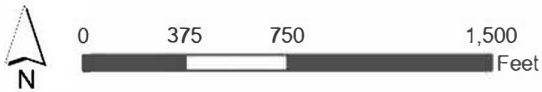


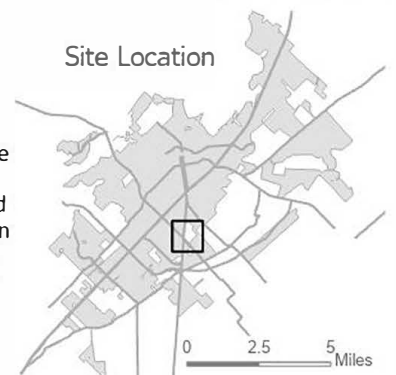


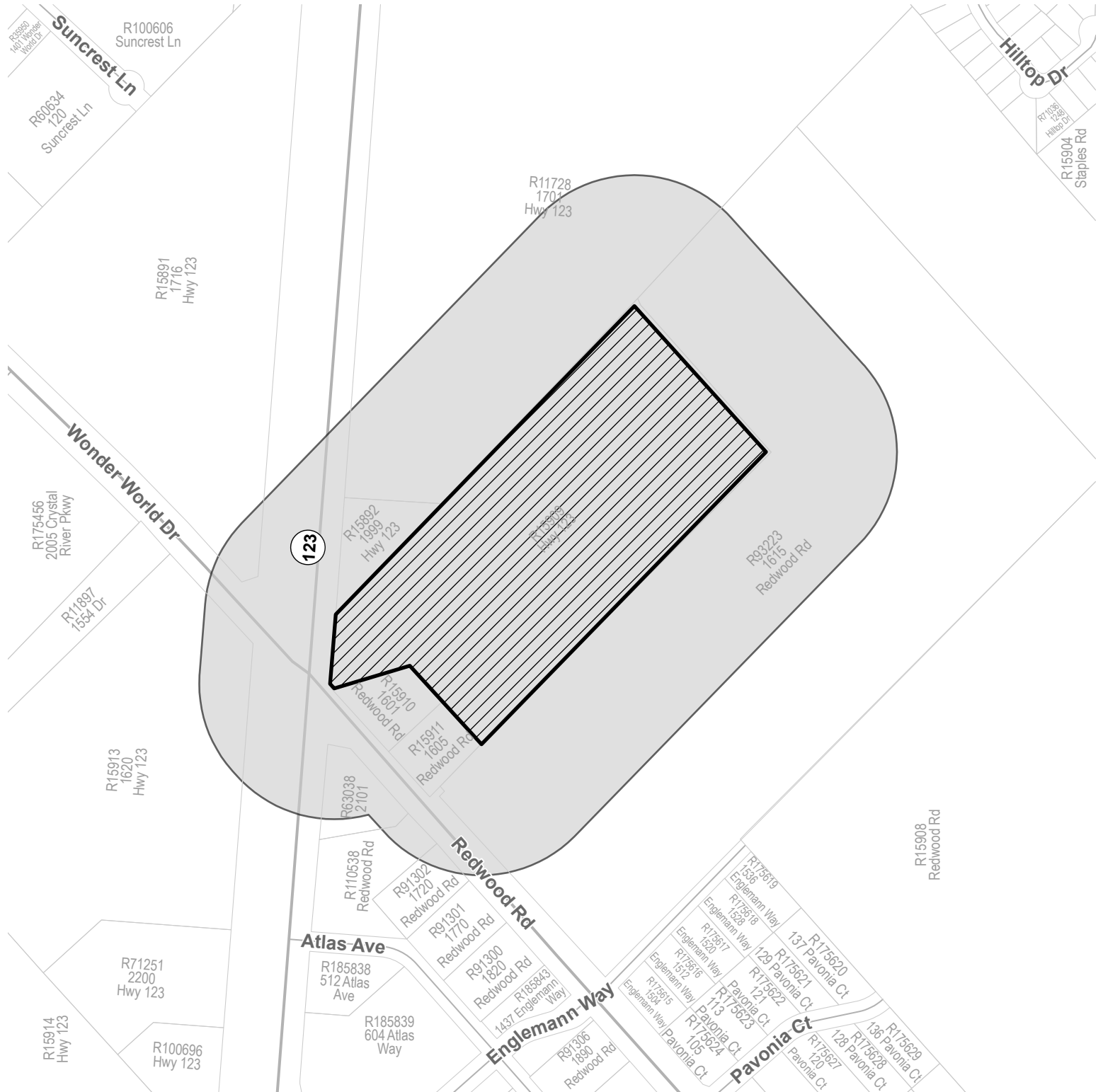
- Subject Property
- Parcel
- City Limit






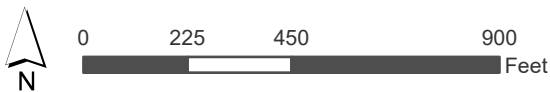
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/29/2023





-  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: 6/30/2023

Site Location





7/7/2023

AC-23-06

**Notice of Public Hearing  
Alternative Compliance Request  
2-Story Minimum Building Height Requirement  
Achieve Apartments / Hwy 123 & Redwood Rd**

*AC-23-06 (Achieve Apartments / Hwy 123 & Redwood Rd) Hold a public hearing and consider a request by Luke Caraway, on behalf of John Haberer, for an Alternative Compliance to the two-story minimum building height requirement of Section 4.4.3.6 of the Land Development Code to authorize one-story buildings on approximately 17.937 acres of land out of the Barnett K. Kane Survey, Abstract No. 281, generally located at the northeast corner of the Hwy 123 and Redwood Rd intersection. (W. Rugeley)*

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 the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, July 25, 2023**, 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.

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, **Will Rugeley**, at **512.805.2613** or [wrugeley@sanmarcostx.gov](mailto:wrugeley@sanmarcostx.gov). When calling, please refer to case number **AC-23-06**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

*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 AC-23-06**

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
15892	1999 SH 123, SAN MARCOS, TX 78666	BACKUS KAY ESTATE Attn: BACKUS CATHY IND EXEC	218 Triple Crown Run	SAN MARCOS, TX 78666-1145
15891	SH 123, SAN MARCOS, TX 78666	C & G DEVELOPMENT LTD	Po Box 1171	SAN MARCOS, TX 78667-1171
15913	1620 SH 123, SAN MARCOS, TX 78666	CCMCCOY LLC	8608 Calera Dr	AUSTIN, TX 78735-1570
11728	1701 SH 123, SAN MARCOS, TX 78666	CRAWFORD FAMILY HISTORICAL MUSEUM INC	1701 N Hwy 123	SAN MARCOS, TX 78666
15915	REDWOOD RD, SAN MARCOS, TX 78666	ENTEX, INC AD VALOREM TAX DEPT	P O Box 1475	HOUSTON, TX 77251-1475
110538	SH 123/REDWOOD RD, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O Box 746	SAN MARCOS, TX 78667-0746
15909	SH 123, SAN MARCOS, TX 78666	HABERER, JOHN	21120 Forest Waters Cir	GARDEN RIDGE, TX 78266
120497	REDWOOD, SAN MARCOS, TX 78666	HAYS COUNTY OF AUDITORS OFFICE (ROADWAY EASEMENT)	712 S Stagecoach Trail	SAN MARCOS, TX 78666-5396
93223	1615 REDWOOD RD, SAN MARCOS, TX 78666	LA VISTA FOUNDATION I LIMITED PARTNERSHIP Attn: RET DEPT - P SEIDENSTRICKER	2335 N Bank Dr	COLUMBUS, OH 43220-5499
91302	1720 REDWOOD RD, SAN MARCOS, TX 78666	MACKY HOLDINGS LLC	Po Box 4385	HORSESHOE BAY, TX 78657-4385
63038	2101 SH 123, SAN MARCOS, TX 78666	MDC COAST 9 LLC	11995 El Camino Real	SAN DIEGO, CA 92130
142394	SH 123, SAN MARCOS, TX 78666	STATE OF TEXAS TEXAS TRANSPORTATION COMMISSION	125 E 11Th St	AUSTIN, TX 78701
15911	1605 REDWOOD RD, SAN MARCOS, TX 78666	TEXAS LEGACY MASTERS LLC	1847 Flite Acres Rd	WIMBERLEY, TX 78676-5419
141916	SH 123, SAN MARCOS, TX 78666	TEXAS STATE OF TEXAS DEPARTMENT OF TRANSPORTATION	125 W 11Th St	AUSTIN, TX 78701
15910	1601 REDWOOD RD, SAN MARCOS, TX 78666	WILLIS, DONALD L, MD	1601 Redwood Rd Ste A	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666