



- Subject Property
- Parcel

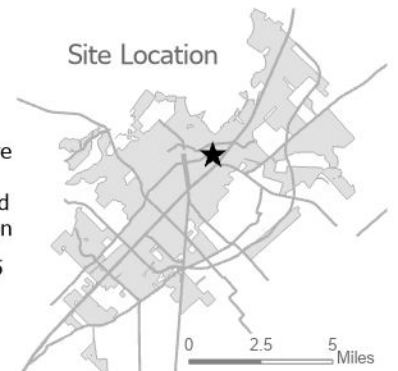


0 100 200 400 Feet

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: 8/29/2025

Site Location

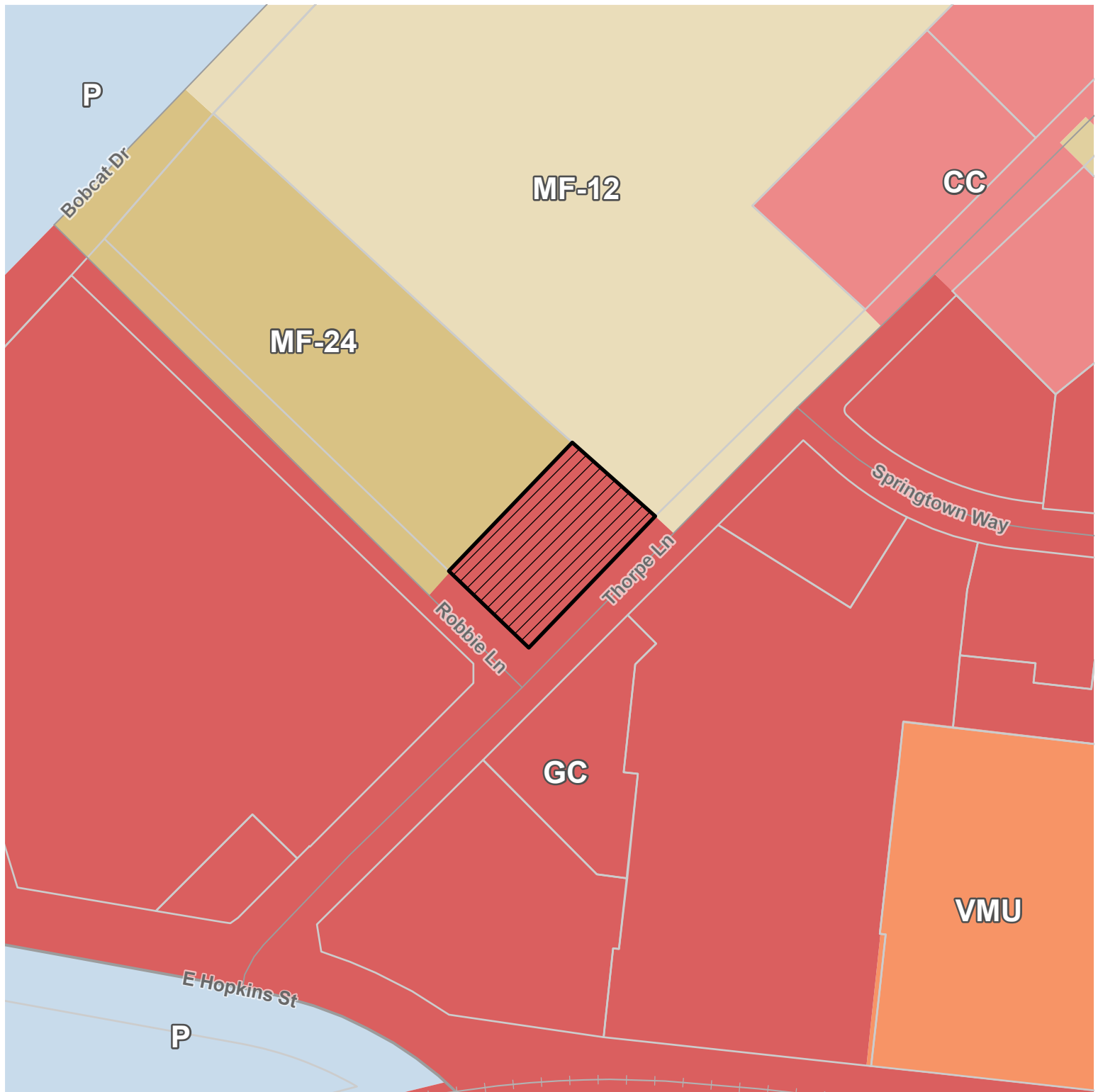











CUP-25-50

**Taziki's Mediterranean Cafe**  
**1101 Thorpe Ln Ste 107**

**Zoning Map**



 Subject Property

-  CC
-  GC
-  MF-12
-  MF-18
-  MF-24
-  P
-  VMU



0 100 200 400  
Feet

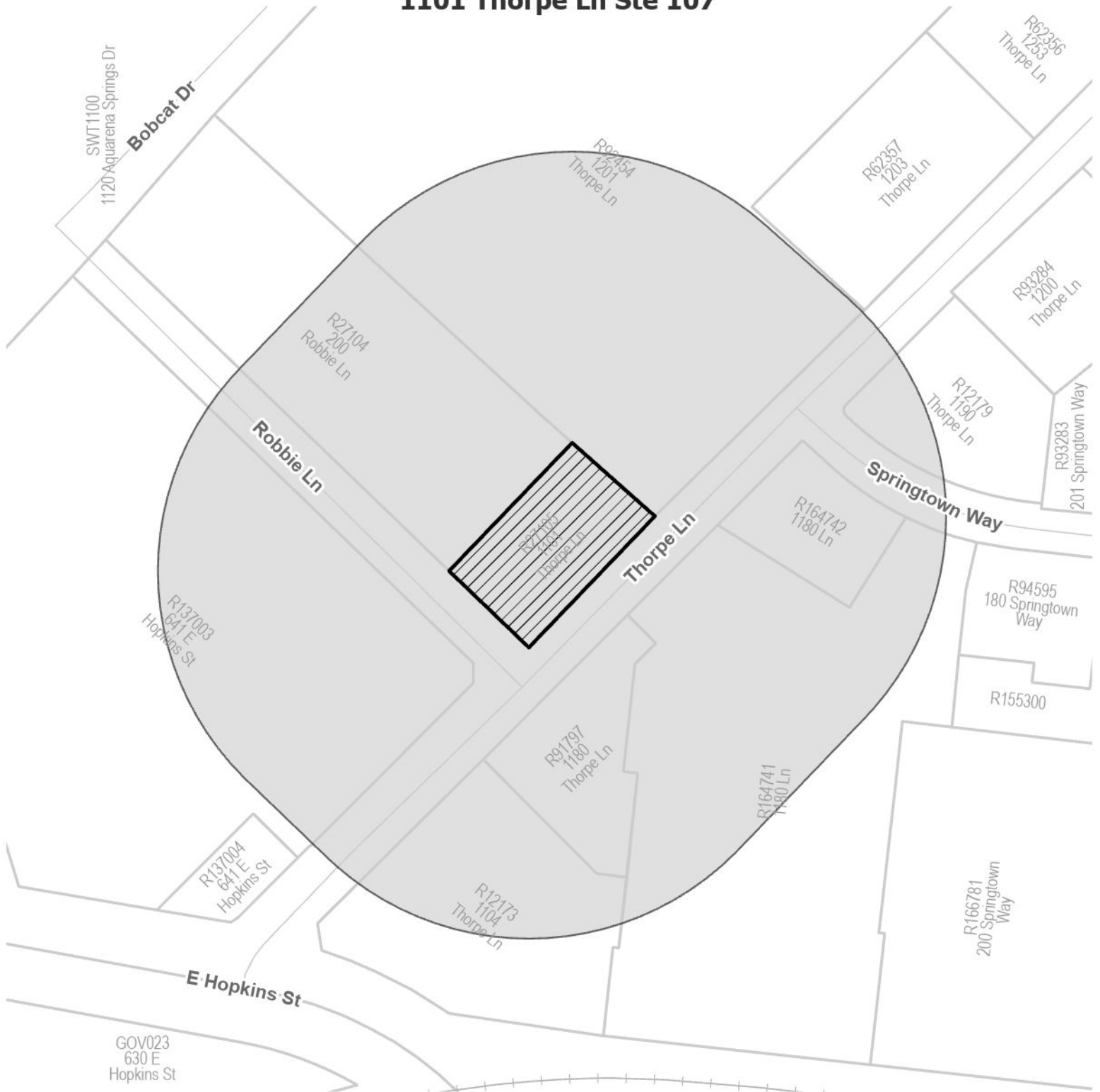
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Date: 9/8/2025

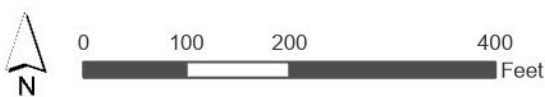
**SAN MARCOS** Planning and  
Development Services

Site Location



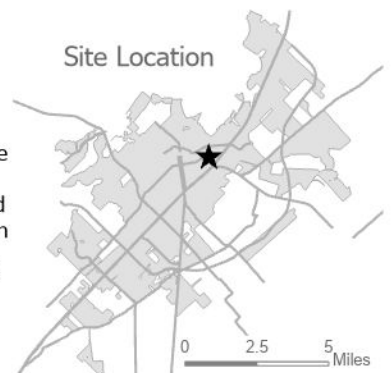


-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 8/29/2025



PLANNING AND DEVELOPMENT SERVICES

9/5/2025



CUP-25-50

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Beer & Wine  
1101 Thorpe Lane Suite 107**

*CUP-25-50 (Taziki's Mediterranean Cafe) Hold a public hearing and consider a request by Lexie Leinneweber, on behalf of Taziki's Mediterranean Cafe, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1101 Thorpe Lane Suite 107. (C. Garrison)*

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](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, Craig Garrison, 512.805.2649, [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-25-50**

*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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
91797	1160 THORPE LN, SAN MARCOS, TX 78666	JWJ ASSOCIATES LLC	1010 W 11TH ST	AUSTIN, TX 78731
164742	1180 THORPE LN, SAN MARCOS, TX 78666	SAN MARCOS PLAZA LLC	1626 NORTH WILCOX AVE, STE 275	LOS ANGELES, CA 90028
92454	1201 THORPE LN, SAN MARCOS, TX 78666	HOUSING AUTHORITY OF THE CITY OF SAN MARCOS	1201 THORPE LN	SAN MARCOS, TX 78666-6565
27105	1101 THORPE LN, STE #101, 103, 105, 107, SAN MARCOS, TX 78666	TIANUS CORP	8000 W INTERSTATE 10	SAN ANTONIO, TX 78230-3869
164741	1180 THORPE LN, SAN MARCOS, TX 78666	GOMEZ SEPARATE PROPERTY TRUST	GOMEZ ALBERT J TRUSTEE	HILLSBOROUGH, CA 94010-6212
27104	200 ROBBIE LN, SAN MARCOS, TX 78666	SM ENGLEBROOK LP	3517 CYPRESS WAY	SANTA ROSA, CA 95405
146741	1190 THORPE LN, SAN MARCOS, TX 78666	UNIVERSITY FEDERAL CREDIT UNION	8303 N MOPAC EXPY	AUSTIN, TX 78759-8374
12173	1104 THORPE LN, STE #D, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 1 LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
137003	641 E HOPKINS ST, SAN MARCOS, TX 78666	H E BUTT GROCERY CO LP	PROPERTY TAX DEPT	SAN ANTONIO, TX 78283-3999
62357	1203 THORPE LN, SAN MARCOS, TX 78666	RANDOLPH-BROOKS FEDERAL CREDIT UNION	ATTN: ACCOUNTING	UNIVERSAL CITY, TX 78148-2097
		Heidi Mckitrick	325 Durata Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666