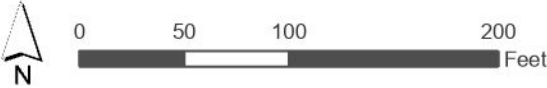


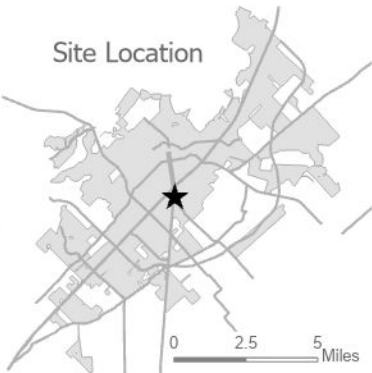


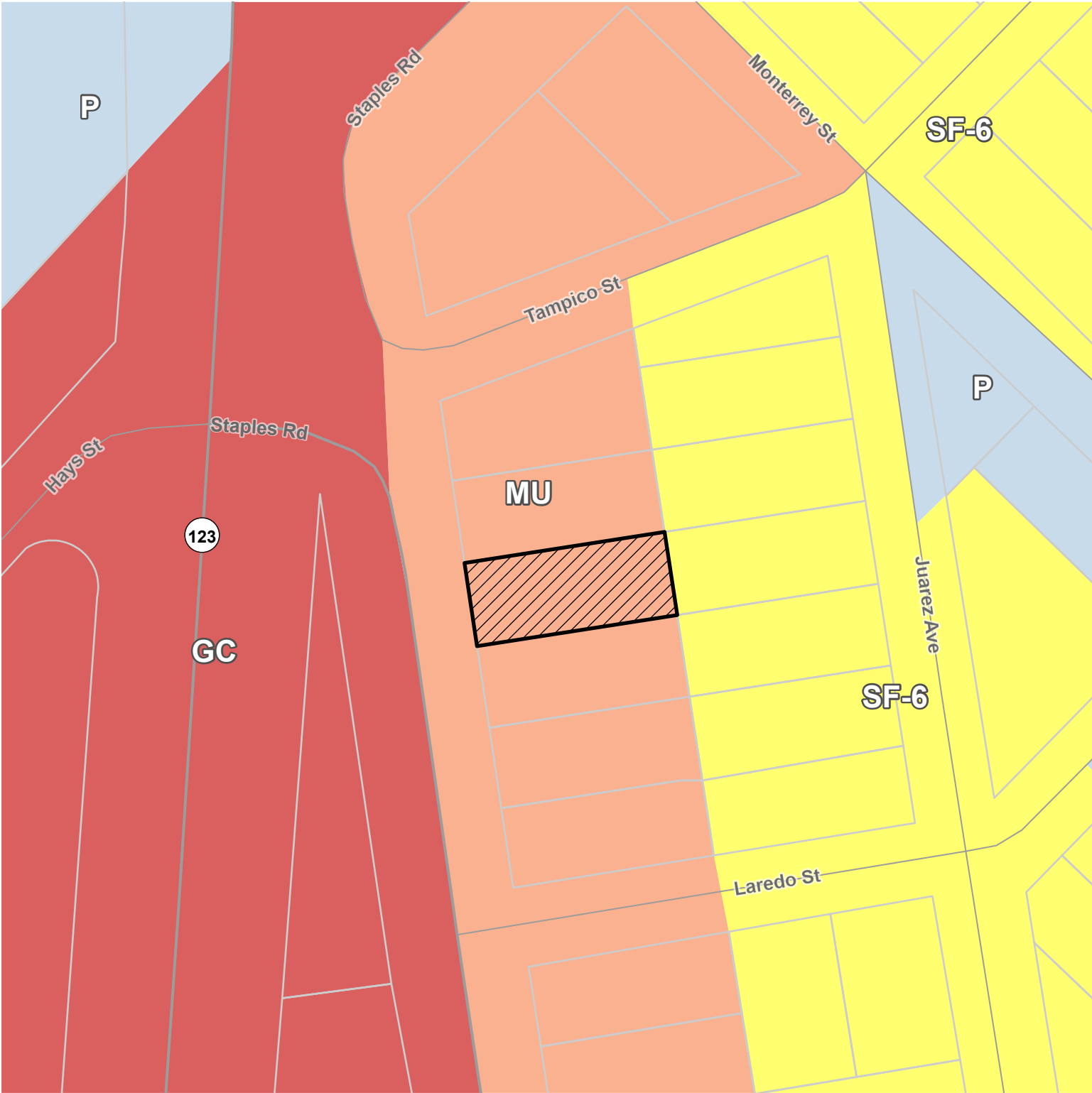
-  Subject Property
-  Parcel



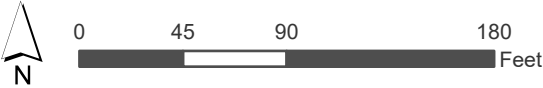
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/16/2025





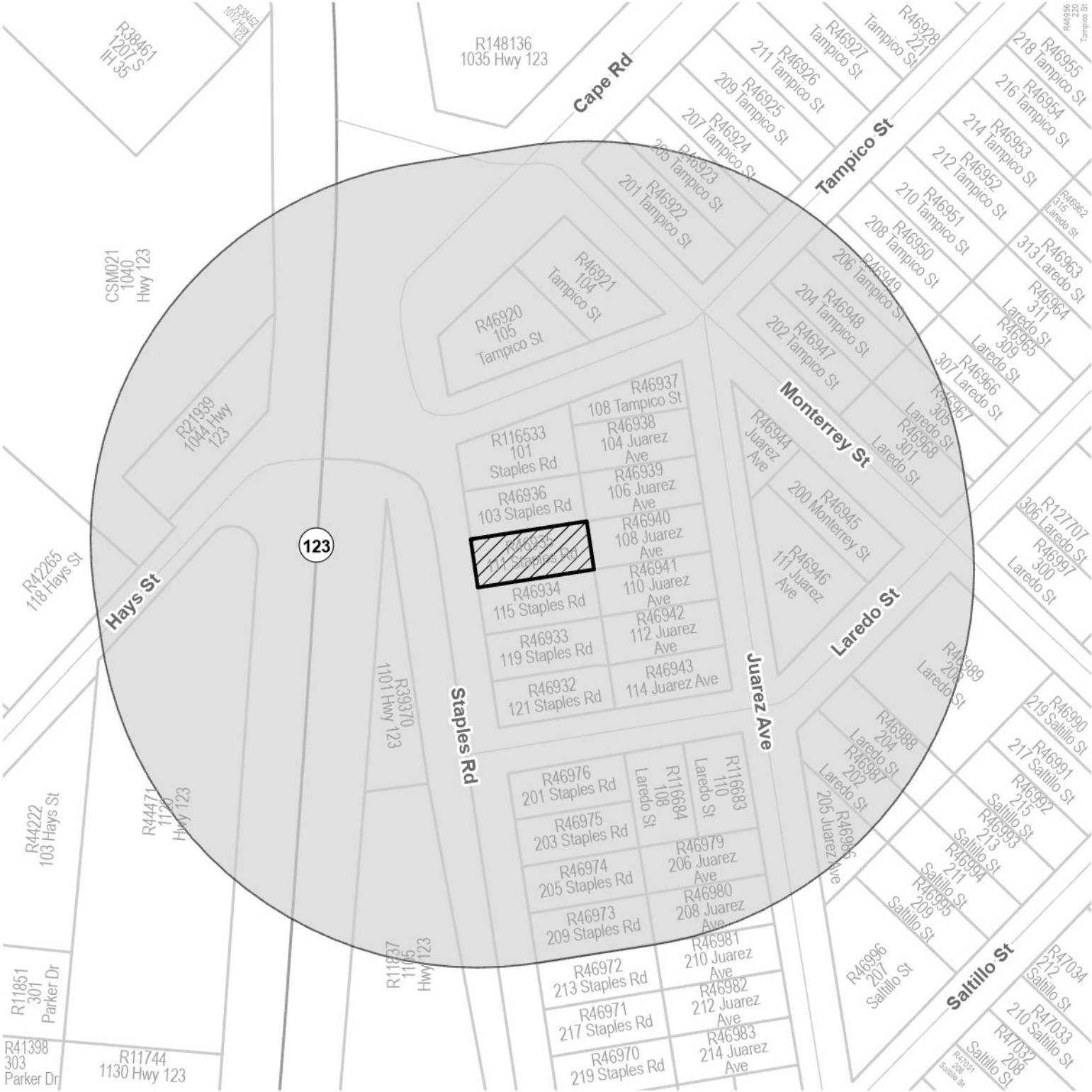
- Parcel
- GC
- MU
- P
- SF-6



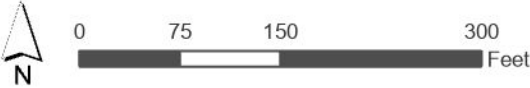
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/18/2025





- Subject Property
- 400ft Buffer
- 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: 7/16/2025



PLANNING AND DEVELOPMENT SERVICES

7/25/2025



CUP-25-32

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
111 Staples Rd**

CUP-25-32 (Mi Patron) Hold a public hearing and consider a request by Franco Ortiz, on behalf of Mi Patron, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 111 Staples Rd. (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. 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 a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, August 12, 2025**, 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 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

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-25-32**.

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)

Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
11837	ABASTO DISTRIBUTOR INC	6612 CASIMIR CV	AUSTIN, TX 78739-2016	1105 SH 123, SAN MARCOS, TX 78666
116683	AGUILAR, CHARLENA LAUVER	110 LAREDO ST	SAN MARCOS, TX 78666-7816	110 LAREDO ST, SAN MARCOS, TX 78666
46940	ALANIS, JUAN CARLOS	108 JUAREZ ST	SAN MARCOS, TX 78666-7810	108 JUAREZ, SAN MARCOS, TX 78666
46973	ALONZO ALICIA & FERMIN	217 STAPLES RD	SAN MARCOS, TX 78666	213 STAPLES RD, SAN MARCOS, TX 78666
46972	ALONZO, ROBERTO	217 STAPLES RD	SAN MARCOS, TX 78666-7833	217 STAPLES RD, SAN MARCOS, TX 78666
21939	BRADZOIL INC	809 E COURT ST, STE 200	SEGUIN, TX 78155-5871	1044 SH 123, SAN MARCOS, TX 78666
46966	CASTILLO JIMMY G & CARMEL	307 LAREDO ST	SAN MARCOS, TX 78666-7819	307 LAREDO ST, SAN MARCOS, TX 78666
116684	CONTRERAS RENE	607 VALLEY ST	SAN MARCOS, TX 78666-5439	108 LAREDO ST, SAN MARCOS, TX 78666
46987	CRAYTON SHIRLEY MAE & ESTATE OF ED JR	205 JUAREZ AVE	SAN MARCOS, TX 78666	202 LAREDO ST, SAN MARCOS, TX 78666
46986	CRAYTON SHIRLEY MAE & MARSHALL	205 JUAREZ AVE	SAN MARCOS, TX 78666	205 JUAREZ AVE, SAN MARCOS, TX 78666
46976	DE JESSUS MARIA &	7085 HWY 142	MAXWELL, TX 78656	201 STAPLES RD, SAN MARCOS, TX 78666
46922	DELGADO JUANITA S & CARRIZALES FRANCISCA & SILGUERO ALEJANDRO JR	201 TAMPICO ST	SAN MARCOS, TX 78666-7839	201 TAMPICO ST, SAN MARCOS, TX 78666
46924	DIAZ, ROSEMARY	207 TAMPICO ST	SAN MARCOS, TX 78666-7839	207 TAMPICO ST, SAN MARCOS, TX 78666
46939	GARCIA ANTONIO R & JENNIFER K	4415 E 2ND PL	LUBBOCK, TX 79403	106 JUAREZ AVE, SAN MARCOS, TX 78666

46942	GARCIA, PETER J	112 JUAREZ AVE	SAN MARCOS, TX 78666	112 JUAREZ AVE, SAN MARCOS, TX 78666
46947	GONZALEZ DORA LUERA & MARTINEZ VIRGINIA LUERA	202 TAMPICO ST	SAN MARCOS, TX 78666	202 TAMPICO ST, SAN MARCOS, TX 78666
46967	GUZMAN, THERESA	305 LAREDO ST	SAN MARCOS, TX 78666	305 LAREDO ST, SAN MARCOS, TX 78666
42266	JMJ CONSTRUSTION LLC	12201 CUTTEN RD	HOUSTON, TX 77066	118 HAYS ST, STE #101, SAN MARCOS, TX 78666
46934	KITCHING, DAVID A	3808 WADFORD ST	AUSTIN, TX 78704-7134	115 STAPLES RD, SAN MARCOS, TX 78666
46941	LEAL RAUL E JR & LEAL RAUL E SR & LEAL REBECCA	PO BOX 243	SAN MARCOS, TX 78667-0243	110 JUAREZ ST, SAN MARCOS, TX 78666
46980	LEDESMA JULIA RUIZ (LIFE ESTATE)	1121 CIMARRON CT	SAN MARCOS, TX 78666-3172	208 JUAREZ AVE, SAN MARCOS, TX 78666
46981	LEDESMA, JAVIER	1121 CIMARRON CT	SAN MARCOS, TX 78666-3172	210 JUAREZ AVE, SAN MARCOS, TX 78666
46975	LLAMAS JAVIER & MARIA	7085 HIGHWAY 142	MAXWELL, TX 78656-4270	205 STAPLES RD, SAN MARCOS, TX 78666
46937	MARTINEZ LOUIS	8295 FM 1979	MARTINDALE, TX 78655-2509	108 TAMPICO, SAN MARCOS, TX 78666
39370	MOTIWALA HOLDINGS INC	1101 N STATE HIGHWAY 123	SAN MARCOS, TX 78666-7731	1101 SH 123, SAN MARCOS, TX 78666
46946	NICHOLAS, LLOYD MICHAEL	2206 LEAH CV, APT A	AUSTIN, TX 78748-6163	111 JUAREZ, SAN MARCOS, TX 78666
46935	ORTIZ FRANCO & MARIA R	1397 CHERRYWOOD	KYLE, TX 78640	111 STAPLES RD, SAN MARCOS, TX 78666
46943	PARDO, CARMEN	114 JUAREZ ST	SAN MARCOS, TX 78666	114 JUAREZ, SAN MARCOS, TX 78666
46932	PINEDA IRENE & GEORGE	121 STAPLES RD	SAN MARCOS, TX 78666-7831	121 STAPLES RD, SAN MARCOS, TX 78666
46974	RAPIER LILLIAN LEHMAN & EDWARD VICTOR	209 STAPLES RD	SAN MARCOS, TX 78666	209 STAPLES RD, SAN MARCOS, TX 78666
44471	RIVER CITY PARTNERS LTD	P O BOX 4648	AUSTIN, TX 78765-4648	1120 SH 123, SAN MARCOS, TX 78666

46920	RUIZ FRANCISCO	104 TAMPICO ST	SAN MARCOS, TX 78666-7838	104 TAMPICO, SAN MARCOS, TX 78666
46949	SERNA, JUAN	2308 WAGON CROSSING PATH	AUSTIN, TX 78744	206 TAMPICO ST, SAN MARCOS, TX 78666
46988	SINAI PENTECOSTAL CHURCH OF SAN MARCOS	208 LAREDO ST	SAN MARCOS, TX 78666	204 LAREDO, SAN MARCOS, TX 78666
46979	SOUTHERN REHAB LLC	401 REIMER AVE	SAN MARCOS, TX 78666-5046	206 JUAREZ AVE, SAN MARCOS, TX 78666
46968	TORO, GASTON M	1005 WISTERIA CIR	AUSTIN, TX 78753-5848	301 LAREDO, SAN MARCOS, TX 78666
46989	UNIFIED PENTECOSTAL	208 LAREDO ST	SAN MARCOS, TX 78666	208 LAREDO ST, SAN MARCOS, TX 78666
46938	URBIZU, MARY ALICE ZAPATA	104 JUAREZ ST	SAN MARCOS, TX 78666	104 JUAREZ ST, SAN MARCOS, TX 78666
46948	VILLALPANDO SARAGOSA LIFE ESTATE	204 TAMPICO ST	SAN MARCOS, TX 78666	204 TAMPICO ST, SAN MARCOS, TX 78666
	Jesse Ponce	309 Saltillo	SAN MARCOS, TX 78666	
	Anita DelaCruz	303 Tampico	SAN MARCOS, TX 78666	
	Roland Saucedo	211 Ebony Street	SAN MARCOS, TX 78666	
	CONA President Amy Thomaidess	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	