

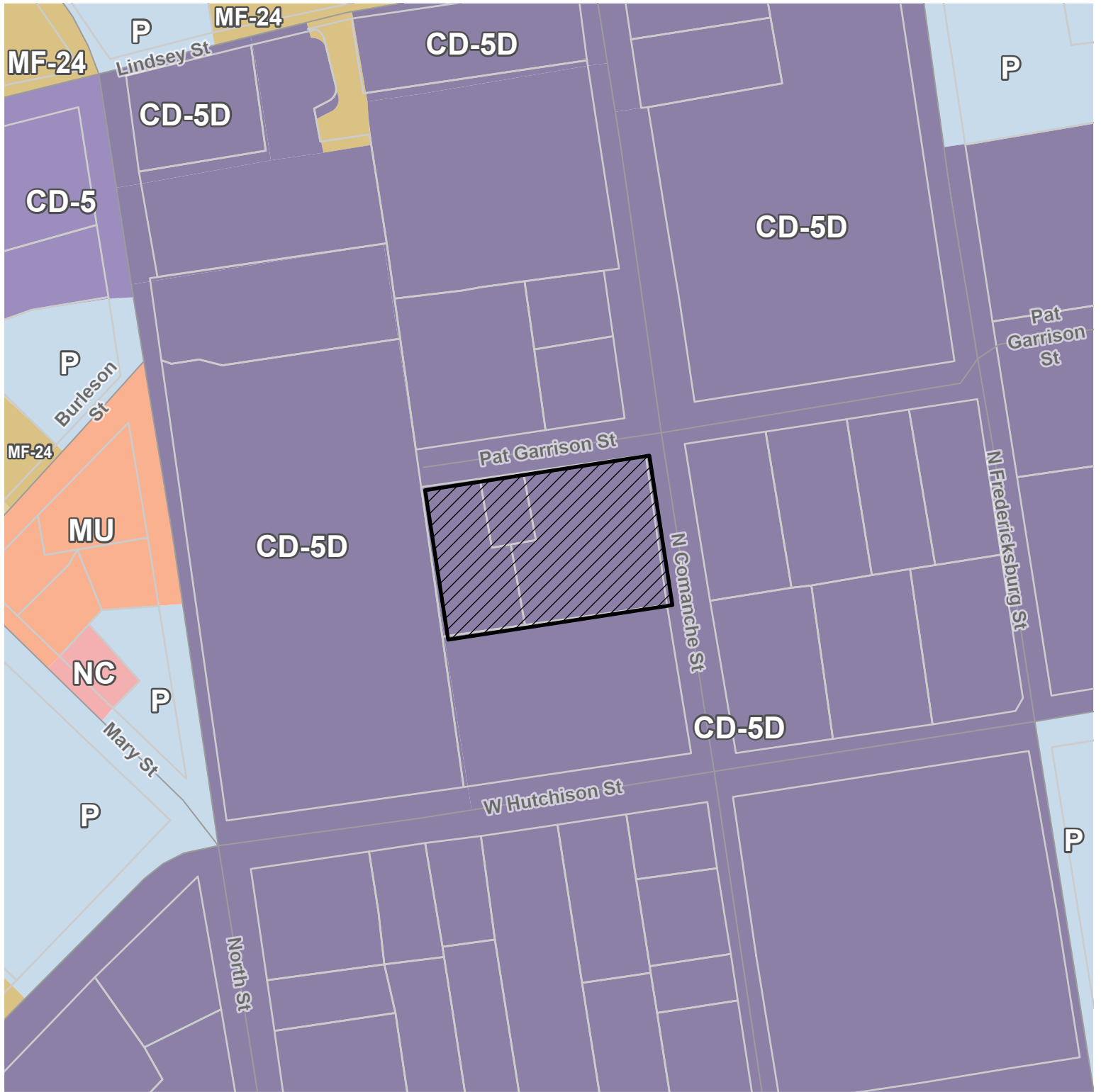


- Subject Property
- Texas State
- Parcel
- City Limit










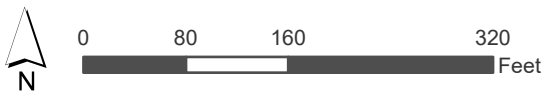
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Date: 1/6/2026



 Subject Property

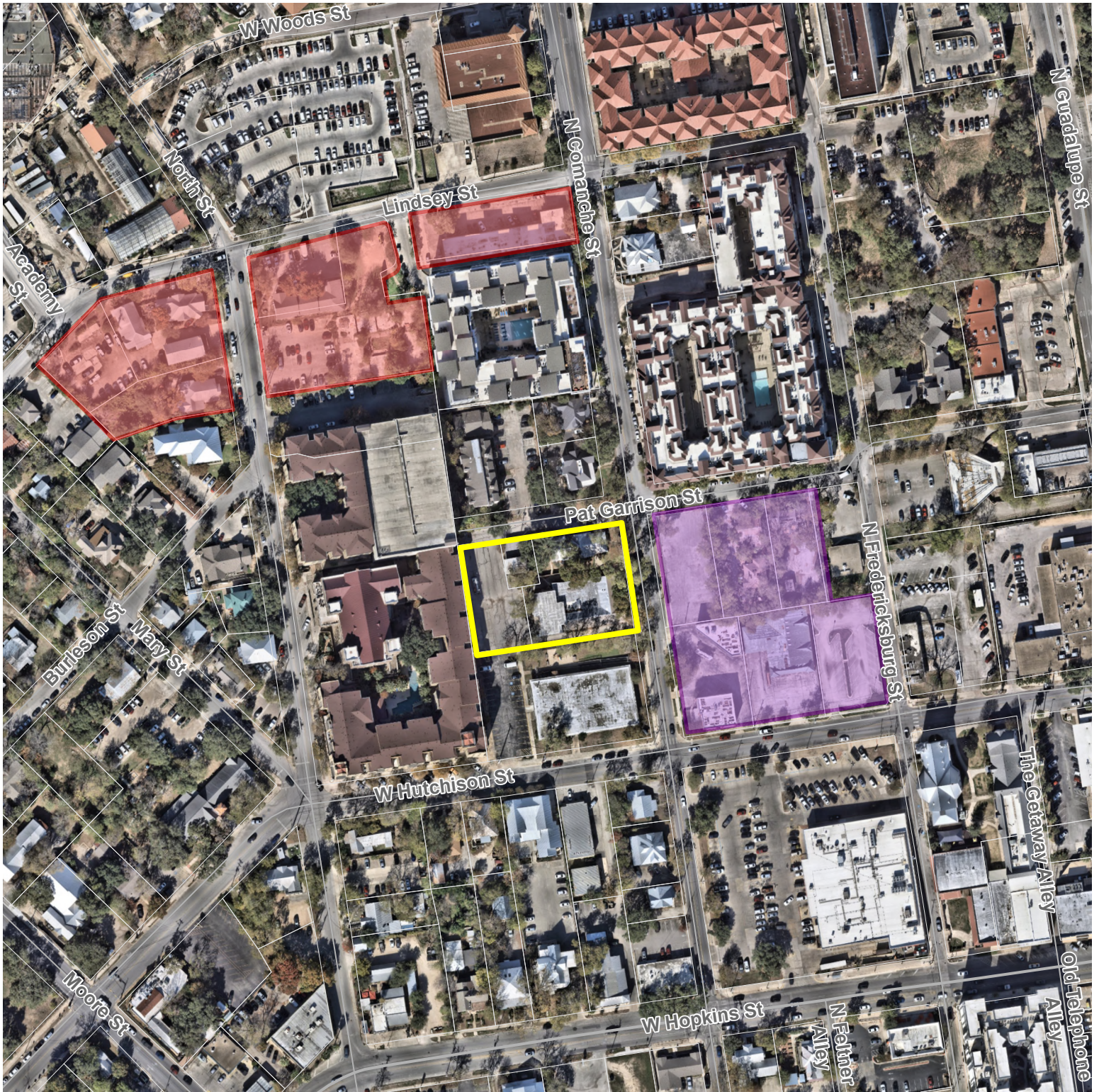
-  CD-5
-  CD-5D
-  MF-18
-  MF-24
-  MU
-  NC
-  P



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Date: 1/6/2026





- Subject Property
- Comanche & Hutchison St.
- North & Lindsey St.
- Parcel

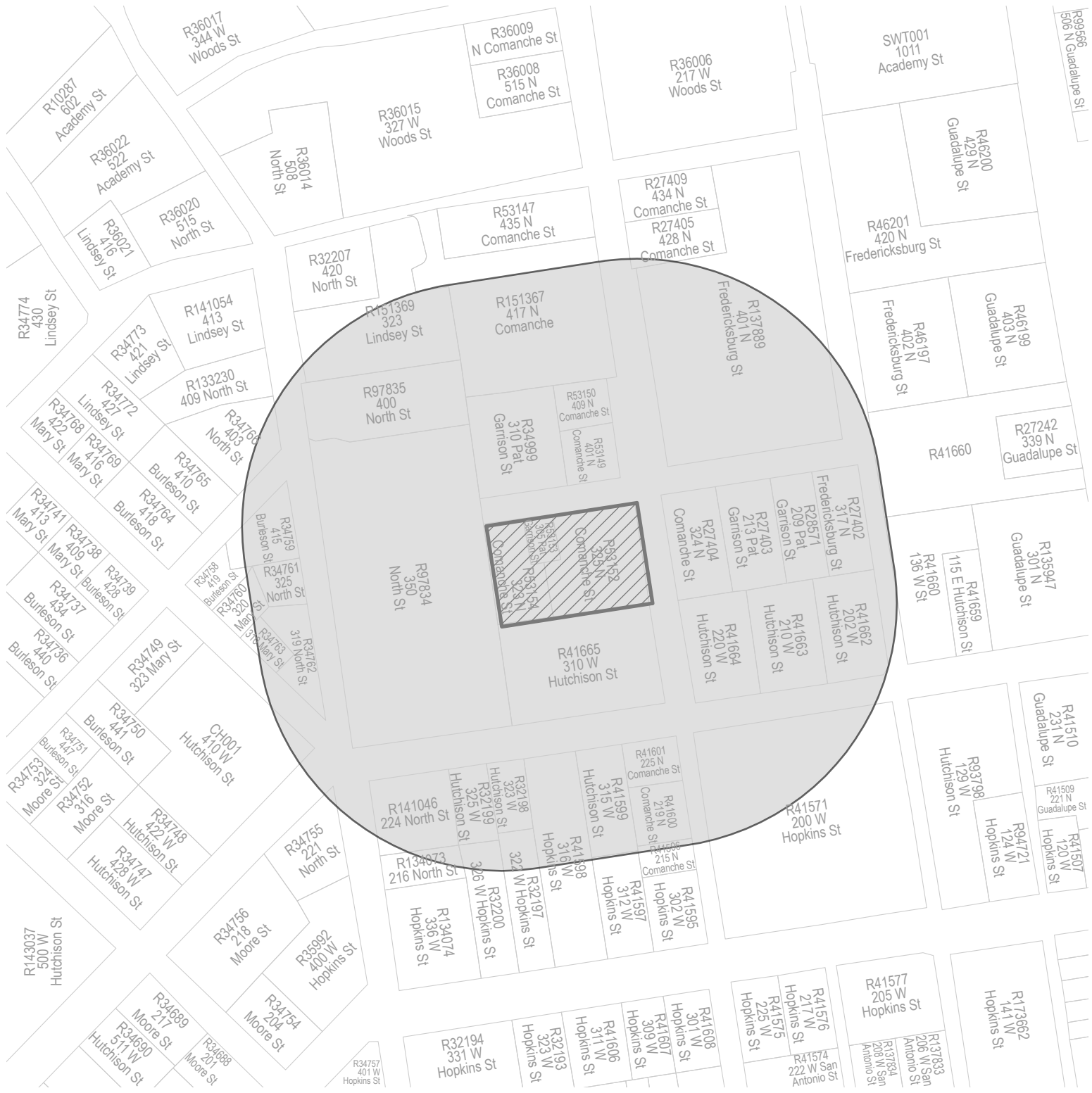


Site Location

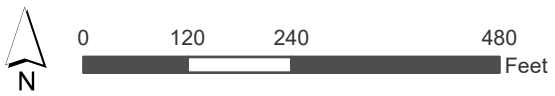


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Date: 1/14/2026



- 400 Ft Notification Buffer
- Subject Property
- Parcel



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Date: 4/22/2026



PLANNING AND DEVELOPMENT SERVICES



4/24/26

CUP-25-71

**Notice of Public Hearing  
Conditional Use Permit  
Purpose Built Student Housing  
325 N. Comanche St.**

*CUP-25-71 (325 N. Comanche St. Student Housing) Hold a public hearing and consider a request by Shannon Mattingly, Drenner Group, on behalf of 202 Hutch, LLC, for a Conditional Use Permit to allow a purpose built student housing development, for the property located at 325 N. Comanche St. (L. Clanton)*

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, May 12, 2026**, 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](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.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, June 2, 2026**, 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: <https://sanmarcostx.gov/Videos>. Or email [citizencomment@sanmarcostx.gov](mailto: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](mailto:planninginfo@sanmarcostx.gov)

**For City Council:**  
[www.sanmarcostx.gov/citizencommentsignup](http://www.sanmarcostx.gov/citizencommentsignup)

For more information regarding this request, contact the case manager, **Lauren Clanton**, at **512.393.8238** or **lclanton@sanmarcostx.gov** When calling, please refer to case number **CUP-25-71**.

*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	Property Address	Owner/ Contact	Owner Address	Owner City/ State/ Zip
28571	209 PAT GARRISON, SAN MARCOS, TX 78666	202 HUTCH LLC c/o NEXT CHAPTER PROPERTIES LLC	2516 WAUKEGAN RD, STE 243	GLENVIEW, IL 60025-1774
41597	312 W HOPKINS ST, SAN MARCOS, TX 78666	312 VENTURES LLC	312 W HOPKINS ST	SAN MARCOS, TX 78666-4404
155307	NORTH ST, SAN MARCOS, TX 78666	410 NORTH STREET LLC % EXECUTIVE FINANCIAL CONSULTANTS LLC	6724 PERIMETER LOOP RD, STE 180	DUBLIN, OH 43017-3202
35004	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ALDEN ELIZABETH	4603 TANNER PEAK	SAN ANTONIO, TX 78247-5813
34761	325 NORTH ST, SAN MARCOS, TX 78666	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788
41665	310 W HUTCHISON ST, SAN MARCOS, TX 78666	CALVARY CHAPEL OF THE SPRINGS	310 W HUTCHISON ST	SAN MARCOS, TX 78666-4410
95398	310 PAT GARRISON ST, SAN MARCOS, TX 78666	CHANCLA HOLDINGS LLC	27306 KEYSTONE BEND CT	SPRING, TX 77386-3514
34766	403 NORTH ST @ BURLESON ST, SAN MARCOS, TX 78666	DELTA ZETA NATIONAL HOUSING CORP	202 E CHURCH ST	OXFORD, OH 45056
32197	322 W HOPKINS ST, SAN MARCOS, TX 78666	DILLON PRESTON ROBERT JR & KATHRYN COATS	1000 BURLESON ST	SAN MARCOS, TX 78666
34762	319 NORTH ST, SAN MARCOS, TX 78666	EMMA RANCH HOLDINGS LLC	PO BOX 118	BUDA, TX 78610-0118
41598	319 W HUTCHISON ST, SAN MARCOS, TX 78666	EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION	319 W HUTCHISON ST	SAN MARCOS, TX 78666-4409
43609	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST	SAN MARCOS, TX 78666
35009	310 PAT GARRISON ST, SAN MARCOS, TX 78666	FRIZZELL BRIAN & MICHELE	273 EMMA LOOP	AUSTIN, TX 78737-1437
34755	221 NORTH ST, SAN MARCOS, TX 78666	GERMER HOLDINGS LLC	799 HIGHWAY 71	BASTROP, TX 78602
95397	310 PAT GARRISON ST, SAN MARCOS, TX 78666	GONZALEZ MARIO E & RUIZ MARGARITA	211 AINSWORTH ST	AUSTIN, TX 78745-4078
41571	200 W HOPKINS ST, SAN MARCOS, TX 78666	H-E-B LP	646 S FLORES ST	SAN ANTONIO, TX 78204-1219
41599	315 W HUTCHISON ST, UNIT #2, SAN MARCOS, TX 78666	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907
35005	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HUTCHISON FAMILY TRUST % RALPH HUTCHISON	1857 N 10TH DR	WASHOUGAL, WA 98671
35000	310 PAT GARRISON ST, SAN MARCOS, TX 78666	JONES, CHRISTOPHER	236 E BURTON ST	LONGVIEW, TX 75603-4330
41601	225 N COMANCHE ST, SAN MARCOS, TX 78666	KATZ CHASE BENJAMIN	490 AQUIFER OAKS TRL	SAN MARCOS, TX 78666-4981
141046	224 NORTH ST, SAN MARCOS, TX 78666	KATZ DEVELOPMENT LLC	719 AQUIFER OAK TRL	SAN MARCOS, TX 78666
32200	326 W HOPKINS ST, SAN MARCOS, TX 78666	LETOILE ERIC & CORLEY	601 ALTO ST	SAN MARCOS, TX 78666-3240
27405	428 N COMANCHE ST, SAN MARCOS, TX 78666	MCNABB MARK W & RUTH A	203 N PERKINS	BASTROP, TX 78602
35008	310 PAT GARRISON ST, SAN MARCOS, TX 78666	MOK DAVID	708 BERNSTEIN ST	AUSTIN, TX 78745-5528
32199	325 HUTCHISON, SAN MARCOS, TX 78666	MUZUN INVESTMENTS LLC	P O BOX 160788	AUSTIN, TX 78716-0788
41662	202 W HUTCHISON ST, SAN MARCOS, TX 78666	NCSH SMTX LLC	2516 WAUKEGAN RD, STE 243	GLENVIEW, IL 60025-1774
41596	215 COMANCHE ST, SAN MARCOS, TX 78666	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	AUSTIN, TX 78749
34763	310 MARY, SAN MARCOS, TX 78666	NEXT DOOR HOMES LLC	310 MARY ST	SAN MARCOS, TX 78666-4437
27404	324 N COMANCHE ST, SAN MARCOS, TX 78666	PENN COLLIER KYLE LTD	323 N COMANCHE ST	SAN MARCOS, TX 78666-5644
53153	305 PAT GARRISON ST, SAN MARCOS, TX 78666	PENNINGTON, WILLIAM C	323 N COMANCHE ST	SAN MARCOS, TX 78666-5644
151367	417 N COMANCHE ST, SAN MARCOS, TX 78666	POINTE SAN MARCOS PARTNERS LP	589 5TH AVE, FL 16	NEW YORK, NY 10017-7288
34999	310 PAT GARRISON ST, SAN MARCOS, TX 78666	PUTHURAYA AKSHATHA & UDAYABHASKAR SUMANA	310 PAT GARRISON ST, APT B1	SAN MARCOS, TX 78666-5646
41600	219 N COMANCHE ST, SAN MARCOS, TX 78666	REAL MATTER LLC	109 S BISHOP ST	SAN MARCOS, TX 78666-5301
34758	419 BURLESON, SAN MARCOS, TX 78666	ROPER, GRADY	419 BURLESON ST	SAN MARCOS, TX 78666-4476
35007	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SC WEINGARTEN LLC	4025 TEALWOOD	AUSTIN, TX 78731-1341
35010	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SCHNEIDER HAYDEN MICHAEL & REINKORT MARLIIS	336 LACEY OAK LOOP	SAN MARCOS, TX 78666-2896
35006	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SGK-CEK SERIES LLC-SERIES C	14723 CINDYWOOD DR	HOUSTON, TX 77079-6409
35003	310 PAT GARRISON ST, SAN MARCOS, TX 78666	TACKABERRY JONATHAN & TACKABERRY CRYSTAL	310 PAT GARRISON ST	SAN MARCOS, TX 78666-5690
137889	401 N FREDERICKSBURG ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666
95396	310 PAT GARRISON ST, SAN MARCOS, TX 78666	TRAN, VIET & LUAN	2311 WOODWAY	ROUND ROCK, TX 78681-4092
35002	310 PAT GARRISON ST, SAN MARCOS, TX 78666	TRIMBLE MICHAEL & MARKS-TRIMBLE AMANDA	7908 WHEEL RIM CIR	AUSTIN, TX 78749-2892
27402	317 N FREDERICKSBURG ST, SAN MARCOS, TX 78666	VASQUEZ RONNIE L & CYNTHIA M	320 WILDCAT HOLLOW	KYLE, TX 78640
53149	401 N COMANCHE ST, SAN MARCOS, TX 78666	WARSHAUER INVESTMENTS LLC	2265 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4945
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaidis	1131 W MLK Dr	SAN MARCOS, TX 78666