

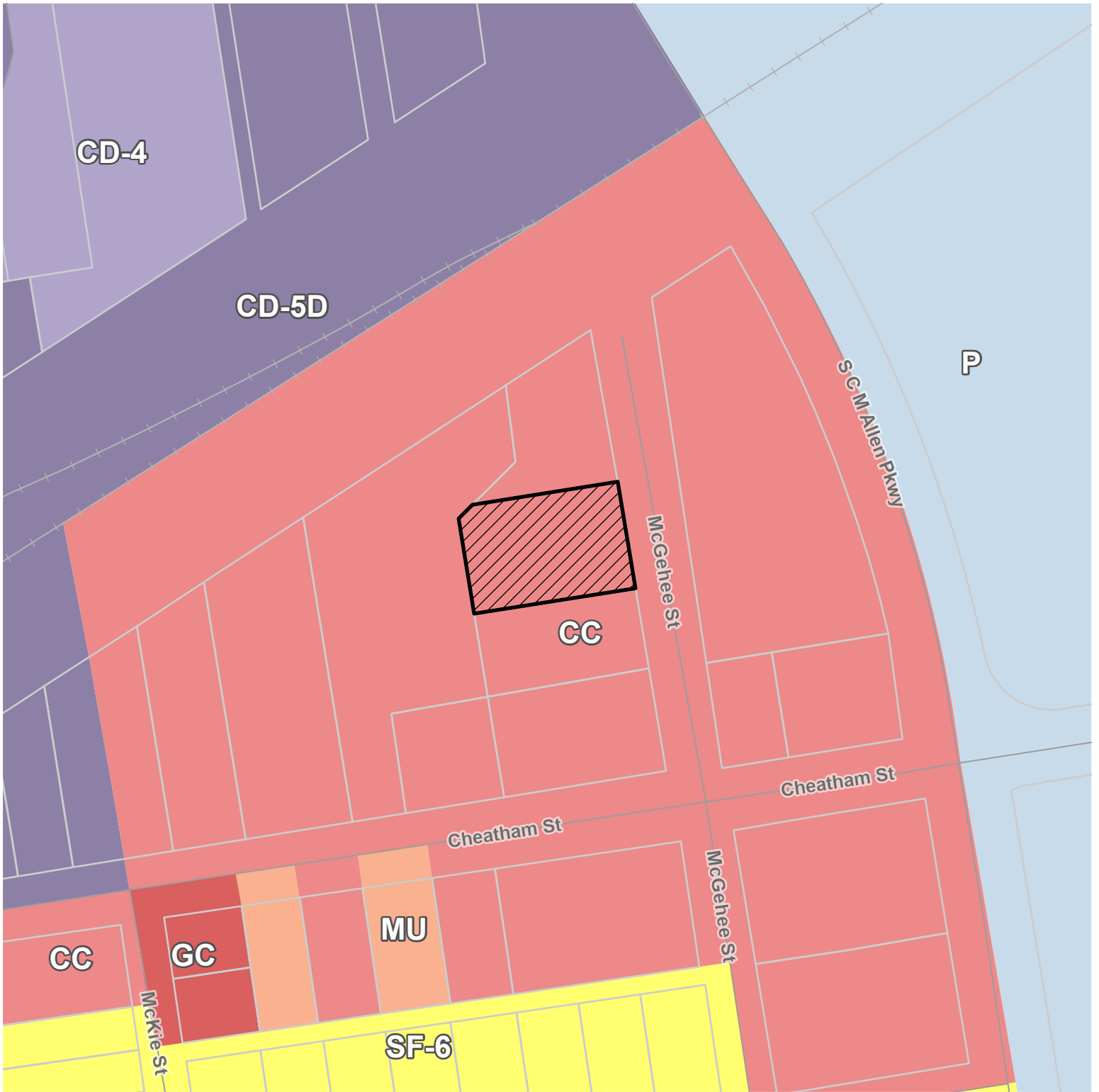


- Subject Property
- Parcel










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: 11/19/2024



 Subject Property

-  CC
-  CD-4
-  CD-5D
-  GC
-  MU
-  P
-  SF-6



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Date: 11/15/2024

Site Location





- Subject Property
- 400ft Buffer
- Parcel



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Date: 11/15/2024



PLANNING AND DEVELOPMENT SERVICES



11/22/2024

CUP-24-70

**Notice of Public Hearing  
Conditional Use Permit Request  
Loft Apartments  
R33129**

*CUP-24-70 (McGehee) Hold a public hearing and consider a request by Tres W Smyth, on behalf of Hope Contracting LLC, for a Conditional Use Permit to allow Loft Apartments, located along the West side of McGehee Street, approximately 180 feet North of Cheatham Street. (K. Buck)*

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. 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 a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, December 10, 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 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-24-70**.

*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

Property ID	Name of Owner	Owner Address	Owner City/State/Zip	Site Address
33131	300 CM ALLEN LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	300 S CM ALLEN PKWY, SAN MARCOS, TX 78666
38171	312 BJ STREET LLC	6904 CREEDMOOR RD	AUSTIN, TX 78719-3110	PORTER ST, SAN MARCOS, TX
11709	A WHOLE LOT OF TEXAS I LTD	P O BOX 746	SAN MARCOS, TX 78667-0746	400 CHEATHAM ST, SAN MARCOS, TX 78666
24312	AVEGUL AMERICA INC	400 S C M ALLEN PKWY	SAN MARCOS, TX 78666-6904	400/408 CM ALLEN PKWY, SAN MARCOS, TX 78666
38151	BORM MARY & BERRY KRISTINE S	5701 VIRGINIA PKWY, APT 2217	MCKINNEY, TX 75071-1002	401 CHEATHAM ST, SAN MARCOS, TX 78666
40097	CANOE PROPERTIES LLC	5695 NATURES WAY	NEW BRAUNFELS, TX 78132-2174	312 CHEATHAM ST, SAN MARCOS, TX 78666
40098	CAVAZOS KAREN & ST LAURENT DAVID	633 DRAKE AVE	FULLERTON, CA 92832-1146	316 CHEATHAM ST, SAN MARCOS, TX 78666
33124	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431	329 CHEATHAM ST, SAN MARCOS, TX 78666
40086	HOLT, ELVIN	329 E GROVE ST	SAN MARCOS, TX 78666	329 E GROVE ST, SAN MARCOS, TX 78666
33128	KUNDA, KOTESWARA	1010 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4937	CHEATHAM ST, SAN MARCOS, TX 78666
40094	LOS ANGELES FUNERAL HOME	6204 SOUTH FIRST ST	AUSTIN, TX 78745	300 CHEATHAM ST, SAN MARCOS, TX 78666
40087	LUGO NANCY	327 E GROVE ST	SAN MARCOS, TX 78666-6915	327 E GROVE ST, SAN MARCOS, TX 78666
40085	MCCLERNON, MARY ESTELLA GARCIA	420 MCGEHEE ST	SAN MARCOS, TX 78666-6924	420 MCGEHEE ST, SAN MARCOS, TX 78666
33123	R REED & J WRIGHT LLC	514 CEDAR TRL	NEW BRAUNFELS, TX 78130-6632	321 CHEATHAM ST, SAN MARCOS, TX 78666
40100	RAM CONSOLIDATED HOLDINGS LTD CO	P O BOX 629	SAN MARCOS, TX 78667-0629	326 CHEATHAM ST, SAN MARCOS, TX 78666

33122	RJR FINANCIAL MANAGEMENT INC	311 CHEATHAM ST	SAN MARCOS, TX 78666	311 CHEATHAM ST, SAN MARCOS, TX 78666
40088	ROTHER INVESTMENTS LLC	PO BOX 911	SAN MARCOS, TX 78667- 0911	325 E GROVE ST, SAN MARCOS, TX 78666
38152	SAND, DIANNE	330 S C M ALLEN PKWY	SAN MARCOS, TX 78666- 6902	330 CM ALLEN PKWY, SAN MARCOS, TX 78666
40096	VILLASENOR CHARLES LOUIS II	6204 S 1ST ST	AUSTIN, TX 78745-4010	306 CHEATHAM ST, SAN MARCOS, TX 78666
33121	VILLASENOR FAMILY LIMITED PARTNERSHIP	1615 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4455	309 CHEATHAM ST, SAN MARCOS, TX 78666
33129	WORLD CUP INVESTMENTS LLC	102 WONDER WORLD DR, STE 304	SAN MARCOS, TX 78666- 6070	300 MCGEHEE, SAN MARCOS, TX 78666
40099	XQD VENTURES LLC	4123 JUDITH FOREST CT	SPRING, TX 77386-4881	322 CHEATHAM ST, 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	San Marcos, TX 78666	