



-  Subject Property
-  Parcel



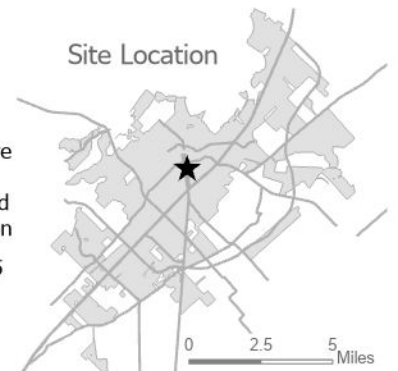
0 50 100 200
Feet

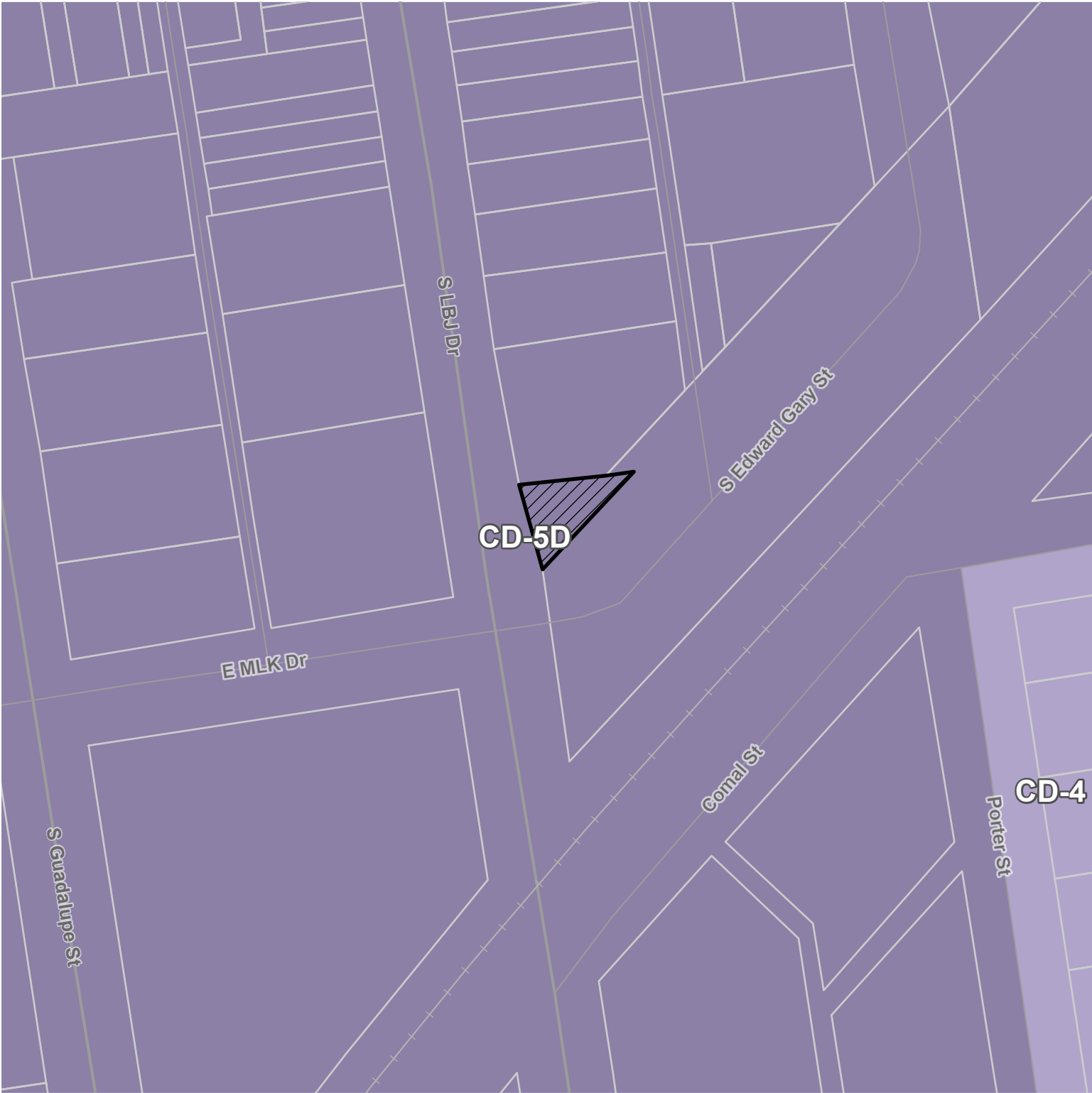
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.




Date: 7/16/2025

SAN MARCOS Planning and
Development Services

Site Location





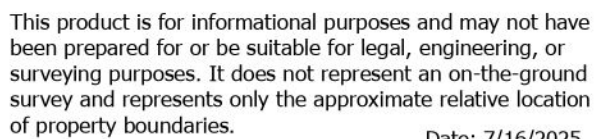
-  Subject Property
-  CD-4
-  CD-5D



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: 7/29/2025





PLANNING AND DEVELOPMENT SERVICES

7/25/2025



CUP-25-33

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
179 S LBJ Drive**

CUP-25-33 (Toma Taco) Hold a public hearing and consider a request by Oscar Hernandez, on behalf of Toma Taco, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 179 S LBJ Drive. (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, 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
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-33**.

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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
41499	133 S LBJ DR, SAN MARCOS, TX 78666	133 S LBJ LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
154877	307 S LBJ DR, SAN MARCOS, TX 78666	307 S LBJ REALTY LLC	2702 ROCKINGHAM DR	AUSTIN, TX 78704-3815
131959	EDWARD GARY ST, SAN MARCOS, TX 78666	BREIHAN, STACY	1444 HIGHLAND DR	SAN MARCOS, TX 78666-3002
41546	150 S LBJ DR, SAN MARCOS, TX 78666	BWB2 LP	11701 BEE CAVES RD	BEE CAVE, TX 78738-5014
138266	S CM ALLEN PKWY, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES LP	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41568	101 E MLK DR, SAN MARCOS, TX 78666	DOZIER DIRK & KATHERINE	P O BOX 160667	AUSTIN, TX 78716-0667
41566	165 S GUADALUPE ST, SAN MARCOS, TX 78666	EKP GUADALUPE SM LLC	5615 MC CARTY LN	AUSTIN, TX 78749-2027
41567	169 S GUADALUPE ST, SAN MARCOS, TX 78666	FACUNDO AND SONS INC	169 S GUADALUPE ST	SAN MARCOS, TX 78666-5531
41548	142 S LBJ DR, SAN MARCOS, TX 78666	FINCH, JOHNNY L	P O BOX 118	SAN MARCOS, TX 78667-0118
41503	145 S LBJ DR, SAN MARCOS, TX 78666	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629
38162	209 PORTER ST, SAN MARCOS, TX 78666	HERNANDEZ, JANNETTE	209 PORTER ST	SAN MARCOS, TX 78666-6329
138700	240 COMAL ST, SAN MARCOS, TX 78666	KNICKERBOCKER INTERESTS LLC	1502 THE HIGH RD	AUSTIN, TX 78746-2234
129054	214 E SAN ANTONIO, SAN MARCOS, TX 78666	LINDSEY LOFTS LTD	P O BOX 91383	AUSTIN, TX 78709-1383
41500	123 S LBJ DR, SAN MARCOS, TX 78666	LONGHORN INVESTMENTS LLP	3308 AVENAL DR	AUSTIN, TX 78738-5367
41504	151 S LBJ DR, SAN MARCOS, TX 78666	MAY JUSTIN ALAN	214 River Hills DR	San Marcos, TX 78666-9536
41463	301 COMAL ST, SAN MARCOS, TX 78666	MERRITT CRAIG	4 TIMBERCREST ST	SAN MARCOS, TX 78666-3018
45937	110 E MLK DR, STE #102, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
38161	302 COMAL ST, SAN MARCOS, TX 78666	MOCEDADS LLC	11414 EDDIE EGAN LN	AUSTIN, TX 78748-4000
41501	135-139 S LBJ DR, SAN MARCOS, TX 78666	NICOLA WILLIAM CHARLES &	NICOLA ROBERT JAMES	HOUSTON, TX 77077
133308	116 S EDWARD GARY, SAN MARCOS, TX 78666	RADIANT SOLUTIONS INC	P O BOX 91383	AUSTIN, TX 78709-1383
24460	169-175 S LBJ DR, SAN MARCOS TX	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557
41502	143 S LBJ DR, SAN MARCOS, TX 78666	REIBER MATTHEW ALLEN &	REIBER DAVID TYLER	SAN MARCOS, TX 78666
41498	125 S LBJ DR, SAN MARCOS, TX 78666	S LBJ 125 LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
41549	130 S LBJ DR, SAN MARCOS, TX 78666	SIERRA ALBERT PHILLIP	118 ALGARITA	SAN MARCOS, TX 78666
120607	135 S GUADALUPE ST, SAN MARCOS, TX 78666	SOUTH GUADALUPE PARTNERS LTD	7609 BAJA CV	AUSTIN, TX 78759
41494	119 S EDWARD GARY ST, SAN MARCOS, TX 78666	VICTORIA BANK & TRUST	100 CONGRESS AVE	AUSTIN, TX 78701-2750
41550	126 S LBJ DR, SAN MARCOS, TX 78666	WARREN, ROBERT L	126 S LBJ DR	SAN MARCOS, TX 78666
41505	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666	WESTLAKE INVESTMENT CORP	1509 GUADALUPE STE 200	AUSTIN, TX 78701
		Neighborhood Rep Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666