
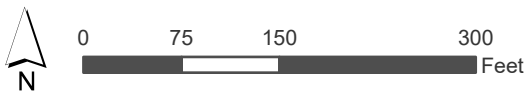


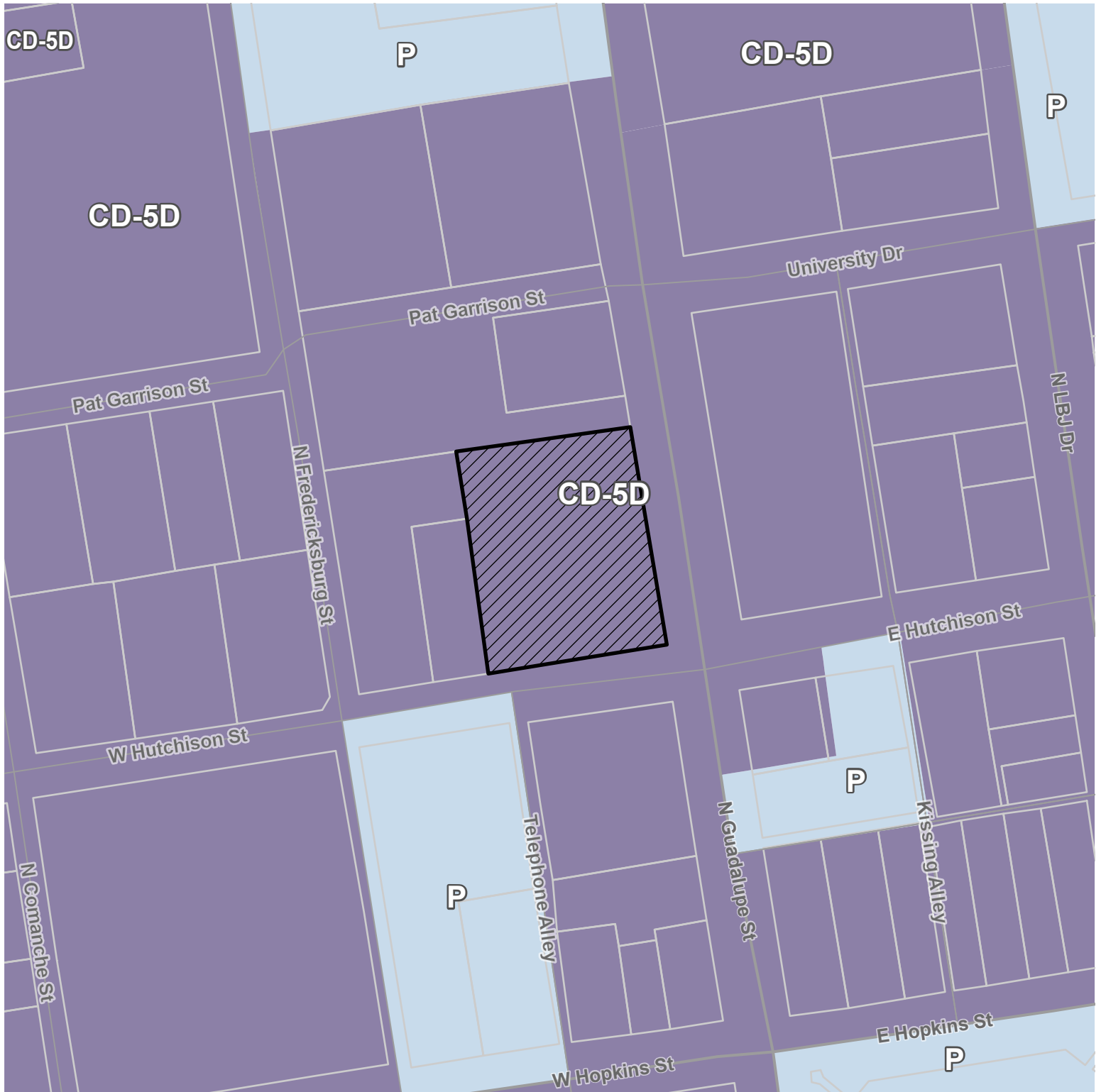





-  Subject Property
-  Parcel



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: 7/24/2024



-  Subject Property
-  CD-5D
-  P






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Date: 7/15/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 7/15/2024

Site Location



PLANNING AND DEVELOPMENT SERVICES



07/26/2024

CUP-24-27

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
301 N Guadalupe St, Ste 154**

CUP-24-27 (Hangry Joe's) Hold a public hearing and consider a request by Mark Dalton, on behalf of Hangry Joe's, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 301 N Guadalupe Street, Suite 154. (D. Soto)

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 13, 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: <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, **David Soto**, at **512.393.8236** or **dsoto@sanmarcostx.gov**. When calling, please refer to case number **CUP-24-27**.

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	Owner Name	Owner Mailing Address	Owner City/State/ZIP	Site Address
41506	AIKEN, C H	242 Whitney RUN	Buda, TX 78610-3008	106-112 W HOPKINS ST, SAN MARCOS, TX 78666
46189	ARNALL, CHRISTOPHER	612 MORGAN RUN	CIBOLO, TX 78108-3656	402 N FREDERICKSBURG ST #8, SAN MARCOS, TX 78666
41627	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611	127 E HOPKINS ST, SAN MARCOS, TX 78666
101562	CARSON DIVERSIFIED PROPERTIES 3 LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063	101 CONCHO ST, SAN MARCOS, TX 78666
41623	CASEY MANAGEMENT TRUST	CASEY JAMES NEWMAN TRUSTEE	AUSTIN, TX 78731	237-245 N LBJ DR, SAN MARCOS, TX 78666
46186	CHAPPELL, ERIC	402 N FREDERICKSBURG ST	SAN MARCOS, TX 78666-5658	402 N FREDERICKSBURG ST #5, SAN MARCOS, TX 78666
41622	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608	225 N LBJ DR, SAN MARCOS, TX 78666
41664	CONTINENTAL HOMES OF TEXAS LP	1306 E MCCARTY LN	SAN MARCOS, TX 78666-5779	220 W HUTCHISON ST, SAN MARCOS, TX 78666
46192	CROSSETT, GREGORY LYNN	402 N FREDERICKSBURG ST	SAN MARCOS, TX 78666-5658	402 N FREDERICKSBURG ST #11, SAN MARCOS, TX 78666
46197	DUNLAP, DENVER	2307 LAKE AUSTIN BLVD	AUSTIN, TX 78703	402 N FREDERICKSBURG ST #16, SAN MARCOS, TX 78666
41629	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	105-107 E HOPKINS ST, SAN MARCOS, TX 78666
43609	FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST	SAN MARCOS, TX 78666	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666
46185	FUENTES CHARLES G & ELIZABETH E	2914 WROXTON RD	SAN ANTONIO, TX 78217	402 N FREDERICKSBURG ST #4, SAN MARCOS, TX 78666

28571	GRAHAM, DONALD W	901 HIGHLAND TER	SAN MARCOS, TX 78666-4239	209 PAT GARRISON, SAN MARCOS, TX 78666
41617	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431	242 N GUADALUPE ST, SAN MARCOS, TX 78666
41507	GREGSON J SCOTT	120 W HOPKINS ST	SAN MARCOS, TX 78666-5637	120 W HOPKINS ST, SAN MARCOS, TX 78666
135947	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	15542 BRIARWOOD DR	SHERMAN OAKS, CA 91403-4303	301 N GUADALUPE ST, SAN MARCOS, TX 78666
41508	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896	100 W HOPKINS ST, SAN MARCOS, TX 78666
41657	JACK IN THE BOX PROPERTIES LLC	9357 SPECTRUM CENTER BLVD	SAN DIEGO, CA 92123-1444	343 N LBJ DR, SAN MARCOS, TX 78666
41620	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392	235 N LBJ DR, SAN MARCOS, TX 78666
46190	JLB-RE PROPERTY ENTERPRISES LLC	ATTN: JANELLE BARNES, OWNER	LULING, TX 78648-0324	402 N FREDERICKSBURG ST #9, SAN MARCOS, TX 78666
46182	JUAREZ, RISA ANTONIA PAREDES	342 NEWBERRY TRL	SAN MARCOS, TX 78666-8884	402 N FREDERICKSBURG ST #1, SAN MARCOS, TX 78666
60592	KERCHEVILLE A B EST	% R & L FOODS INC	SAN ANTONIO, TX 78209-4806	101 UNIVERSITY DR, SAN MARCOS, TX 78666
60594	KERCHEVILLE PROPERTIES LLC	PO BOX 711	SAN MARCOS, TX 78666	401 N LBJ DR, SAN MARCOS, TX 78666
46196	MOY, TANNER	14123 TIFF TRAIL DR	HOUSTON, TX 77095-3449	402 N FREDERICKSBURG ST #15, SAN MARCOS, TX 78666
41626	ONIONS R US LLC	2533 DEER STAND LOOP	SAN MARCOS, TX 78666-5094	129 E HOPKINS ST, SAN MARCOS, TX 78666
41658	OS BOBCAT LLC	2420 GARNETFIELD LN	FRIENDSWOOD, TX 77546-4668	350 N GUADALUPE ST, SAN MARCOS, TX 78666

46191	OSBORNE, COBY & TARA	320 RANCHO ENCINO DR	SAN MARCOS, TX 78666	402 N FREDERICKSBURG ST #10, SAN MARCOS, TX 78666
46183	PLP VENTURES LLC	% LINDA S PETERSON, MANAGER	LAKEHILLS, TX 78063	402 N FREDERICKSBURG ST #2, SAN MARCOS, TX 78666
46194	POTTER, TAMMY Y	402 N FREDERICKSBURG ST #13	SAN MARCOS, TX 78666	402 N FREDERICKSBURG ST #13, SAN MARCOS, TX 78666
46195	RAINER, ROSA	10437 FIRETHORN LN	AUSTIN, TX 78750-1740	402 N FREDERICKSBURG ST #14, SAN MARCOS, TX 78666
27242	SAYYED INVESTMENTS HOLDINGS INC	2611 MARCUS ABRAMS BLVD	AUSTIN, TX 78748-2954	339 N GUADALUPE ST, SAN MARCOS, TX 78666
41655	SERUR TERRY WARREN & GRANBERRY SHERI SERUR	PO BOX 874	SAN MARCOS, TX 78667- 0874	313/315 N LBJ DR, SAN MARCOS, TX 78666
41656	SHOW PLACE CINEMA	% LONE STAR THEATER INC	SAN MARCOS, TX 78666- 7530	321-323 N LBJ DR, SAN MARCOS, TX 78666
168257	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179	301 N LBJ DR, STE #127, SAN MARCOS, TX 78666
27403	SIMEK CARL	301 MAIN PLZ	NEW BRAUNFELS, TX 78130-5136	213-215 PAT GARRISON ST, SAN MARCOS, TX 78666
46193	SMITH HERBERT L III & REBEKAH L	108 PLUM CREEK ST	HUNTSVILLE, TX 77320- 3059	402 N FREDERICKSBURG ST #12, SAN MARCOS, TX 78666
41571	TECHNI CENTER WAREHOUSE INC	PROPERTY TAX DEPT	SAN ANTONIO, TX 78283- 3999	200 W HOPKINS ST, SAN MARCOS, TX 78666
137889	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666	401 N FREDERICKSBURG ST, SAN MARCOS, TX 78666
41621	TEXAS STATE UNIVERSITY-SAN MARCOS	Attn: VP FOR FINANCE AND SUPPORT SERVICES	SAN MARCOS, TX 78666- 4684	E HUTCHISON ST, SAN MARCOS, TX 78666

27402	VASQUEZ RONNIE L & CYNTHIA M	320 WILDCAT HOLLOW	KYLE, TX 78640	317 N FREDERICKSBURG ST, SAN MARCOS, TX 78666
46188	WILKE CHARMAINE	212 SHERIDAN DR	CANYON LAKE, TX 78133- 5506	402 N FREDERICKSBURG ST #7, SAN MARCOS, TX 78666
46187	WILSON DONALD LEROY & WILSON TYRA DAWN	402 VINE ST	BURNET, TX 78611-3150	402 N FREDERICKSBURG ST #6, SAN MARCOS, TX 78666
46184	X-SIX PROPERTIES LLC	435 PLACID LN	LOCKHART, TX 78644- 4441	402 N FREDERICKSBURG ST #3, SAN MARCOS, TX 78666
	CONA President Amy Thomaidis	1131 W. MLK St	San Marcos TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	San Marcos TX 78666	