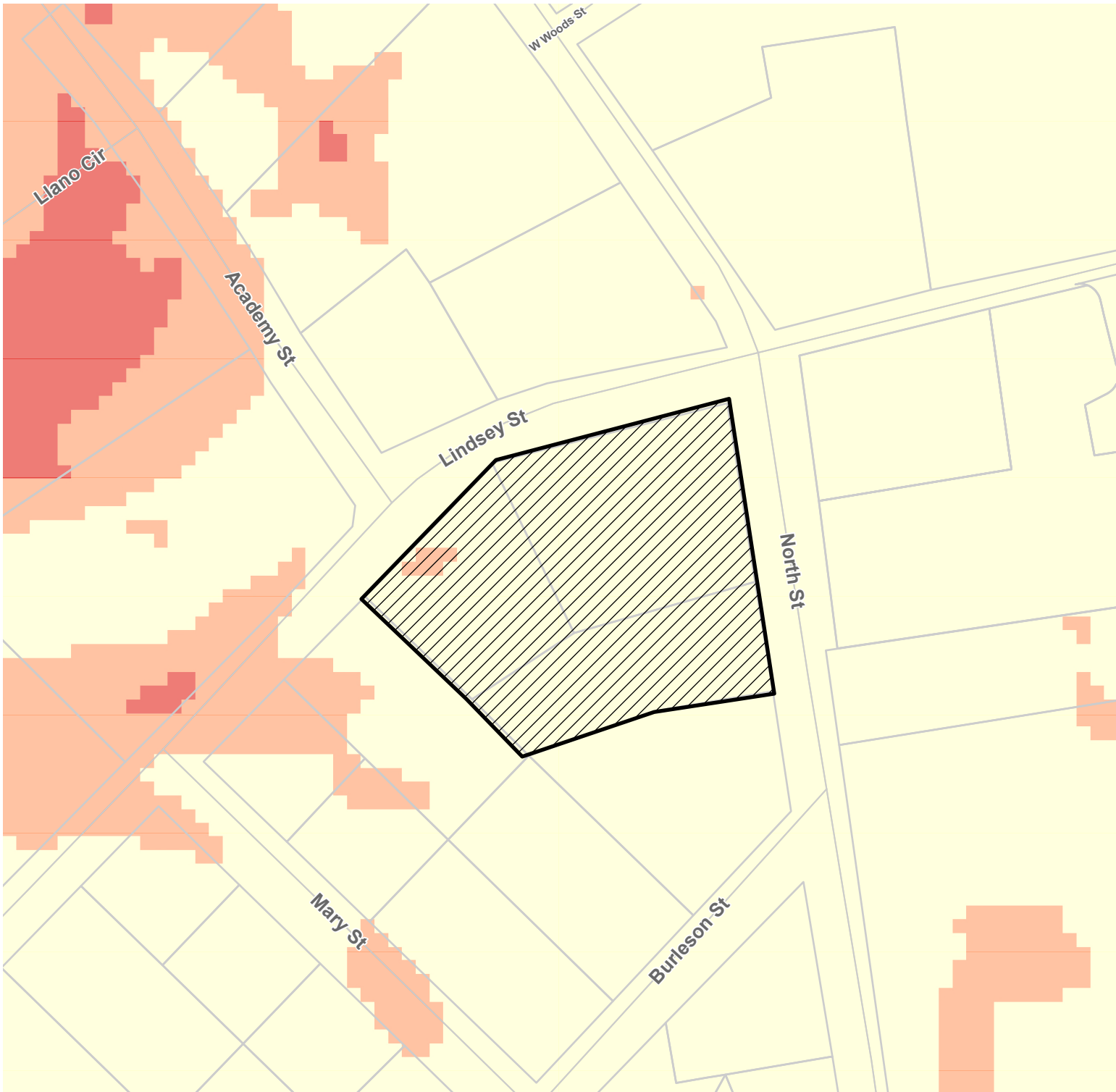
- Subject Property
- Parcels
- Transition Zone
- Minor








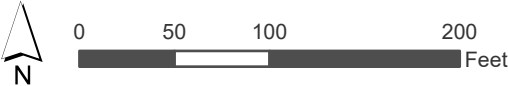
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Date: 8/25/2023





-  Subject Property
-  Parcels
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



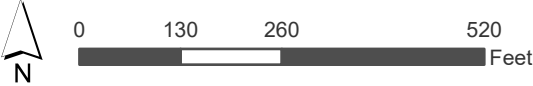
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Date: 8/25/2023



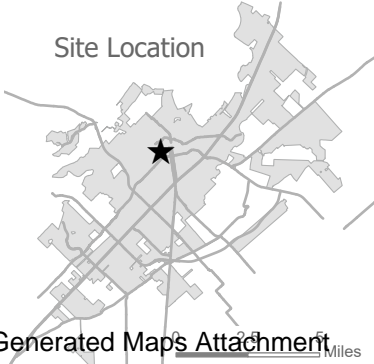


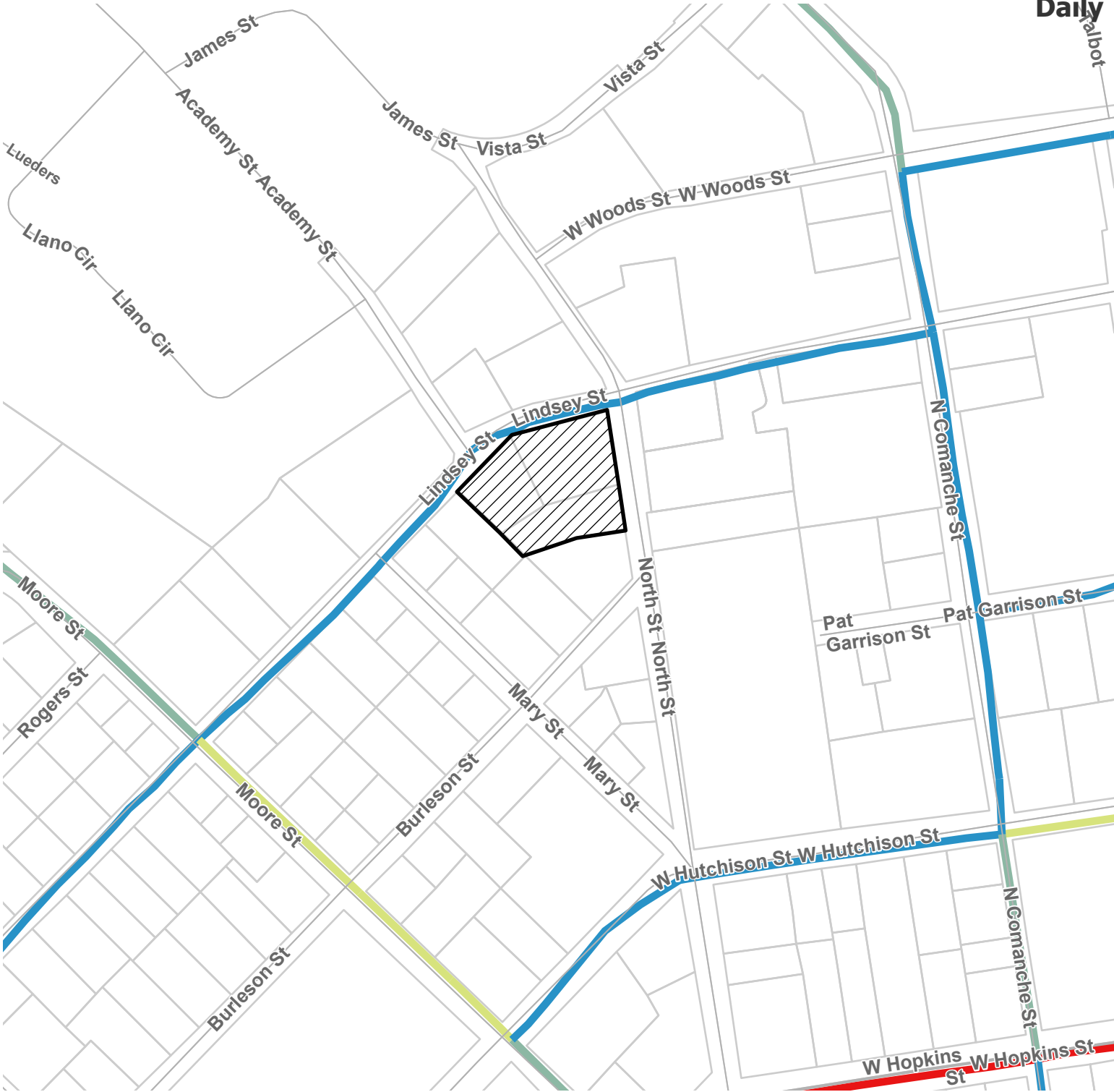
- | | |
|------------------|----------------|
| Subject Property | Enhanced, St |
| Enhanced, Ave | Proposed, Ave |
| Enhanced, Blvd | Proposed, Blvd |
| Enhanced, HW | Proposed, Pkwy |
| Enhanced, Pkwy | Proposed, St |



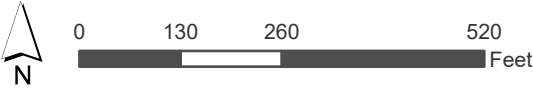
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Date: 8/28/2023



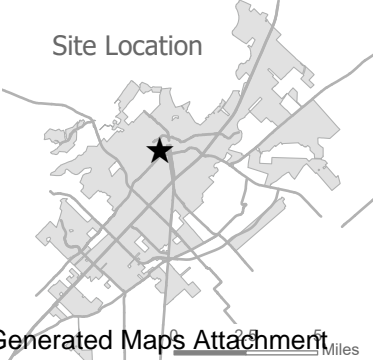


- Subject Property
- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)
- Parcels



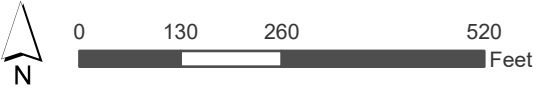
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Date: 8/29/2023



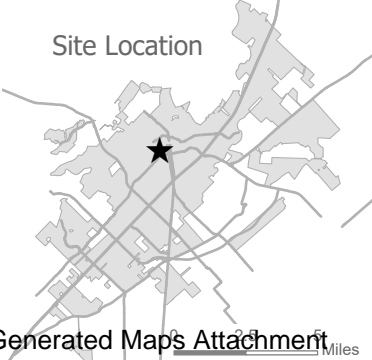


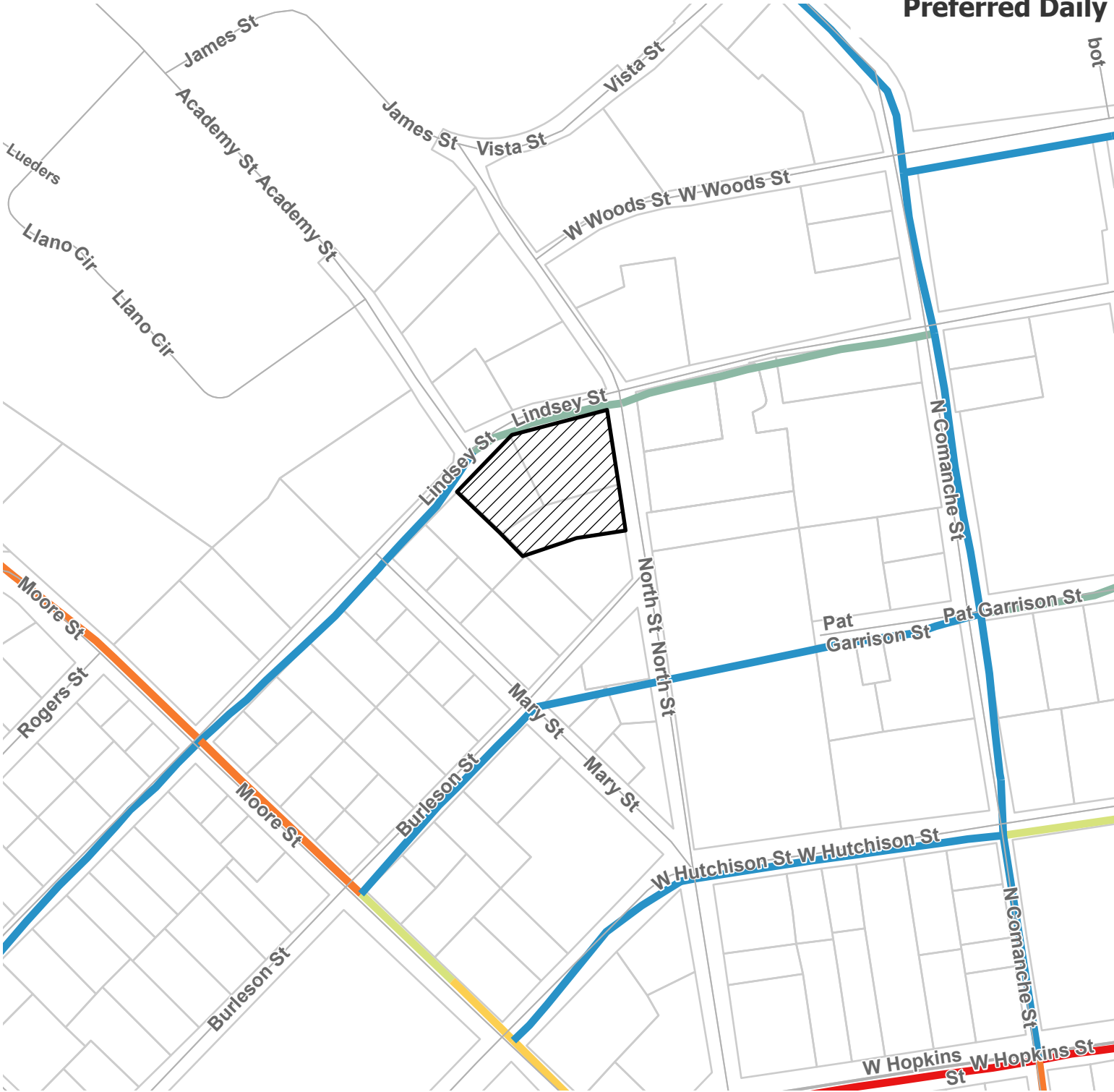
- Subject Property
- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)
- Parcels



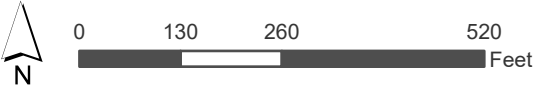
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Date: 8/29/2023





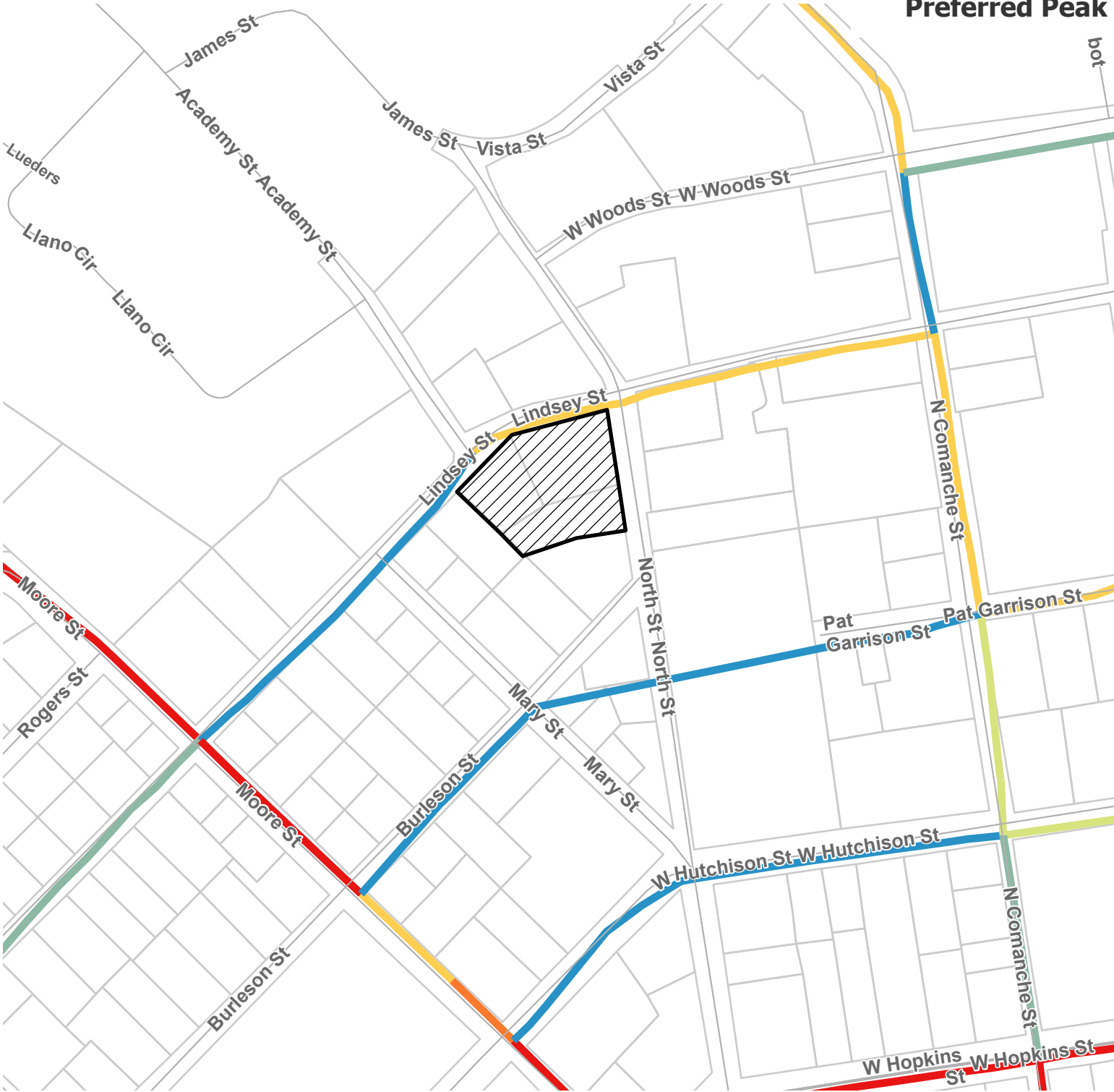
- Subject Property
- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)
- Parcels



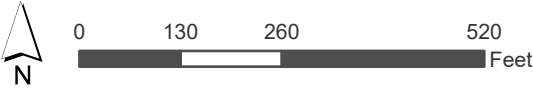
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Date: 8/29/2023



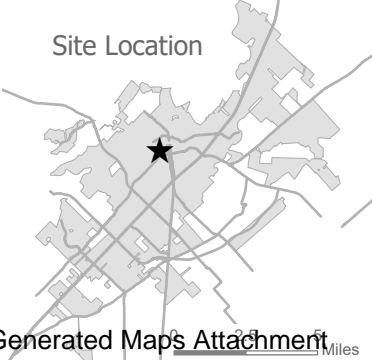


- Subject Property
- LOS A (0.00 - 0.60)
- LOS B (0.61 - 0.70)
- LOS C (0.71 - 0.80)
- LOS D (0.81 - 0.90)
- LOS E (0.91 - 1.00)
- LOS F (Over 1.00)
- Parcels







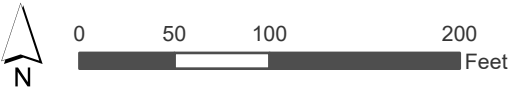
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Date: 8/29/2023



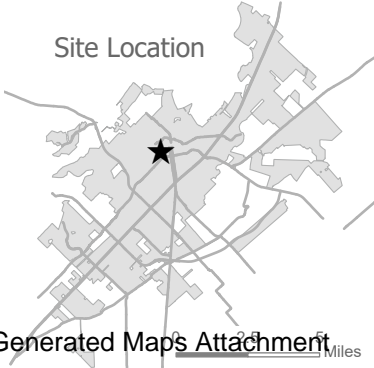


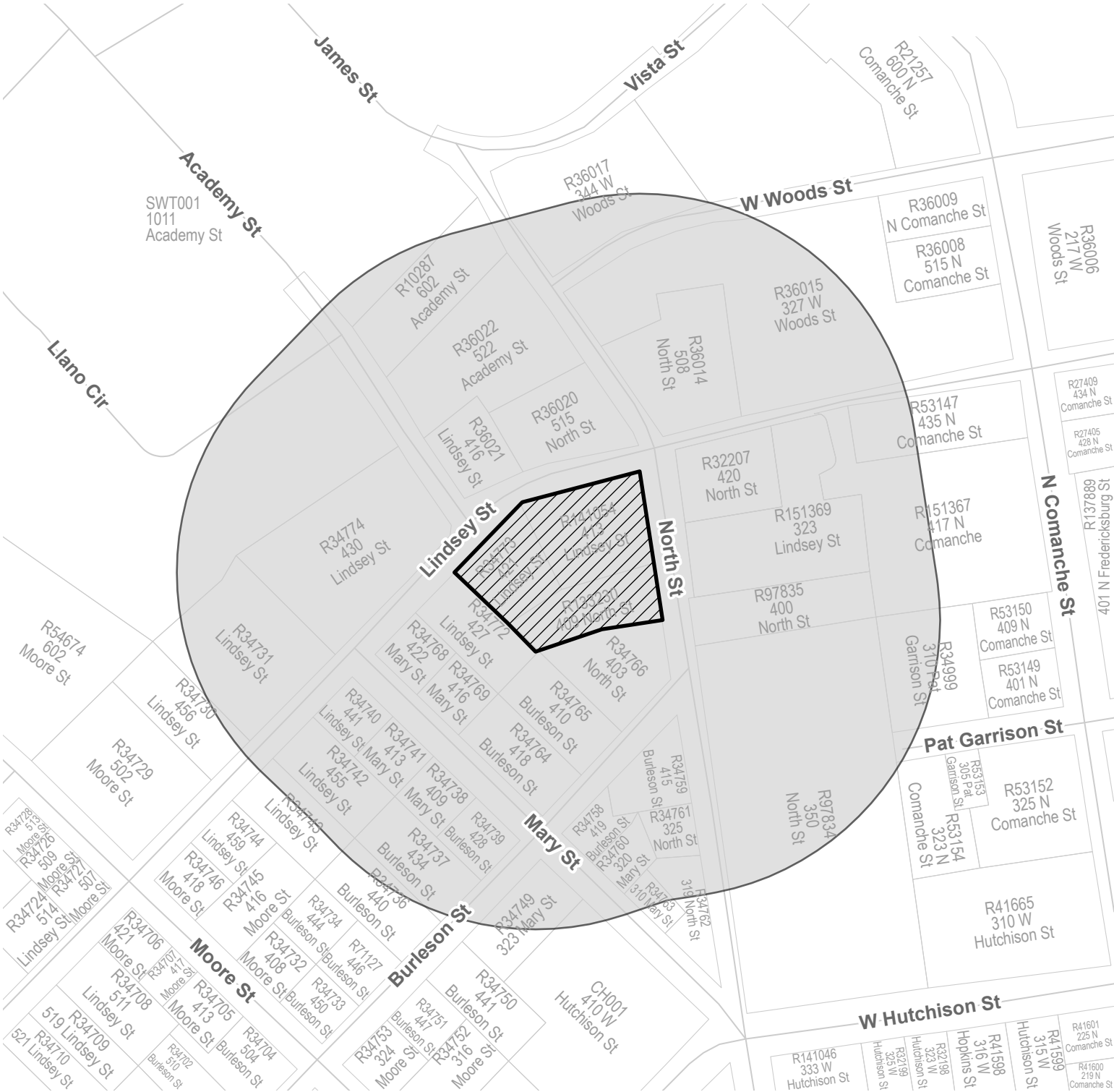
-  Subject Property
-  Sanitary Main Active
-  Potable Water Main Active
-  Parcels



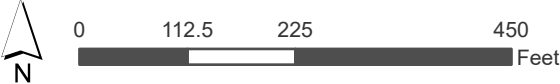
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Date: 8/25/2023





- Subject Property
- 400ft Buffer
- Parcel



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Date: 10/3/2023

PLANNING AND DEVELOPMENT SERVICES



02-07-24

PSA-23-02

**Notice of Public Hearing
Preferred Scenario Amendment
‘Existing Neighborhood’ to ‘High Intensity- Downtown’
419 North St / North Lindsey St Student Housing**

PSA-23-02 (419 North St/ North Lindsey St Student Housing) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of Peggy Taylor and Daryl Burtshell, for a Preferred Scenario Amendment from “Existing Neighborhood” to “High Intensity- Downtown” for approximately 1.13 +/- acres of land, more or less, out of the J.M Veramendi Survey, Abstract 17, generally located southwest of the intersection between Lindsey St and North St. (J.Cleary)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will recommend approval, or denial of the request. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. 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, February 27th, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One 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.
- Two public hearings will be held at the hybrid, virtual / in-person, City Council Meetings on **Tuesday, March 19th and Tuesday, April 2nd, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearings on Grande channel 16 or by using the following link: <https://sanmarcostx.gov/Videos>. Or email citizencomment@sanmarcostx.gov or call 512-393-8090 to request a link 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 or the City Council, 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 City Council:

www.sanmarcostx.gov/citizencommentssignup

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.805.2658** or jcleary@sanmarcostx.gov When calling, please refer to case number **PSA-23-02**

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)

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
95396	310 PAT GARRISON ST, SAN MARCOS, TX 78666	BUTSCH TODD & URSULA	13919 SHADYDALE RD	CYPRESS, TX 77429-6071
34773	421 LINDSEY, SAN MARCOS, TX 78666	TAYLOR BRETT S & PEGGY J	P O BOX 40	MARTINDALE, TX 78655-0040
34758	419 BURLESON, SAN MARCOS, TX 78666	ROPER, GRADY	419 BURLESON ST	SAN MARCOS, TX 78666-4476
35006	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SGK-CEK SERIES LLC-SERIES C	14723 CINDYWOOD DR	HOUSTON, TX 77079-6409
34738	409 MARY ST, SAN MARCOS, TX 78666	FRAZELL, RICHARD S	903 FURMAN AVE	SAN MARCOS, TX 78666
34739	428 BURLESON ST, SAN MARCOS, TX 78666	SCHLICHTING, ABRAHAM	2015 LISA LN	SAN MARCOS, TX 78666-2231
32207	420 NORTH ST, SAN MARCOS, TX 78666	420 NORTH STREET LLC	4824 E CESAR CHAVEZ ST	AUSTIN, TX 78702-5136
35009	310 PAT GARRISON ST, SAN MARCOS, TX 78666	FRIZZELL BRIAN & MICHELE	1400 SEA ISLAND RD	SAN ANGELO, TX 76904
34999	310 PAT GARRISON ST, SAN MARCOS, TX 78666	GUZMAN, JOHNNY LUCUS & SANDRA ESTELA	2239 SUN CHASE BLVD	NEW BRAUNFELS, TX 78130-3320
34771	427 LINDSEY, SAN MARCOS, TX 78666	427 LINDSEY STREET PARTNERSHIP LTD	6325 REDWOOD RD	SAN MARCOS, TX 78666-1628
34749	323 MARY ST, SAN MARCOS, TX 78666	FIRST PRESBYTERIAN CHURCH	323 MARY ST	SAN MARCOS, TX 78666
48563	430 LINDSEY ST #3A, SAN MARCOS, TX 78666	KRAAK, JONATHAN	124 ROGUES HOLW	SEGUIN, TX 78155-0499
48571	430 LINDSEY ST #C3, SAN MARCOS, TX 78666	BICKHAM, JOHNNIE A	PO BOX 10383	CORPUS CHRISTI, TX 78460
35010	310 PAT GARRISON ST, SAN MARCOS, TX 78666	D&P PREMIER PROPERTIES LLC	11910 SANDLER BND	CYPRESS, TX 77429-5354
48561	430 LINDSEY ST #A1, SAN MARCOS, TX 78666	SANFORD JOHN B & HOPE B	12909 LANTANA TRL	BUDA, TX 78610
35004	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ALDEN ELIZABETH	4603 TANNER PEAK	SAN ANTONIO, TX 78247-5813
34763	310 MARY, SAN MARCOS, TX 78666	NEXT DOOR HOMES LLC	310 MARY ST	SAN MARCOS, TX 78666-4437
48572	430 LINDSEY ST #C4, SAN MARCOS, TX	VOGT PETER ALEXANDER	430 LINDSEY ST, UNIT C4	SAN MARCOS, TX 78666
48566	430 LINDSEY ST #B2, SAN MARCOS, TX 78666	KRAAK, JONATHAN	124 ROGUES HOLW	SEGUIN, TX 78155-0499
34765	410 BURLESON ST, SAN MARCOS, TX 78666	427 LINDSEY STREET PARTNERSHIP LTD	6325 REDWOOD RD	SAN MARCOS, TX 78666-1628
35007	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SC WEINGARTEN LLC	4111 ESKEW DR	AUSTIN, TX 78749-3838
36021	416 LINDSEY ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666
34731	LINDSEY ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	Attn: VP FOR FINANCE AND SUPPORT SERVICES, 601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
34759	415 BURLESON ST, SAN MARCOS, TX 78666	MUZUN INVESTMENTS LLC	PO BOX 160788	AUSTIN, TX 78730
53147	435 N COMANCHE ST, SAN MARCOS, TX 78666	435 N COMANCHE STREET LLC	4284 E CESAR CHAVEZ ST	AUSTIN, TX 78702
35001	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ZIEGLER TYLER REECE & ELYANA	1550 LONGITUDE DR	RICHMOND, CA 94804-4515
95397	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HALEY, MARK & MELINDA	P.O. BOX 566	SAN MARCOS, TX 78666-5656
48569	430 LINDSEY ST #C1, SAN MARCOS, TX 78666	SAUCEDO JUAN A & GRACIE P	406 S Nance ST	Kyle, TX 78640-9309
48567	430 LINDSEY ST #B3, SAN MARCOS, TX 78666	HERRMANN, SARA A	219 VIESCA ST	SAN ANTONIO, TX 78209-4405
35008	310 PAT GARRISON ST, SAN MARCOS, TX 78666	MOK DAVID	708 BERNSTEIN ST	AUSTIN, TX 78745-5528
34764	418 BURLESON ST, SAN MARCOS, TX 78666	POMPA, ERASMO	418 BURLESON ST	SAN MARCOS, TX 78666
133230	409 NORTH ST, SAN MARCOS, TX 78666	BURTTSCHELL DARYL & HEATHER	2301 WILLOW ARBOR	SAN MARCOS, TX 78666-4928
34761	325 NORTH ST, SAN MARCOS, TX 78666	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788
35002	310 PAT GARRISON ST, SAN MARCOS, TX 78666	CALL ROBERT & CALL MELISSA	3491 LIME KILN RD	SAN MARCOS, TX 78666-7424
34736	440 BURLESON ST, SAN MARCOS, TX 78666	TRINIDAD, DAVID G	331 CRADDOCK AVE	SAN MARCOS, TX 78666
48564	430 LINDSEY ST #4A, SAN MARCOS, TX 78666	MORIN D'ANDRA LYNETTE	211 SCHIRRA PL	AUSTIN, TX 78753-5430
48570	430 LINDSEY ST #C2, SAN MARCOS, TX 78666	KRAAK, JONATHAN	124 ROGUES HOLW	SEGUIN, TX 78155-0499
34760	320 MARY ST, SAN MARCOS, TX 78666	NEXT DOOR HOMES LLC	513 FRANKLIN DR	SAN MARCOS, TX 78666-2406
35005	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HUTCHISON FAMILY TRUST	% RALPH HUTCHISON, 1857 N 10TH DR	WASHOUGAL, WA 98671
34769	416 MARY ST, SAN MARCOS, TX 78666	FRAZELL, RICHARD S, III	903-A FURMAN ST	SAN MARCOS, TX 78666
155307		410 NORTH STREET LLC	% EXECUTIVE FINANCIAL CONSULTANTS LLC, 6724 PERIMETER LOOP RD , STE 180	DUBLIN, OH 43017-3202
34766	403 NORTH ST @ BURLESON ST, SAN MARCOS, TX 78666	DELTA ZETA NATIONAL HOUSING CORP	202 E CHURCH ST	OXFORD, OH 45056
10287	602 ACADEMY ST, SAN MARCOS TX	TEXAS STATE UNIVERSITY	738 S HWY 6, STE 490	HOUSTON, TX 77094
35000	310 PAT GARRISON ST, SAN MARCOS, TX 78666	JONES, CHRISTOPHER	205 HAY BARN	SAN MARCOS, TX 78666-7780
48562	430 LINDSEY ST #2A, SAN MARCOS, TX 78666	MARTINEZ JORGE JR & HERMELINDA	5078 LA CARRETA TRL	BROWNSVILLE, TX 78526-3837
95398	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HODGE THOMAS A & ROTH WILLIAM RICHARD	1951 HUNTER RD , # 12017	SAN MARCOS, TX 78666
48568	430 LINDSEY ST #B4, SAN MARCOS, TX 78666	WILLIAMS CLAYTON R	268 HAYDEN RD	PLEASANTON, TX 78064-2900

Property ID	Site Address	Owner	Owner Address	Owner City /Zip/State
95395	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SGK-CEK SERIES LLC-SERIES B	14723 CINDYWOOD DR	HOUSTON, TX 77079-6409
34740	441-445 LINDSEY ST, SAN MARCOS, TX 78666	ALTAMIRANO VIRGILIO J & TRICIA S	P O BOX 160788	AUSTIN, TX 78716-0788
34762	319 NORTH ST, SAN MARCOS, TX 78666	EMMA RANCH HOLDINGS LLC	2206 HAZELTINE LN	AUSTIN, TX 78747-1206
35003	310 PAT GARRISON ST, SAN MARCOS, TX 78666	TACKABERRY JONATHAN & TACKABERRY CRYSTAL	NORTHROP GRUMMAN TECH SERVICES C/O VINNELL ARABIA, 759 CROMWELL PARK DRIVE, STE E-G JONATHAN TACKBERRY U05994	GLEN BURNIE, MD 20161-2540
48565	430 LINDSEY ST #B1, SAN MARCOS, TX 78666	EDWARDS WILLIAM & SHANNON	18710 N THOMAS SHORE DR	CYPRESS, TX 77433-2392
		CONA Rep Amy Thomaides	1131 W. MLK St	San Marcos TX 78666
		Neighborhood Rep Roland Saucedo	211 Ebony St	San Marcos TX 78666