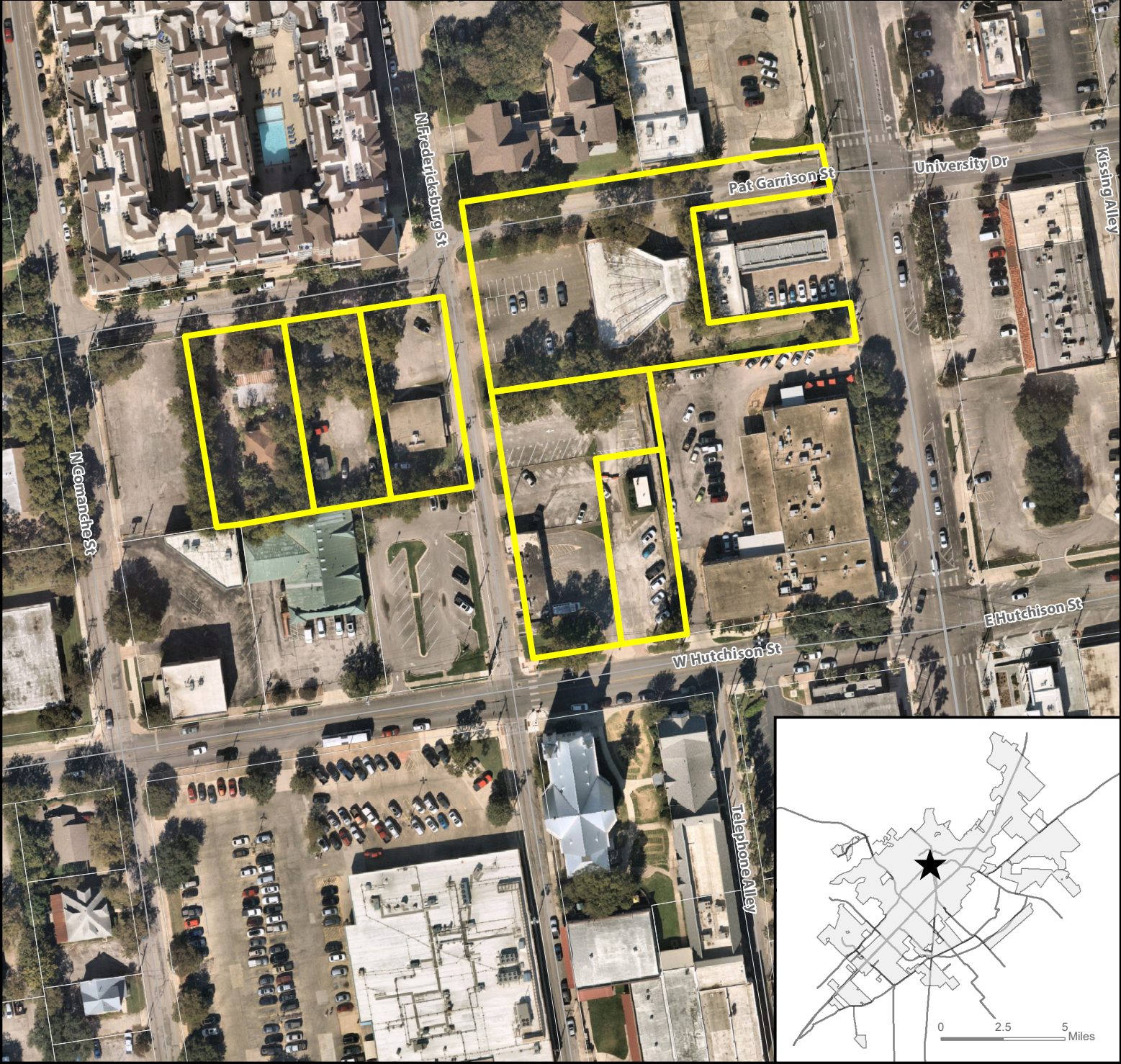
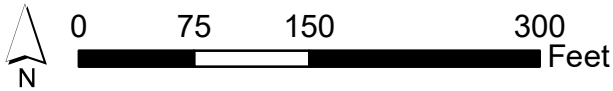


CUP-22-01
Aerial View
Fredericksburg Purpose Built Student Housing
Intersection of N Fredericksburg St and Pat Garrison St



- ★ Site Location
- 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. Imagery from 2017.

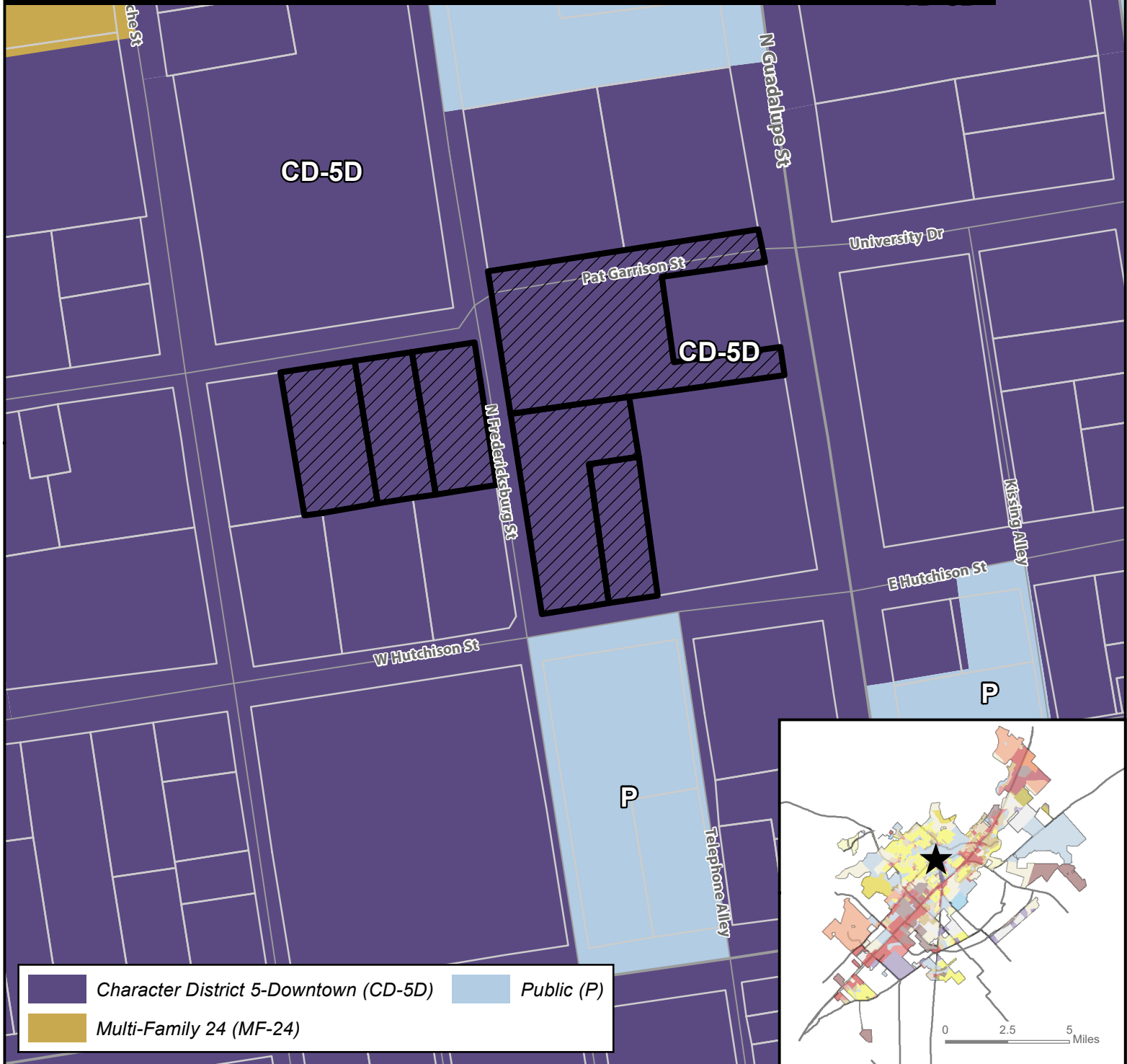
Map Date: 12/15/2021

CUP-22-01

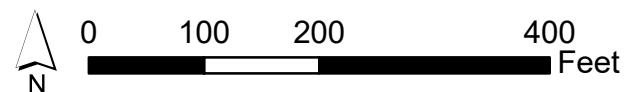
Existing Zoning

Fredericksburg Purpose Built Student Housing

Intersection of N Fredericksburg St and Pat Garrison St



- ★ **Site Location**
- ▨ **Subject Property**
- **Parcels**
- **City Limit**



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Map Date: 1/11/2022

N Edward Gary St



-

Map Date: 12/15/2021

PLANNING AND DEVELOPMENT SERVICES



01/07/2022

CUP-22-01

**Notice of Public Hearing
Conditional Use Permit
Purpose Built Student Housing
Fredericksburg Purpose Built Student Housing**

CUP-22-01 (Fredericksburg Purpose Built Student Housing) Hold a public hearing and consider a request by Ed Theriot, on behalf of Jared Schenk, for a Conditional Use Permit to allow a purpose built student housing development located at the intersection of North Fredericksburg Street and Pat Garrison Street. (D. Dueitt)

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. 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, January 25, 2022** at **6:00 p.m.** in the City Council Chambers, 630 E. Hopkins. You may watch the public hearing on Grande channel 16 or Spectrum channel 10 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 by computer, mobile device, or phone.
- A public hearing will be held at the hybrid, virtual / in-person, City Council Meeting on **Tuesday, February 15, 2022** at **6:00 p.m.** You may watch the public hearing on Grande channel 16 or Spectrum channel 10 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 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 request 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

citizencomment@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Dalton Dueitt**, at **512.393.8369** or ddueitt@sanmarcostx.gov. When calling, please refer to case number **CUP-22-01**

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 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

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

CITY HALL • 630 EAST HOPKINS • SAN MARCOS, TEXAS 78666 • 512.393.8230
SANMARCOSTX.GOV

OWNER_NAME	MAIL_ADDR	MAIL_LINE1	MAIL_LINE2	MAIL_CITY MAIL_STAT MAIL_ZIP	PROP_ID	SITUS_ADDR
KATZ CHASE BENJAMIN	203 W HILLCREST DR			SAN MARCOS, TX 78666-9998	R41601	225 N COMANCHE ST, SAN MARCOS, TX 78666
TECHNI CENTER WAREHOUSE INC	PROPERTY TAX DEPT	H E BUTT GROCERY COMPANY	P O BOX 839999	SAN ANTONIO, TX 78283-3999	R	
HOPKINS SQUARE LLC - FROST CORNER #2 PROPERTY SERIES	900 BLUEBONNET LN			AUSTIN, TX 78704	R41571	200 W HOPKINS ST, SAN MARCOS, TX 78666
GREATER TEXAS FEDERAL CREDIT UNION	6411 N LAMAR BLVD			AUSTIN, TX 78752	R41510	231 N GUADALUPE ST, SAN MARCOS, TX 78666
CALVARY CHAPEL OF THE SPRINGS	310 W HUTCHISON ST			SAN MARCOS, TX 78666-4410	R41617	242 N GUADALUPE ST, SAN MARCOS, TX 78666
CONTINENTAL HOMES OF TEXAS LP	210 W HUTCHISON ST			SAN MARCOS, TX 78666-5781	R41665	310 W HUTCHISON ST, SAN MARCOS, TX 78666
CONTINENTAL HOMES OF TEXAS, LP	DBA D R HORTON	210 W HUTCHISON ST		SAN MARCOS, TX 78666-5781	R41664	220 W HUTCHISON ST, SAN MARCOS, TX 78666
FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST			SAN MARCOS, TX 78666	R41663	210 W HUTCHISON ST, SAN MARCOS, TX 78666
FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST			SAN MARCOS, TX 78666	R41662	
PENNINGTON, WILLIAM C	323 N COMANCHE ST			SAN MARCOS, TX 78666-5644	R41659	
PENNINGTON, WILLIAM C	323 N COMANCHE ST			SAN MARCOS, TX 78666-5644	R53154	323 N COMANCHE ST, SAN MARCOS, TX 78666
TWWG LLC	427 E TANGLEWOOD DR			NEW BRAUNFELS, TX 78130-5204	R53153	305 PAT GARRISON ST, SAN MARCOS, TX 78666
PENN COLLIER KYLE LTD	P O BOX 2459			SAN MARCOS, TX 78667-2459	R53152	325 N COMANCHE ST, SAN MARCOS, TX 78666
SIMEK CARL	1290 W BRIDGE ST			NEW BRAUNFELS, TX 78130-6306	R27404	324 N COMANCHE ST, SAN MARCOS, TX 78666
GRAHAM, DONALD W	901 HIGHLAND TER			SAN MARCOS, TX 78666-4239	R27403	213-215 PAT GARRISON ST, SAN MARCOS, TX 78666
VASQUEZ RONNIE L & CYNTHIA M	320 WILDCAT HOLLOW			KYLE, TX 78640	R28571	209 PAT GARRISON, SAN MARCOS, TX 78666
GUADALUPE BOBCAT 350 LTD	%ENDEAVOR REAL ESTATE GROUP	500 W 5th STREET	SUITE 700	AUSTIN, TX 78701	R27402	317 N FREDERICKSBURG ST, SAN MARCOS, TX 78666
KERCHEVILLE A B EST	% R & L FOODS INC	1133 AUSTIN HWY		SAN ANTONIO, TX 78209-4806	R41658	350 N GUADALUPE ST, SAN MARCOS, TX 78666
BRIARWOOD SAN MARCOS LP	5956 SHERRY LN	STE 1250		DALLAS, TX 75225-8089	R60592	101 UNIVERSITY DR, SAN MARCOS, TX 78666
CARSON DIVERSIFIED PROPERTIES 3 LLC	407 S STAGECOACH TRL	STE 203		SAN MARCOS, TX 78666-5063	R46199	403 N GUADALUPE 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	R101562	101 CONCHO 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	R46201	
SAN MARCOS CITY OF	630 E HOPKINS ST			SAN MARCOS, TX 78666-6300	R46200	
GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	PO BOX 5382			SHERMAN OAKS, CA 91413-5382	R137890	
ACC OP (VISTAS SAN MARCOS) LLC	C/O AMERICAN CAMPUS COMMUNITIES	PO BOX 530292		MOUNTAIN BROOK, AL 35253-0292	R135947	301 N GUADALUPE ST, SAN MARCOS, TX 78666
X-SIX PROPERTIES LLC	435 PLACID LN			LOCKHART, TX 78644-4441	R137889	401 N FREDERICKSBURG ST, SAN MARCOS, TX 78666
FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST			SAN MARCOS, TX 78666	R46182	402 N FREDERICKSBURG ST #1, SAN MARCOS, TX 78666
SAYYED INVESTMENTS HOLDINGS INC	2611 MARCUS ABRAMS BLVD			AUSTIN, TX 78748-2954	R41660	
WARSHAUER INVESTMENTS LLC	2265 SUMMIT RIDGE DR			SAN MARCOS, TX 78666-4945	R27242	339 N GUADALUPE ST, SAN MARCOS, TX 78666
LACEY MICHAEL	310 PAT GARRISON ST	UNIT 1-A		SAN MARCOS, TX 78666	R53149	401 N COMANCHE ST, SAN MARCOS, TX 78666
PLP VENTURES LLC	% LINDA S PETERSON, MANAGER	1202 E 18TH ST		LAKEHILLS, TX 78063	R34999	310 PAT GARRISON ST, SAN MARCOS, TX 78666
X-SIX PROPERTIES LLC	435 PLACID LN			LOCKHART, TX 78644-4441	R46183	402 N FREDERICKSBURG ST #2, SAN MARCOS, TX 78666
FUENTES CHARLES G & ELIZABETH E	2914 WROXTON RD			SAN ANTONIO, TX 78217	R46184	402 N FREDERICKSBURG ST #3, SAN MARCOS, TX 78666
CHAPPELL, ERIC	402 N FREDERICKSBURG ST	APT 5		SAN MARCOS, TX 78666-5658	R46185	402 N FREDERICKSBURG ST #4, SAN MARCOS, TX 78666
RINGLING, TODD JAMES	2493 COUNTY ROAD 421			TAYLOR, TX 76574-3904	R46186	402 N FREDERICKSBURG ST #5, SAN MARCOS, TX 78666
WILKE CHARMAINE	2597 SHERRILL RD			KINGSBURY, TX 78638	R46187	402 N FREDERICKSBURG ST #6, SAN MARCOS, TX 78666
ARNALL, CHRISTOPHER	612 MORGAN RUN			CIBOLO, TX 78108-3656	R46188	402 N FREDERICKSBURG ST #7, SAN MARCOS, TX 78666
BARNES, LLOYD C	600 E TRAVIS ST			LULING, TX 78648-3035	R46189	402 N FREDERICKSBURG ST #8, SAN MARCOS, TX 78666
OSBORNE, COBY & TARA	320 RANCHO ENCINO DR			SAN MARCOS, TX 78666	R46190	402 N FREDERICKSBURG ST #9, SAN MARCOS, TX 78666
POUNDS MICHAEL W & GINA R	9501 VERA CRUZ			AUSTIN, TX 78737-1227	R46191	402 N FREDERICKSBURG ST #10, SAN MARCOS, TX 78666
SMITH HERBERT L III & REBEKAH L	108 PLUM CREEK ST			HUNTSVILLE, TX 77320-3059	R46192	402 N FREDERICKSBURG ST #11, SAN MARCOS, TX 78666
POTTER, TAMMY Y	402 N FREDERICKSBURG ST #13			SAN MARCOS, TX 78666	R46193	402 N FREDERICKSBURG ST #12, SAN MARCOS, TX 78666
RAINER, ROSA	10437 FIRETHORN LN			AUSTIN, TX 78750-1740	R46194	402 N FREDERICKSBURG ST #13, SAN MARCOS, TX 78666
JOHNSON AMANDA JULIAN	402 N FREDERCKSBURG RD	# 15		SAN MARCOS, TX 78666	R46195	402 N FREDERICKSBURG ST #14, SAN MARCOS, TX 78666
DUNLAP, DENVER	2307 LAKE AUSTIN BLVD			AUSTIN, TX 78703	R46196	402 N FREDERICKSBURG ST #15, SAN MARCOS, TX 78666
OSBORNE CODY & TARA	320 RANCHO ENCINO DR			SAN MARCOS, TX 78666	R46197	402 N FREDERICKSBURG ST #16, SAN MARCOS, TX 78666
JONES, CHRISTOPHER	205 HAY BARN			SAN MARCOS, TX 78666-7780	R46198	402 N FREDERICKSBURG ST #17, SAN MARCOS, TX 78666
ZIEGLER TYLER REECE & ELYANA	1550 LONGITUDE DR			RICHMOND, CA 94804-4515	R35000	310 PAT GARRISON ST, SAN MARCOS, TX 78666
MGR DEVELOPMENT LLC	512 W MARTIN LUTHER KING JR BLVD	STE 228		AUSTIN, TX 78701-1231	R35001	310 PAT GARRISON ST, SAN MARCOS, TX 78666
SYESTA JASON & BECKER CYNTHIA	1601 MIRIAM AVE	# #208		AUSTIN, TX 78702	R35002	310 PAT GARRISON ST, SAN MARCOS, TX 78666
ALDEN ELIZABETH	4603 TANNER PEAK			SAN ANTONIO, TX 78247-5813	R35003	310 PAT GARRISON ST, SAN MARCOS, TX 78666
HUTCHISON FAMILY TRUST	% RALPH HUTCHISON	1857 N 10TH DR		WASHOUGAL, WA 98671	R35004	310 PAT GARRISON ST, SAN MARCOS, TX 78666
SGK-CEK SERIES LLC-SERIES C	14723 CINDYWOOD DR			HOUSTON, TX 77079-6409	R35005	310 PAT GARRISON ST, SAN MARCOS, TX 78666
DORMAN RONALD LEE & SUSAN DIANE	310 PAT GARRISON ST	APT B9		SAN MARCOS, TX 78666-5656	R35006	310 PAT GARRISON ST, SAN MARCOS, TX 78666
MOK DAVID	708 BERNSTEIN ST			AUSTIN, TX 78745-5528	R35007	310 PAT GARRISON ST, SAN MARCOS, TX 78666
FRIZZELL BRIAN & MICHELE	1400 SEA ISLAND RD			SAN ANGELO, TX 76904	R35008	310 PAT GARRISON ST, SAN MARCOS, TX 78666
D&P PREMIER PROPERTIES LLC	11910 SANDLER BND			CYPRESS, TX 77429-5354	R35009	310 PAT GARRISON ST, SAN MARCOS, TX 78666
SGK-CEK SERIES LLC-SERIES B	14723 CINDYWOOD DR			HOUSTON, TX 77079-6409	R35010	310 PAT GARRISON ST, SAN MARCOS, TX 78666
BUTSCH TODD & URSULA	13919 SHADYDALE RD			CYPRESS, TX 77429-6071	R95395	310 PAT GARRISON ST, SAN MARCOS, TX 78666
HALEY, MARK & MELINDA	310 PAT GARRISON ST	APT A3		SAN MARCOS, TX 78666-5656	R95396	310 PAT GARRISON ST, SAN MARCOS, TX 78666
VANDERWILT TAMI	2505 CAPARZO DR			CEDAR PARK, TX 78613-1613	R95397	310 PAT GARRISON ST, SAN MARCOS, TX 78666
FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST			SAN MARCOS, TX 78666	R95398	310 PAT GARRISON ST, SAN MARCOS, TX 78666
FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST			SAN MARCOS, TX 78666	R41661	
					R43609	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666
					R	
FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST			SAN MARCOS, TX 78666	R93798	129 W HUTCHISON ST, SAN MARCOS, TX 78666