



 Subject Property  
 Parcel

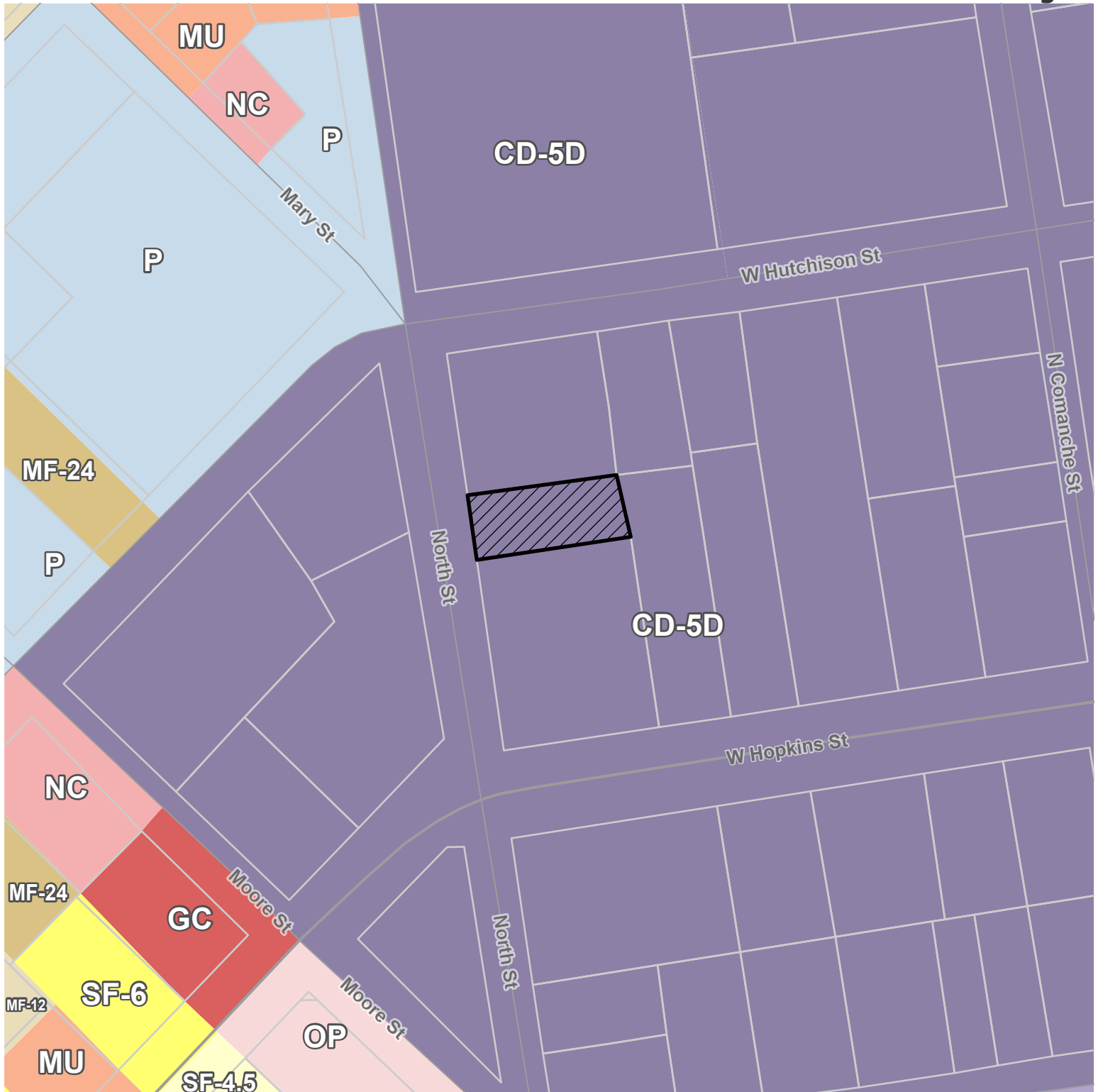














Site Location

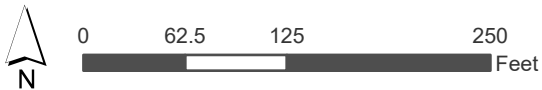


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/6/2026



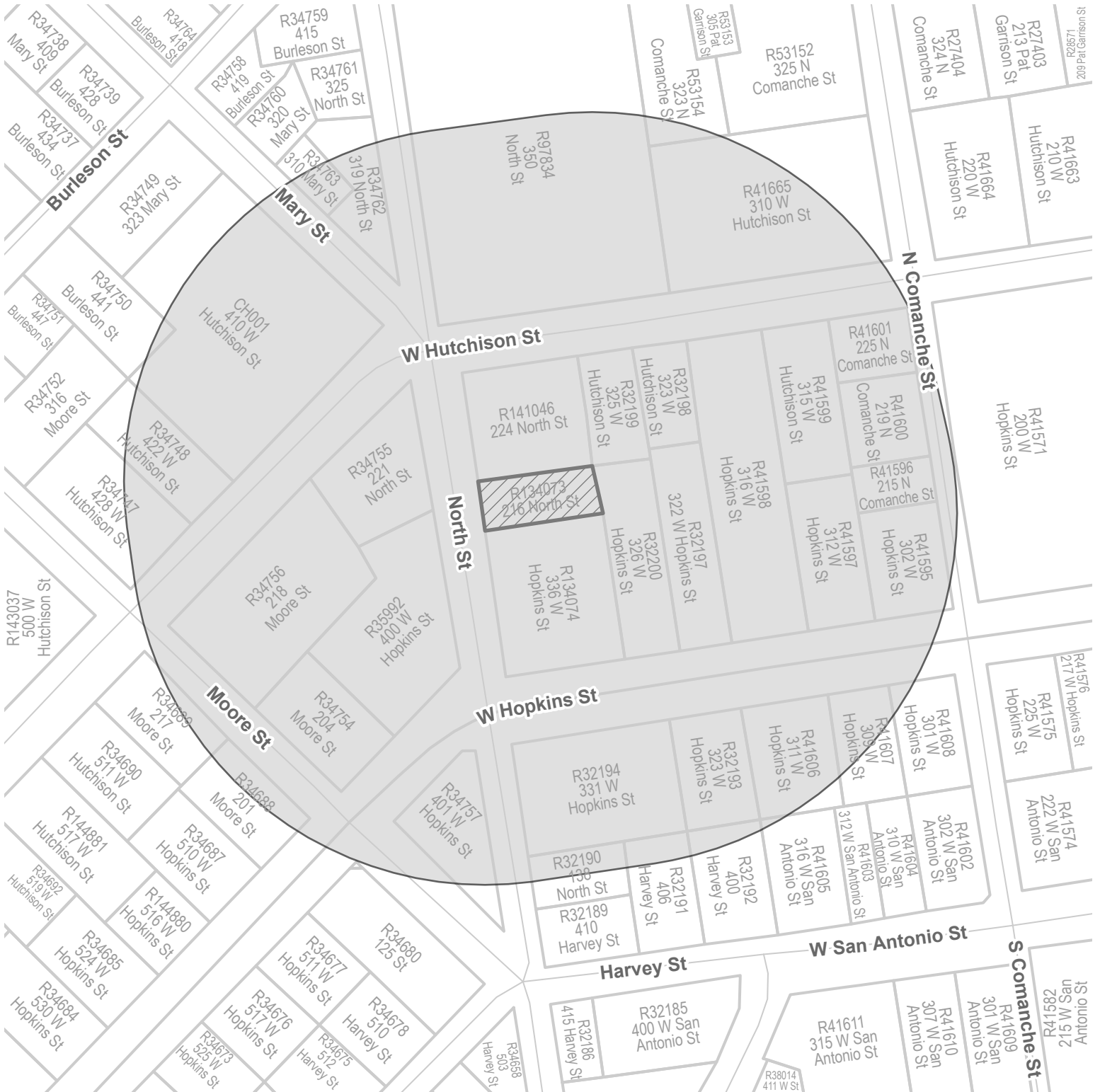
-  Subject Property
-  MU
-  CD-4
-  NC
-  CD-5D
-  OP
-  GC
-  P
-  MF-12
-  SF-4.5
-  MF-24
-  SF-6






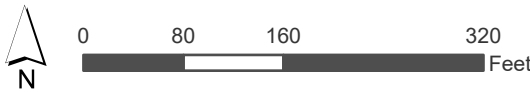
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Date: 3/6/2026





-  400 ft Buffer
-  Subject Property
-  Parcel



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Date: 3/4/2026

PLANNING AND DEVELOPMENT SERVICES



3/27/2026

CUP-26-07

**ReNotice of Public Hearing**  
**Conditional Use Permit Request**  
**Sale of Beer & Wine**  
**216 North Street**

*CUP-26-07 (North Street Curry Shop) Hold a public hearing and consider a request by Chase Katz, on behalf of North Street Curry Shop, for a renewal to a Conditional Use Permit to allow on premise consumption of Beer and Wine, located at 216 North Street. (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. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. 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, April 14, 2026** 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**, at **512.805.2649** or [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-26-07**.

*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
41597	312 W HOPKINS ST, SAN MARCOS, TX 78666	312 VENTURES LLC	312 W HOPKINS ST	SAN MARCOS, TX 78666-4404
34747	428 W HUTCHISON ST, SAN MARCOS, TX 78666	ALPHA ZETA HOUSING CORP	PO BOX 2230	SAN MARCOS, TX 78667-2230
41608	301 W HOPKINS ST, SAN MARCOS, TX 78666	BUP PROPERTY HOLDINGS LLC- SERIES 1	1900 OAK VIEW CT	AUBREY, TX 76227-2483
41603	312 W SAN ANTONIO ST, SAN MARCOS, TX 78666	C. S. MEEKS LLC	310 W SAN ANTONIO ST	SAN MARCOS, TX 78666
41665	310 W HUTCHISON ST, SAN MARCOS, TX 78666	CALVARY CHAPEL OF THE SPRINGS	310 W HUTCHISON ST	SAN MARCOS, TX 78666-4410
34689	217 MOORE ST, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 2 LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
32197	322 W HOPKINS ST, SAN MARCOS, TX 78666	DILLON PRESTON ROBERT JR & KATHRYN COATS	1000 BURLERSON ST	SAN MARCOS, TX 78666
32193	323 W HOPKINS ST, SAN MARCOS, TX 78666	DOUBLE L & M LLC	323 W HOPKINS	SAN MARCOS, TX 78666
34762	319 NORTH ST, SAN MARCOS, TX 78666	EMMA RANCH HOLDINGS LLC	PO BOX 118	BUDA, TX 78610-0118
41598	319 W HUTCHISON ST, SAN MARCOS, TX 78666	EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION	ATTN HOUSE CORP DIRECTOR	SAN MARCOS, TX 78666-4409
34750	441 BURLERSON ST, SAN MARCOS, TX 78666	FIRST PRESBYTERIAN CHURCH SAN MARCOS TEXAS	410 W HUTCHISON ST	SAN MARCOS, TX 78666
34755	221 NORTH ST, SAN MARCOS, TX 78666	GERMER HOLDINGS LLC	799 HIGHWAY 71	BASTROP, TX 78602
32190	138 NORTH ST, SAN MARCOS, TX 78666	GILLIAM, HARDY L	138 NORTH ST	SAN MARCOS, TX 78666
41599	315 W HUTCHISON ST, UNIT #2, SAN MARCOS, TX 78666	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907
41601	225 N COMANCHE ST, SAN MARCOS, TX 78666	KATZ CHASE BENJAMIN	490 AQUIFER OAKS TRL	SAN MARCOS, TX 78666-4981
141046	224 NORTH ST, SAN MARCOS, TX 78666	KATZ DEVELOPMENT LLC	719 AQUIFER OAK TRL	SAN MARCOS, TX 78666
32200	326 W HOPKINS ST, SAN MARCOS, TX 78666	LETOILE ERIC & CORLEY	601 ALTO ST	SAN MARCOS, TX 78666-3240
32191	406 HARVEY ST, SAN MARCOS, TX 78666	LINDSEY HOMES LP	406 Harvey ST	San Marcos, TX 78666-5504
32192	400 HARVEY ST, SAN MARCOS, TX 78666	LONGCOPE FAMILY LTD	Attn: JEFFERSON BANK TRUST	SAN ANTONIO, TX 78215-1495
32194	331 W HOPKINS ST, SAN MARCOS, TX 78666	MOERBE HOPKINS LLC & JEROME KRUEMCKE GRANDCHILDREN TRUST	Attn: SHELLY MOERBE TRUSTEE	ROUND ROCK, TX 78665
32198	323 HUTCHISON, SAN MARCOS, TX 78666	MUZUN INVESTMENT LLC	PO BOX 160788	AUSTIN, TX 78716
41596	215 COMANCHE ST, SAN MARCOS, TX 78666	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	AUSTIN, TX 78749
34763	310 MARY, SAN MARCOS, TX 78666	NEXT DOOR HOMES LLC	310 MARY ST	SAN MARCOS, TX 78666-4437
53154	323 N COMANCHE ST, SAN MARCOS, TX 78666	PENNINGTON, WILLIAM C	323 N COMANCHE ST	SAN MARCOS, TX 78666-5644
41600	219 N COMANCHE ST, SAN MARCOS, TX 78666	REAL MATTER LLC	109 S BISHOP ST	SAN MARCOS, TX 78666-5301
41595	302 W HOPKINS ST, SAN MARCOS, TX 78666	REGENCY REAL ESTATE HOLDINGS LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995
34748	422 W HUTCHISON ST, SAN MARCOS, TX 78666	SEH VENTURES LIMITED	P O BOX 908	COLUMBUS, TX 78934-0908
133046	MOORE ST, SAN MARCOS, TX 78666	SHEFFIELD MONTE C & KRISTIN T	102 REDBUD CT	SAN MARCOS, TX 78666
34754	204 MOORE ST, SAN MARCOS, TX 78666	SUSSER PETROLEUM OPERATING CO LLC	1300 MAIN ST	HOUSTON, TX 77002-6803
34757	401 W HOPKINS ST, SAN MARCOS, TX 78666	SWEET ROSE LLC	37 HUNTERS HIDEAWAY	NEW BRAUNFELS, TX 78132-4760
35992	400 W HOPKINS ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	Attn: VP FOR FINANCE AND SUPPORT SERVICES	SAN MARCOS, TX 78666
34680	125 MOORE ST, SAN MARCOS, TX 78666	TIDWELL BARBARA GUINN TRUST	FROST BANK TRUSTEE	AUSTIN, TX 78716-0788
		Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666
		Jim Baggett	726 W. Hopkins St	SAN MARCOS, TX 78666
		Jean Baggett	726 W. Hopkins	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666