



 Subject Property
 Parcel



0 320 640 1,280
Feet

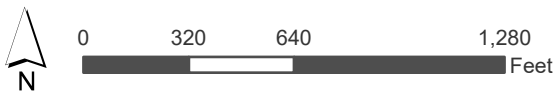
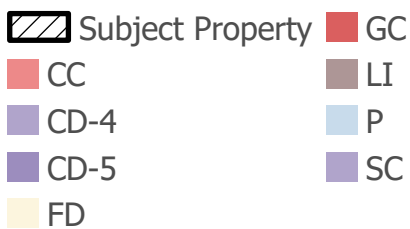
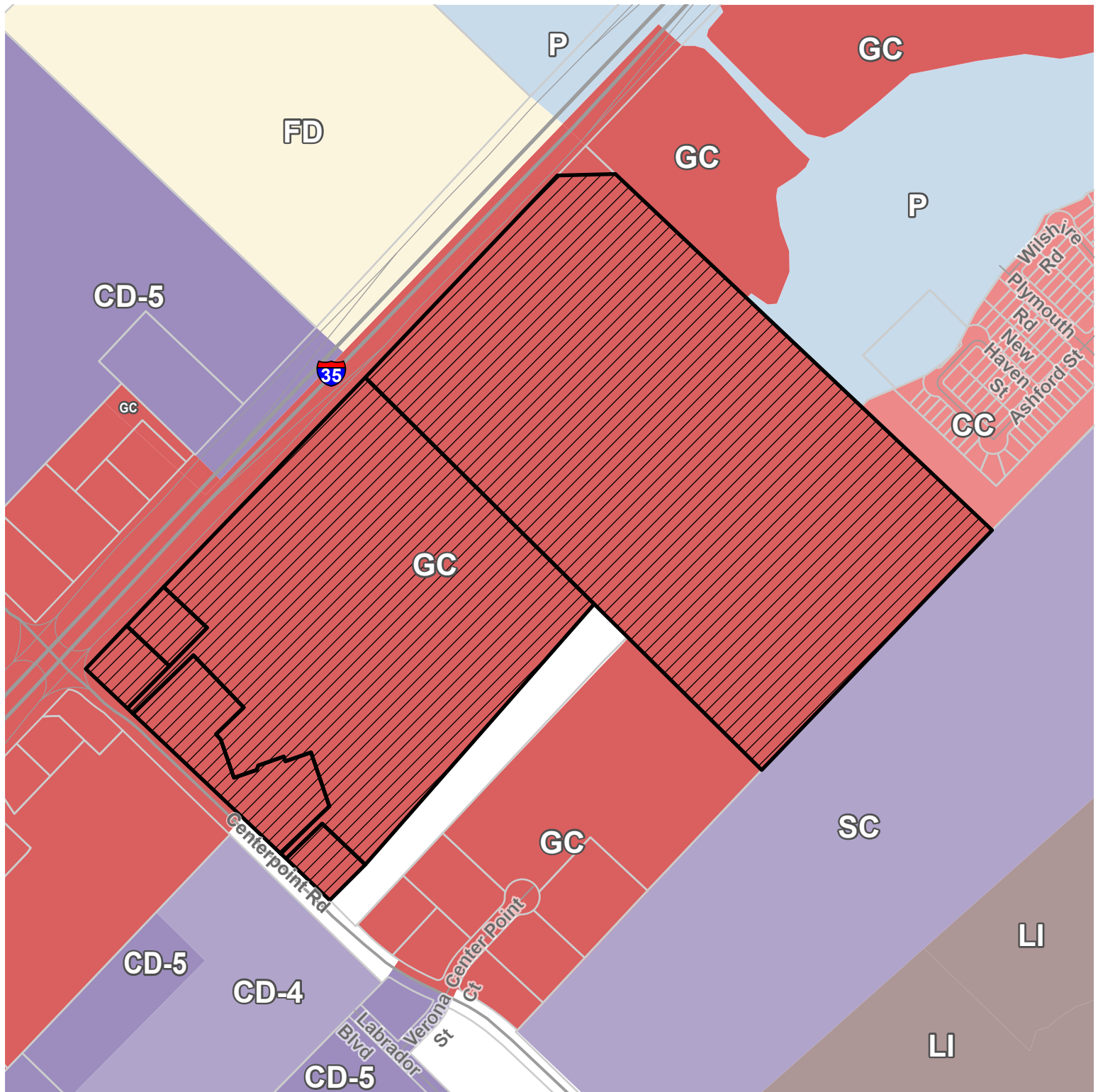
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/4/2025

SAN MARCOS Planning and
Development Services

Site Location

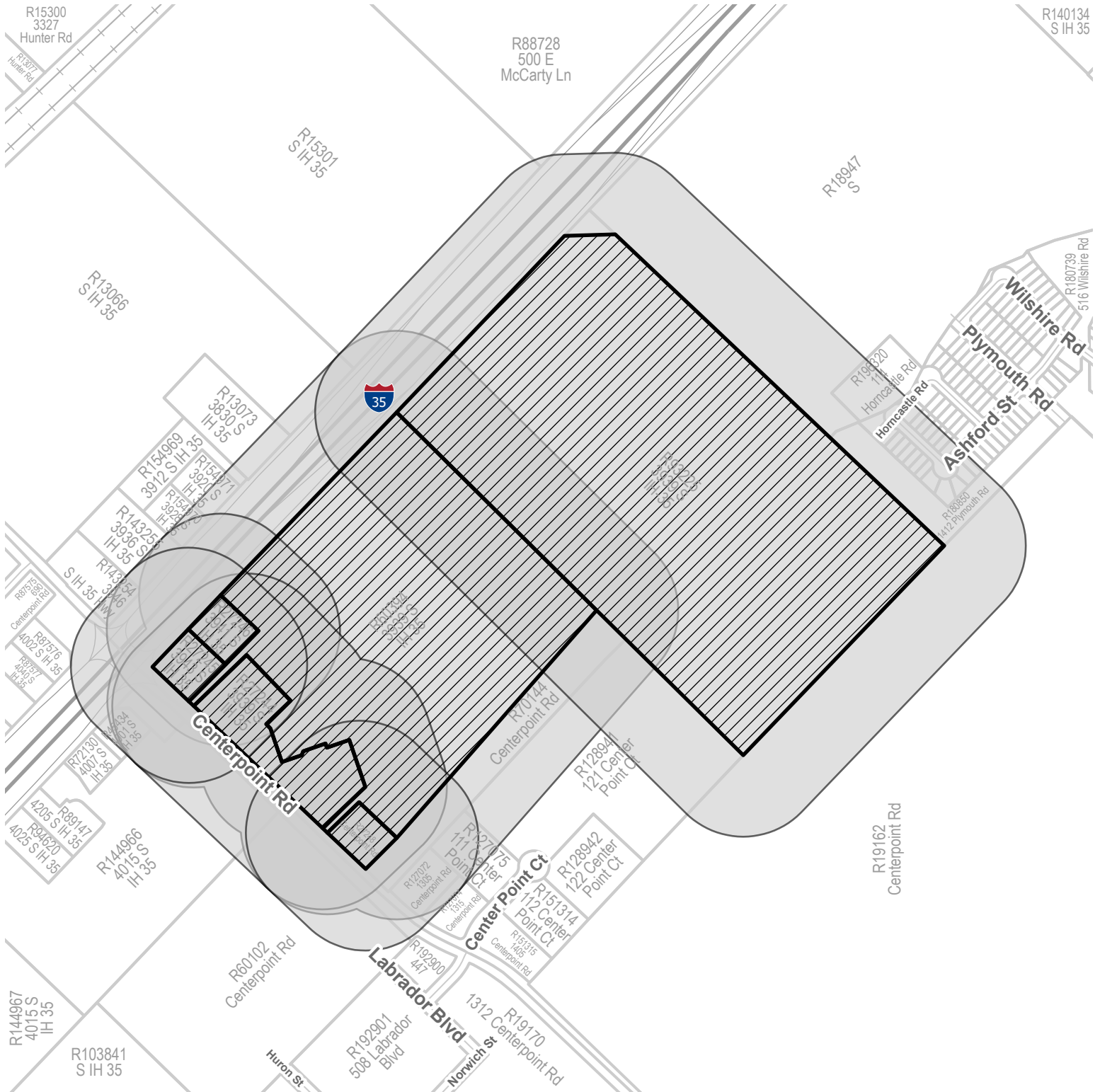




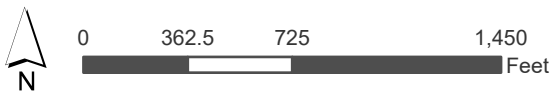
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Date: 9/4/2025





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 9/4/2025

Site Location



PLANNING AND DEVELOPMENT SERVICES

09/05/2025



CUP-25-53

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
3939 S IH 35**

CUP-25-53 (Tapville) Hold a public hearing and consider a request by Rama Popuri, on behalf of Tapville, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 3939 S IH 35. (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, September 23, 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-25-53**.

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
187231	42 SAN MARCOS LP	2030 MAIN ST, STE 342	DALLAS, TX 75201	CENTERPOINT RD, SAN MARCOS, TX 78666
143255	7-ELEVEN INC	P.O. BOX 711	DALLAS, TX 75221-0711	3936 S IH 35, SAN MARCOS, TX 78666
180839	ARMITAGE, DAVID JAMES	257 ASHFORD ST	SAN MARCOS, TX 78666-5745	257 ASHFORD ST, SAN MARCOS, TX 78666
128941	A-ZERO LLC	330 W NOLTE ST	SEGUIN, TX 78155-6043	121 CENTER POINT CT, SAN MARCOS, TX 78666
15301	BARRANCA INVESTMENTS LTD	3327 HUNTER RD	SAN MARCOS, TX 78666-9349	S IH 35, SAN MARCOS, TX 78666
180849	BERG MARK & CASTILLO DELILAH MENDEZ	139 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	139 GILLINGHAM ST, SAN MARCOS, TX 78666
154970	BRAZOS DE SANTOS PARTNERS LTD	430 S SANTA ROSA AVE	SAN ANTONIO, TX 78207-4581	3928 S IH 35, SAN MARCOS, TX 78666
180845	BRILL, CHANDLER OWEN	123 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	123 GILLINGHAM ST, SAN MARCOS, TX 78666
143254	CB & B REALTY LTD	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443	3946 S IH35, STE #101, SAN MARCOS, TX 78666
180819	CONTINENTAL HOMES OF TEXAS LP	10700 PECAN PARK BLVD, STE 400	AUSTIN, TX 78750-1447	106 GILLINGHAM ST, SAN MARCOS, TX 78666
127072	CORRO DE RODRIGUEZ ROSA ISELA	4109 TORONTO AVE	MCALLEN, TX 78503-8219	1305/13051/2 CENTERPOINT RD, SAN MARCOS, TX 78666
180820	CRESCENZO, STEPHEN DANIEL & KATERYNA GRACE	110 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	110 GILLINGHAM ST, SAN MARCOS, TX 78666
154971	CVP-SAN MARCOS DB LLC	3519 NE 15TH AVE, STE 251	PORTLAND, OR 97212-2356	3920 S IH 35, SAN MARCOS, TX 78666
127074	DSA ENTERPRISES LP	1508 KNOX VALLEY DR	BRENTWOOD, TN 37027-7368	1315 CENTER POINT CT, SAN MARCOS, TX 78666

180846	ENGELHARDT, REX & SHERILL	8905 GALLANT FOX RD	AUSTIN, TX 78737-2514	127 GILLINGHAM ST, SAN MARCOS, TX 78666
184017	FORESTAR (USA) REAL ESTATE GROUP INC	2221 E LAMAR BLVD, STE 790	ARLINGTON, TX 76006-7458	
196320	FORESTAR USA REAL ESTATE GROUP INC	10700 PECAN PARK BLVD, STE 150	AUSTIN, TX 78750-1416	114 HORNCastle RD, SAN MARCOS, TX 78666
180825	GRIEND, RONALD JACK VANDER & VALERIE LA PIETRA	130 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	130 GILLINGHAM ST, SAN MARCOS, TX 78666
113737	HAYS COUNTY OF	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396	CENTERPOINT RD, SAN MARCOS, TX 78666
27244	KONTOOR RETAIL INC	PO BOX 20807	GREENSBORO, NC 27420-0807	3939 S IH 35, SAN MARCOS, TX 78666
18947	MCCARTY COMMONS MASTER COMMUNITY INC	9601 AMBERGLEN BLVD, STE 150	AUSTIN, TX 78729-1190	IH 35 EAST SIDE, SAN MARCOS, TX 78666
180851	MILLBROOK PARK RESIDENTIAL COMMUNITY INC	9601 AMBERGLEN BLVD, STE 150	AUSTIN, TX 78729-1190	HORNCastle RD, SAN MARCOS, TX 78666
70148	PARCHAUS CENTERPOINT LP	10210 N CENTRAL EXPY, STE 300	DALLAS, TX 75231-3470	CENTERPOINT RD, SAN MARCOS, TX 78666
93226	PRIME OUTLETS AT SAN MARCOS II LLC	P O BOX 6120	INDIANAPOLIS, IN 46206-6120	S IH 35, SAN MARCOS, TX 78666
180824	REAGAN, CALLIE CHRISTINE	126 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	126 GILLINGHAM ST, SAN MARCOS, TX 78666
27246	RIVERSIDE GARDENS LLC	4180 WOODS RIDER LOOP	ODESSA, FL 33556-4841	3941 S IH 35, SAN MARCOS, TX 78666
180822	ROSALES JORDAN & CROWDER KAELEE	118 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	118 GILLINGHAM ST, SAN MARCOS, TX 78666
154969	SAC N PAC	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443	3912 S IH 35, SAN MARCOS, TX 78666
147882	SAN MARC I LLC	3200 NORTHLINE AVE, STE 360	GREENSBORO, NC 27408-7612	1020 CENTERPOINT RD, STE #102,108,112, SAN MARCOS, TX 78666
70144	SAN MARCOS FACTORY STORES LTD	P O BOX 6120	INDIANAPOLIS, IN 46206-6120	3939 S IH 35, SAN MARCOS, TX 78666

180821	SANCHEZ, MARTIN AGUILAR	114 GILLINGHAM ST	SAN MARCOS, TX 78666-5648	114 GILLINGHAM ST, SAN MARCOS, TX 78666
144966	SHAKE SHACK #1408	3200 NORTHLINE AVE, STE 360	GREENSBORO, NC 27408-7612	4015 S IH 35, SAN MARCOS, TX 78666
167977	SPECTRUM SAN MARCOS RE LLC	125 NW LOOP 410, STE 250	SAN ANTONIO, TX 78216	S IH 35, SAN MARCOS, TX 78666
127075	TCAT HOSPITALITY LLC	111 CENTER POINT CT	SAN MARCOS, TX 78666-2869	111 CENTER POINT CT, SAN MARCOS, TX 78666
13073	THE VILLAGE AT CENTERPOINT STATION LLC	6617 N SCOTTSDALE RD, STE 101	SCOTTSDALE, AZ 85250-7803	3830 S IH 35, SAN MARCOS, TX 78666
88728	U S DEPARTMENT OF INTERIOR	U S FISH HATCHERY		500 E MCCARTY LN, SAN MARCOS, TX 78666
45434	WENDY'S #10	1504 W 6TH ST	AUSTIN, TX 78703-5134	4001 S IH 35, SAN MARCOS TX
180842	ZHANG, HONG XIA	845 WASHINGTON ST, UNIT 406	NEWTON, MA 02460-1593	111 GILLINGHAM ST, SAN MARCOS, TX 78666
	Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666	
	Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666	
	Roland Saucedo	211 Ebony Street	SAN MARCOS, TX 78666	
	Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	