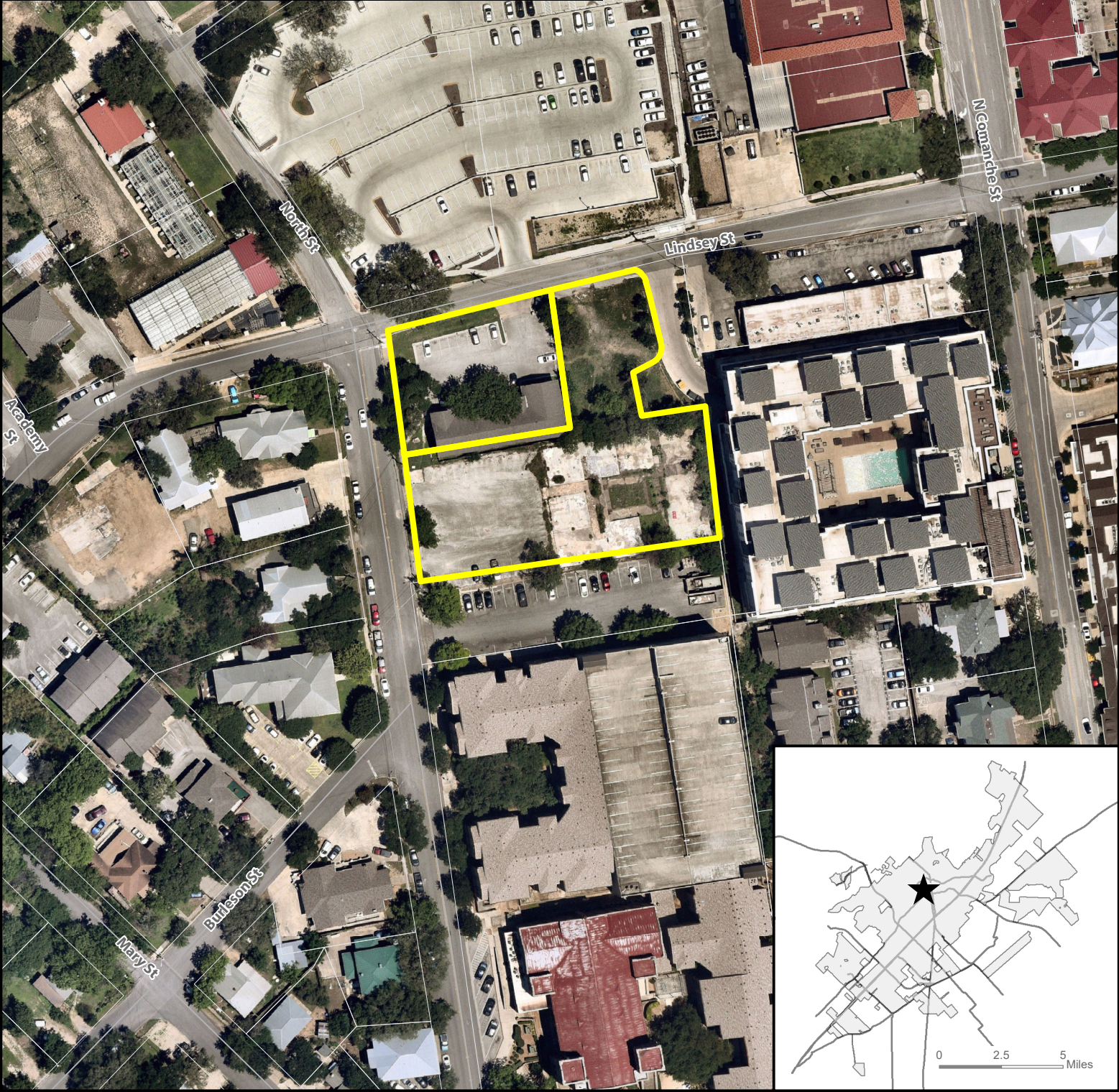
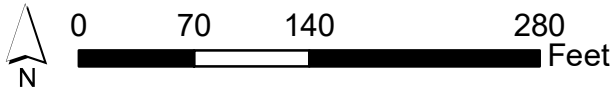


# CUP-21-15 Aerial View North Street Student Housing



- ★ Site Location
- Subject Property
- Parcel
- City Limit

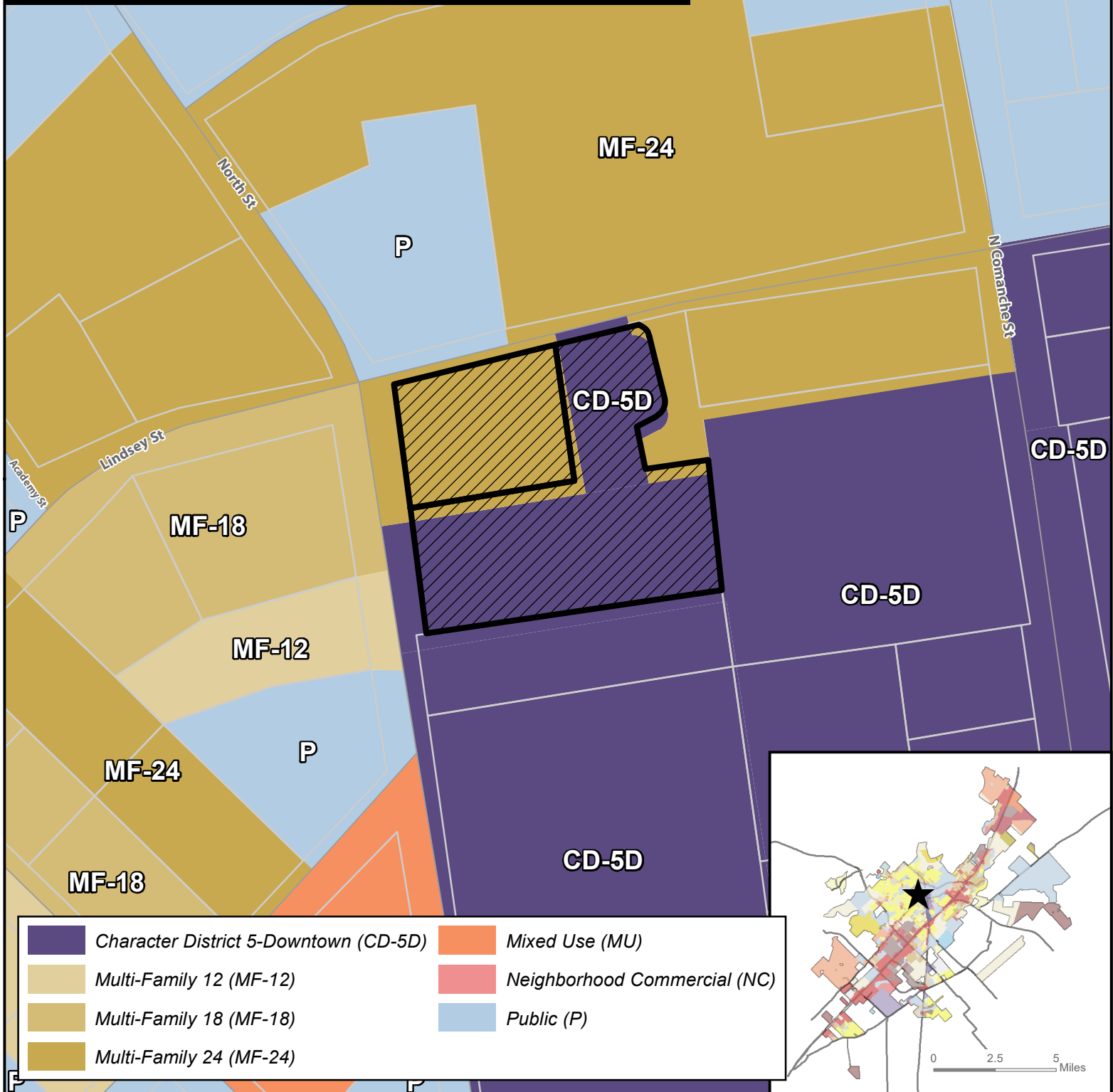


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 5/26/2021



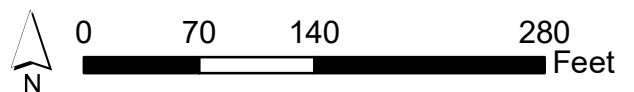
# CUP-21-15 Existing Zoning North Street Student Housing



**Subject Property**

**Parcels**

**City Limit**



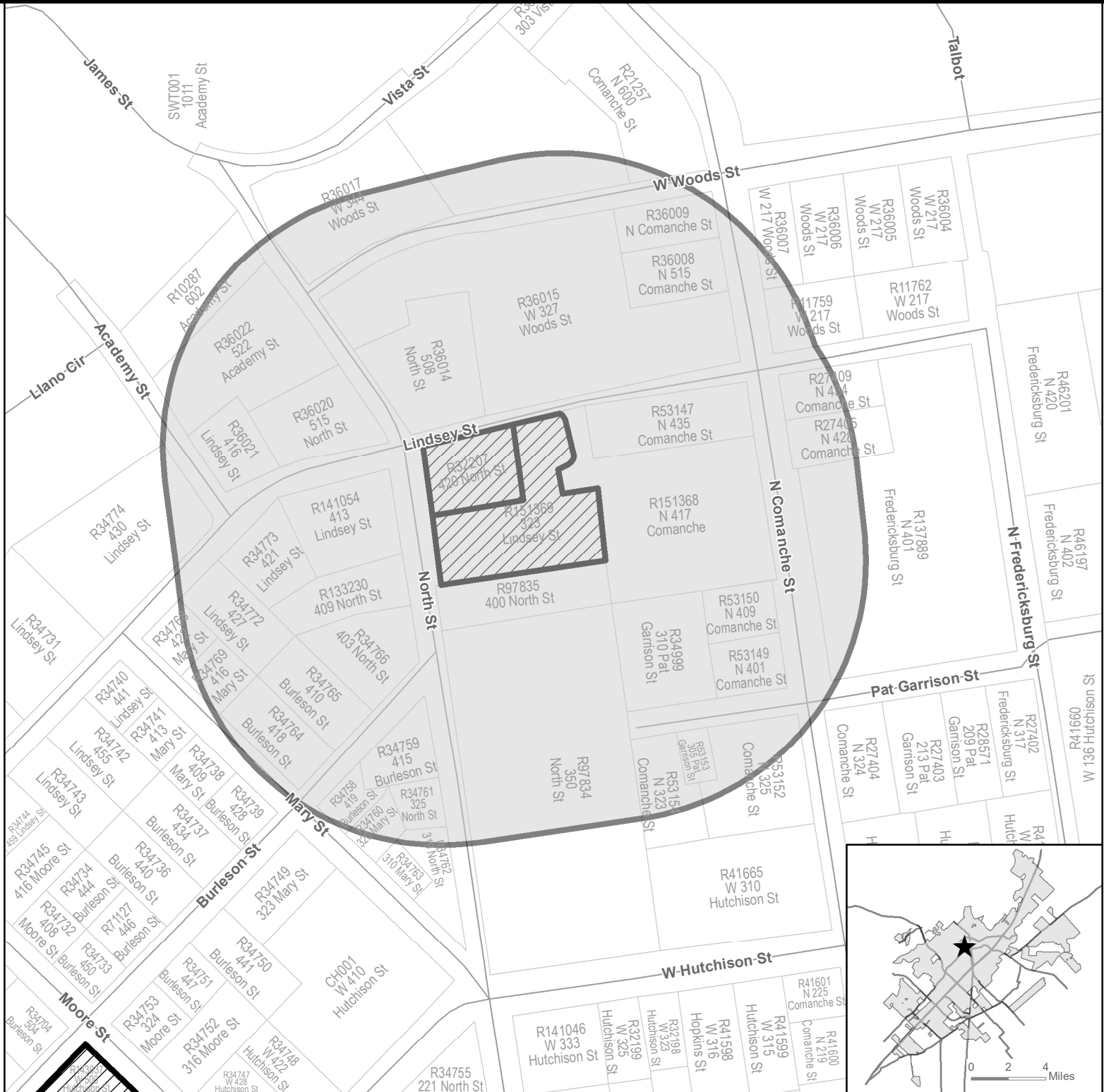
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 5/26/2021

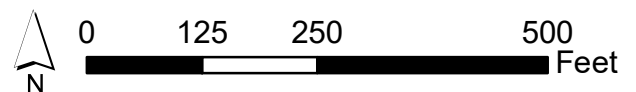
# CUP-21-15

## 400' Notification Buffer

### North Street Student Housing — 420 North St



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- 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.

Map Date: 5/18/2021

PLANNING AND DEVELOPMENT SERVICES

05/20/2021



CUP-21-15

**Notice of Public Hearing  
Conditional Use Permit  
Purpose-Built Student Housing  
North Street Student Housing**

*CUP-21-15 (North Street Student Housing) Hold a public hearing and consider a request by Michele Rogerson Lynch, on behalf of 410 North Street LLC and the Hutchison Family Trust, for a Conditional Use Permit to allow a purpose-built student housing development located at 420 North Street and 410 North Street. (T. Carpenter)*

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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, June 8 2021** 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: <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 by computer, mobile device, or phone.
- A public hearing will be held at the virtual City Council Meeting on **Tuesday, July 6, 2021** 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](mailto:citizencomment@sanmarcostx.gov) or call 512-393-8090 to request a link to participate in the public hearing by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. All interested citizens are invited to watch or participate in the public hearing by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission or the City Council, but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission and City Council if they are 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**

[citizencomment@sanmarcostx.gov](mailto:citizencomment@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Tory Carpenter**, at **512.393.8234** or **[tcarpenter@sanmarcostx.gov](mailto:tcarpenter@sanmarcostx.gov)**. When calling, please refer to case number **CUP-21-15**

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)*

## Notification List CUP-21-15

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City, State, & Zip
155307		410 NORTH STREET LLC	EXECUTIVE FINANCIAL CONSULTANTS LLC	6724 PERIMETER LOOP RD	DUBLIN, OH 43017-3202
155306	410 NORTH ST, SAN MARCOS, TX 78666	410 NORTH STREET LLC	EXECUTIVE FINANCIAL CONSULTANTS LLC	6724 PERIMETER LOOP RD	DUBLIN, OH 43017-3202
34771	427 LINDSEY, SAN MARCOS, TX 78666	427 LINDSEY STREET PARTNERSHIP LTD	6325 REDWOOD RD		SAN MARCOS, TX 78666-1628
34765	410 BURLESON ST, SAN MARCOS, TX 78666	427 LINDSEY STREET PARTNERSHIP LTD	6325 REDWOOD RD		SAN MARCOS, TX 78666-1628
34772	431 LINDSEY, SAN MARCOS, TX 78666	427 LINDSEY STREET PARTNERSHIP LTD	6325 REDWOOD RD		SAN MARCOS, TX 78666-1628
137889	401 N FREDERICKSBURG ST, SAN MARCOS, TX 78666	ACC OP (VISTAS SAN MARCOS) LLC	C/O AMERICAN CAMPUS COMMUNITIES	PO BOX 530292	MOUNTAIN BROOK, AL 35253-0292
35004	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ALDEN ELIZABETH	4603 TANNER PEAK		SAN ANTONIO, TX 78247-5813
95396	310 PAT GARRISON ST, SAN MARCOS, TX 78666	BUTSCH TODD & URSULA	13919 SHADYDALE RD		CYPRESS, TX 77429-6071
35010	310 PAT GARRISON ST, SAN MARCOS, TX 78666	D&P PREMIER PROPERTIES LLC	11910 SANDLER BND		CYPRESS, TX 77429-5354
34766	403 NORTH ST @ BURLESON ST, SAN MARCOS, TX 78666	DELTA ZETA NATIONAL HOUSING CORP	202 E CHURCH ST		OXFORD, OH 45056
35007	310 PAT GARRISON ST, SAN MARCOS, TX 78666	DORMAN RONALD LEE & SUSAN DIANE	310 PAT GARRISON ST	APT B9	SAN MARCOS, TX 78666-5656
34762	319 NORTH ST, SAN MARCOS, TX 78666	E & T REAL ESTATE LLC	142 CIMARRON PARK LOOP	STE A	BUDA, TX 78610-2837
34768	422 MARY, SAN MARCOS, TX 78666	FRAZELL, RICHARD S	903 FURMAN AVE		SAN MARCOS, TX 78666
34769	416 MARY ST, SAN MARCOS, TX 78666	FRAZELL, RICHARD S, III	903-A FURMAN ST		SAN MARCOS, TX 78666
35009	310 PAT GARRISON ST, SAN MARCOS, TX 78666	FRIZZELL BRIAN & MICHELE	1400 SEA ISLAND RD		SAN ANGELO, TX 76904
95397	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HALEY, MARK & MELINDA	310 PAT GARRISON ST	APT A3	SAN MARCOS, TX 78666-5656
35005	310 PAT GARRISON ST, SAN MARCOS, TX 78666	HUTCHISON FAMILY TRUST	RALPH HUTCHISON	1857 N 10TH DR	WASHOUGAL, WA 98671
32207	420 NORTH 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	205 HAY BARN		SAN MARCOS, TX 78666-7780
34761	325 NORTH ST, SAN MARCOS, TX 78666	KATHIE CAPITAL INC	906 CHINQUAPIN PL		HOUSTON, TX 77094
34999	310 PAT GARRISON ST, SAN MARCOS, TX 78666	LACEY MICHAEL	310 PAT GARRISON ST	UNIT 1-A	SAN MARCOS, TX 78666
53147	435 N COMANCHE ST, SAN MARCOS, TX 78666	LINDSEY SQUARE LTD	DUNN	2620 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4946
27405	428 N COMANCHE ST, SAN MARCOS, TX 78666	MCNABB MARK W & RUTH A	203 N PERKINS		BASTROP, TX 78602
35002	310 PAT GARRISON ST, SAN MARCOS, TX 78666	MGR DEVELOPMENT LLC	512 W MARTIN LUTHER KING JR BLVD	STE 228	AUSTIN, TX 78701-1231
35008	310 PAT GARRISON ST, SAN MARCOS, TX 78666	MOK DAVID	8303B BRADFORD EDWARD COVE		AUSTIN, TX 78759-8154
34760	320 MARY ST, SAN MARCOS, TX 78666	OVAL GROUP INC	61 THE OVAL ST		SUGAR LAND, TX 77479-2534
53153	305 PAT GARRISON ST, SAN MARCOS, TX 78666	PENNINGTON, WILLIAM C	323 N COMANCHE ST		SAN MARCOS, TX 78666-5644
53154	323 N COMANCHE 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	12741 RESEARCH BLVD	STE 400B	AUSTIN, TX 78759-4329
34764	418 BURLESON ST, SAN MARCOS, TX 78666	POMPA, ERASMO	418 BURLESON ST		SAN MARCOS, TX 78666
34763	310 MARY, SAN MARCOS, TX 78666	RIOS ELIZABETH	513 FRANKLIN DR		SAN MARCOS, TX 78666
34758	419 BURLESON, SAN MARCOS, TX 78666	ROPER, GRADY	419 BURLESON ST		SAN MARCOS, TX 78666-4476
137890		SAN MARCOS CITY OF	630 E HOPKINS ST		SAN MARCOS, TX 78666-6300
27409	434 N COMANCHE ST, SAN MARCOS, TX 78666	SAN MARCOS MASJID	CLAY CHIP SMITH	11906 CONANN COURT	AUSTIN, TX 78753
97834	350 NORTH ST, SAN MARCOS, TX 78666	SANCTUARY LOFTS LLC	C/O AMERICAN CAMPUS COMMUNITIES	PO BOX 530292	MOUNTAIN BROOK, AL 35253-0292
95395	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SGK-CEK SERIES LLC-SERIES B	14723 CINDYWOOD DR		HOUSTON, TX 77079-6409
35006	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SGK-CEK SERIES LLC-SERIES C	14723 CINDYWOOD DR		HOUSTON, TX 77079-6409
34759	415 BURLESON ST, SAN MARCOS, TX 78666	SOUTH AUSTIN INVESTMENTS LLC	2206 HAZELTINE LN		AUSTIN, TX 78747
10287	602 ACADEMY ST, SAN MARCOS TX	SOUTHWEST TEXAS KAPPA ALPHA	DAVID CADE	738 HIGHWAY 6 S	HOUSTON, TX 77079-4038
35003	310 PAT GARRISON ST, SAN MARCOS, TX 78666	SYESTA JASON & BECKER CYNTHIA	1601 MIRIAM AVE	# #208	AUSTIN, TX 78702
34773	421 LINDSEY, SAN MARCOS, TX 78666	TAYLOR BRETT S & PEGGY J	P O BOX 40		MARTINDALE, TX 78655-0040
141054	415/419 NORTH ST, SAN MARCOS, TX 78666	TAYLOR BRETT S & PEGGY J	P O BOX 40		MARTINDALE, TX 78655-0040
36021	416 LINDSEY ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR		SAN MARCOS, TX 78666
36019	303 VISTA, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY - SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666
36020		TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36022		TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36007	223 WOOD, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
11759	202 LINDSEY, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36015	327 WOOD ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36008	COMANCHE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36014		TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36009	515 COMANCHE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
34774		TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
36017	344 WOOD ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666
21257	600 N COMANCHE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666
53152	325 N COMANCHE ST, SAN MARCOS, TX 78666	TWWG LLC	427 E TANGLEWOOD DR		NEW BRAUNFELS, TX 78130-5204
95398	310 PAT GARRISON ST, SAN MARCOS, TX 78666	VANDERWILT TAMI	2505 CAPARZO DR		CEDAR PARK, TX 78613-1613
53150	409 N COMANCHE ST, SAN MARCOS, TX 78666	WARSHAUER INVESTMENTS LLC	2265 SUMMIT RIDGE DR		SAN MARCOS, TX 78666-4945
53149	401 N COMANCHE ST, SAN MARCOS, TX 78666	WARSHAUER INVESTMENTS LLC	2265 SUMMIT RIDGE DR		SAN MARCOS, TX 78666-4945
35001	310 PAT GARRISON ST, SAN MARCOS, TX 78666	ZIEGLER TYLER REECE & ELYANA	1550 LONGITUDE DR		RICHMOND, CA 94804-4515