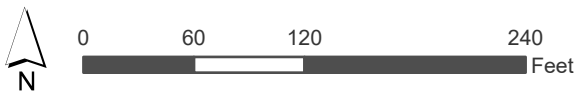




- Subject Property
- Parcel








Site Location



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: 8/27/2024



-  Subject Property
-  CD-4
-  CD-5D
-  MF-18
-  P






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Date: 8/26/2024





-  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: 8/26/2024

PLANNING AND DEVELOPMENT SERVICES



11/01/2024

CUP-24-41

**Notice of Public Hearing
On the Appeal of a Conditional Use Permit Request
Tantra – On Premise Consumption of Mixed Beverages
217 W Hopkins Street**

CUP-24-41 (Tantra) Hold a public hearing and consider a request by Jeffrey Colasurd, on behalf of Tantra, to appeal the decision of the Planning and Zoning Commission which approved a Conditional Use Permit to allow on-premises consumption of mixed beverages, but limit noise levels, located at 217 W Hopkins Street. (K. Buck)

The San Marcos City Council will consider the above request at an upcoming public hearing to obtain citizen comments and will either affirm, reverse, or modify the decision of the Planning and Zoning Commission regarding 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 City Council on **Tuesday, November 19, 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: <https://sanmarcostx.gov/Videos>. Or sign up at: www.sanmarcostx.gov/citizencommentsignup or call 512-393-8090 to request a link 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 City Council, 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 City Council

www.sanmarcostx.gov/citizencommentsignup

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-24-41**.

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	Owner Name	Owner Address	Owner City/State/Zip	Site Address
41597	312 VENTURES LLC	312 W HOPKINS ST	SAN MARCOS, TX 78666-4404	312 W HOPKINS ST, SAN MARCOS, TX 78666
38004	33 KINGSTON GARDENS TRUST	747 EASTON DR	SAN MARCOS, TX 78666-5389	421 J3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37999	AIX INTERESTS INC	214 W MIMOSA CIR	SAN MARCOS, TX 78666-3711	421 I2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41602	ALLEN FAMILY TRUST	3620 GOODLAND DR	STUDIO CITY, CA 91604-2321	302 SAN ANTONIO ST, SAN MARCOS, TX 78666
37977	ARROYO, GLORIVEL	42243 CAMINO MERANO	TEMECULA, CA 92592-6396	421 D6 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38008	BEASLEY MARLENE	111 EAST KINGFISH	SOUTH PADRE ISLAND, TX 78597	421 K3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41575	BENCHMARK INSURANCE GROUP INC	P O BOX 1687	SAN MARCOS, TX 78667-1687	225 W HOPKINS ST, SAN MARCOS, TX 78666
38011	BOK, MARVIN & JANET	5508 COUNTY ROAD 27	AUBURN, IN 46706-9605	421 L2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41603	C.S. MEEKS LLC	310 W SAN ANTONIO ST	SAN MARCOS, TX 78666	312 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41517	CARBAJAL GUADALUPE R & DIANA L	714 WILLOW CREEK CIR	SAN MARCOS, TX 78666-5058	125 N GUADALUPE ST, SAN MARCOS, TX 78666
41577	CAV TRAMWAY LLC & MAV TRAMWAY LLC	4211 LONG CHAMP DR	AUSTIN, TX 78746-1161	205 W HOPKINS ST, SAN MARCOS, TX 78666
37984	COLE, BRENNER	421 W SAN ANTONIO ST, APT F3	SAN MARCOS, TX 78666-5558	421 F3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37994	CRAZY 6 PROPERTY LLC	1105 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4934	421 H1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37990	DAILEY, SHAWN D	421 W SAN ANTONIO ST, #3G	SAN MARCOS, TX 78666	421 G3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
32197	DILLON PRESTON ROBERT JR & KATHRYN COATS	1000 BURLESON ST	SAN MARCOS, TX 78666	322 W HOPKINS ST, SAN MARCOS, TX 78666
38005	DONNELLY, JAMES ROBERT	724 WILLOW RIDGE DR	SAN MARCOS, TX 78666-4912	421 J4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
32193	DOUBLE L & M LLC	323 W HOPKINS	SAN MARCOS, TX 78666	323 W HOPKINS ST, SAN MARCOS, TX 78666
41598	EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION	319 W HUTCHISON ST	SAN MARCOS, TX 78666-4409	319 W HUTCHISON ST, SAN MARCOS, TX 78666
38003	ESPARZA SALVADOR S & ESPARZA SOBEYDA T (ESTATE)	386 W CAMDEN HLS	MONTGOMERY, TX 77356-8170	421 J2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
93798	FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST	SAN MARCOS, TX 78666	129 W HUTCHISON ST, SAN MARCOS, TX 78666
137833	FOGLIA DAVID	4613 PINEHURST DR S, APT B	AUSTIN, TX 78747-1917	206 W SAN ANTONIO ST, STE #A-B, SAN MARCOS, TX 78666
41582	FORREAL LTD	215 W SAN ANTONIO ST, STE 2002	SAN MARCOS, TX 78666-5549	215 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37992	FRIEDMAN KELLY	6017 OPEN RANGE TRL	AUSTIN, TX 78749	421 G5 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37961	FRUGONI JAMES J & ELIZABETH A	3101 OAK PARK WAY	SAN MARCOS, TX 78666	421 A4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37975	GENTRY MATTHEW LUKE	421 W SAN ANTONIO ST, APT D4	SAN MARCOS, TX 78666-5565	421 D4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41507	GREGSON J SCOTT	120 W HOPKINS ST, APT 200	SAN MARCOS, TX 78666-5637	120 W HOPKINS ST, SAN MARCOS, TX 78666
38009	HERVEY ROBERT R & KIM W	2703 SMADA CT	SUGAR LAND, TX 77478-5459	421 W SAN ANTONIO ST, APT #K4, SAN MARCOS, TX 78666
41607	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907	309 W HOPKINS ST, SAN MARCOS, TX 78666
37981	HOLT, BRAZ	7201 SUNGATE DR	AUSTIN, TX 78731-2140	421 E4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37965	HOOPER DAVID R & ANGELA C	604 JUSTEFORD DR	PFLUGERVILLE, TX 78660-5138	421 B4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41576	HUDSON WADE H JR & JAZETTE B	310 BACKUS RD	SAN MARCOS, TX 78666	217 W HOPKINS ST, SAN MARCOS, TX 78666
37966	HURT, BRIAN M	9 TIMBERCREST ST	SAN MARCOS, TX 78666-3017	421 C1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38006	HUTTON JEFFREY A & HUTTON ELIZABETH ANN	111 W MULBERRY ST	FREDERICKSBURG, TX 78624-3403	421 K1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37973	HUTTON WALTER A & VICTORIA N & HUTTON, JEFFREY A	421 W SAN ANTONIO ST, APT D2	SAN MARCOS, TX 78666-5564	421 D2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37995	JEFFREY, BRIAN	3308 AVENAL DR	AUSTIN, TX 78738-5367	421 H2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37964	JESSEN DOUGLAS	421 W SAN ANTONIO ST, APT B3	SAN MARCOS, TX 78666-5562	421 B3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37983	JONES, PATRICK DAVIS	105 HILL DR	SAN MARCOS, TX 78666	421 F2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41611	JRSW1 LTD	PO BOX 151766	AUSTIN, TX 78715-1766	315 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38013	JUAN SERGIO	31 REFLECTION PT	SPRING, TX 77381-3637	421 L4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37996	K2J PROPERTIES LLC	4500 DIAMANTE DR	SPICEWOOD, TX 78669-6977	421 H3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41601	KATZ CHASE BENJAMIN	490 AQUIFER OAKS TRL	SAN MARCOS, TX 78666-4981	225 N COMANCHE ST, SAN MARCOS, TX 78666
37978	KELLEY STEPHANIE LARHEA	22650 NAMELESS RD	LEANDER, TX 78641-7515	421 E1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37962	KLEMCKE TSU LLC	270 SUNRISE TER	CEDAR PARK, TX 78613-9027	421 B1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38000	LARRISON, RENEE	421 W SAN ANTONIO ST, APT I3	SAN MARCOS, TX 78666-5559	421 I3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37959	LEE ROBERT & JENNIFER	421 W SAN ANTONIO ST, APT A2	SAN MARCOS, TX 78666	421 A2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
32192	LONGCOPE FAMILY LTD	400 HARVEY ST	SAN MARCOS, TX 78666-5504	400 HARVEY ST, SAN MARCOS, TX 78666
37968	LUCAS KYRA	421 W SAN ANTONIO C-3 ST	SAN MARCOS, TX 78666	421 C3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38010	LUND JAMES R & MERRIE ELLEN	1002 TATE TRL	SAN MARCOS, TX 78666-5178	421-1L W SAN ANTONIO ST, SAN MARCOS, TX 78666
37993	MARETH ADAM & STEPHANIE	303 CHANDLER CROSSING CV	ROUND ROCK, TX 78665-2835	421 G6 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38012	MASONI MICHAEL	3130 SABLE CROSSING	SAN ANTONIO, TX 78232	421 L3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37963	MATHIS, SARAH	421 W SAN ANTONIO ST, APT B2	SAN MARCOS, TX 78666	421 B2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37972	MCINTYRE, MIKE D	421 W SAN ANTONIO ST #D1	SAN MARCOS, TX 78666	421 D1 W SAN ANTONIO ST, SAN MARCOS, TX 78666

37980	MILLER, IDA F	811 W HOPKINS ST	SAN MARCOS, TX 78666-4206	421 W SAN ANTONIO ST, APT #E3, SAN MARCOS, TX 78666
37989	MILLER, ROBERT	365 LOGANS WAY	BLANCO, TX 78606-4602	421 G2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41519	MLKSM LLC	510 HEARN ST,# 200	AUSTIN, TX 78703-4516	137 N GUADALUPE ST, SAN MARCOS, TX 78666
41596	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	AUSTIN, TX 78749	215 COMANCHE ST, SAN MARCOS, TX 78666
37986	ODEN MICHAEL & ANNETTE	227 ANY WAY ST	LAKE JACKSON, TX 77566-4151	421 F5 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37974	OLSON MARK & SULLIVAN JOLIE	117 QUIET OAK RD	SAN MARCOS, TX 78666-3981	421 D3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37987	OLSON, BRIAN	432 STAGECOACH TRL	SAN MARCOS, TX 78666-5204	421 F6 W SAN ANTONIO ST, SAN MARCOS, TX 78666
137834	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653	208-212 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37998	PAGE, KAYLON CODY	421 W SAN ANTONIO ST, APT I1	SAN MARCOS, TX 78666-5562	421 I1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41514	PAPLPC TRUST	1101 THORPE LN, STE 105-142	SAN MARCOS, TX 78666	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666
37997	PEARCE ERIC ROBERT & JANEL ELIZABETH	9007 CORNWALL DR	SPRING BRANCH, TX 78070	421 H4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37971	PETERSON LISA M & JOHN P III	2902 WINCHESTER	ROUND ROCK, TX 78665	421 C6 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37979	PETREA STACEY	PO BOX 1139	FORNEY, TX 75126	421 E2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37967	PHILLIPS JOHN B & PATRICIA J	2289 HOLZ RD	LOCKHART, TX 78644	421 C2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41595	REGENCY REAL ESTATE HOLDINGS LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995	302 W HOPKINS ST, SAN MARCOS, TX 78666
37969	ROBINSON, DARRRELL	421 W SAN ANTONIO ST, APT C4	SAN MARCOS, TX 78666-5562	421 C4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37970	ROSENTHAL, JONAS	421 W SAN ANTONIO ST, APT C5	SAN MARCOS, TX 78666-5564	421 C5 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41610	ROTHER INVESTMENTS LLC	PO BOX 911	SAN MARCOS, TX 78666-9999	307 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37982	SALAZAR, JOEL & LISA	11905 LINDEN WALK LN	PEARLAND, TX 77584-3961	421 F1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41608	SCOTT, MALCOLM R, Jr	1900 OAK VIEW CT	AUBREY, TX 76227-2483	301 W HOPKINS ST, SAN MARCOS, TX 78666
37991	SCOZZARI MARK & CATHERINE	421 W SAN ANTONIO ST, APT 4-G	SAN MARCOS, TX 78666	421 G4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37988	SEABAUGH BETTY S REVOCABLE LIVING TRUST	371 GRAND VW	HUNTSVILLE, TX 77340-1104	421 G1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41516	SECTOR I-35 LLC	7117 AVIGNON DR	ROUND ROCK, TX 78681-5332	115 N GUADALUPE ST, SAN MARCOS, TX 78666
41531	SM BUILDING #1-CRP LTD	730 BELVIN ST	SAN MARCOS, TX 78666-4302	133 W SAN ANTONIO ST, SAN MARCOS, TX 78666
173668	SML OWNER I LLC	1933 W WELLINGTON AVE	CHICAGO, IL 60657-4029	205 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37958	SMTX CONDO LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995	421 A1 W SAN ANTONIO ST, SAN MARCOS, TX 78666
38002	SULLINS, SHANE O & CATHY A	2620 WEBER RD	VICTORIA, TX 77905	421 W SAN ANTONIO ST #J1, SAN MARCOS, TX 78666
41571	TECHNI CENTER WAREHOUSE INC	P O BOX 839999	SAN ANTONIO, TX 78283-3999	200 W HOPKINS ST, SAN MARCOS, TX 78666
38001	WALKER, GREGORY	421 W SAN ANTONIO ST, APT I4	SAN MARCOS, TX 78666-5559	421 I4 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41609	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666	301 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37976	WASHBURN, JOHN & PAMELA	2117 ANNES TRL	SAN MARCOS, TX 78666-1060	421 D5 W SAN ANTONIO ST, SAN MARCOS, TX 78666
37960	WILLIAMS, ROBERT A	2515 WILD WIND PL	THE WOODLANDS, TX 77380-4039	421 A3 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41600	WILLIAMSON TIM R	PO BOX 673	SAN MARCOS, TX 78667-0673	219 N COMANCHE ST, SAN MARCOS, TX 78666
38007	ZIMMERMAN ARNOLD R & SANDRA G	2820 E LOCUST ST	LAREDO, TX 78043-1409	421 K2 W SAN ANTONIO ST, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	
	Neighborhood Rep Darla Munoz	1128 W MLK Dr	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	