



- Subject Property
- Parcel

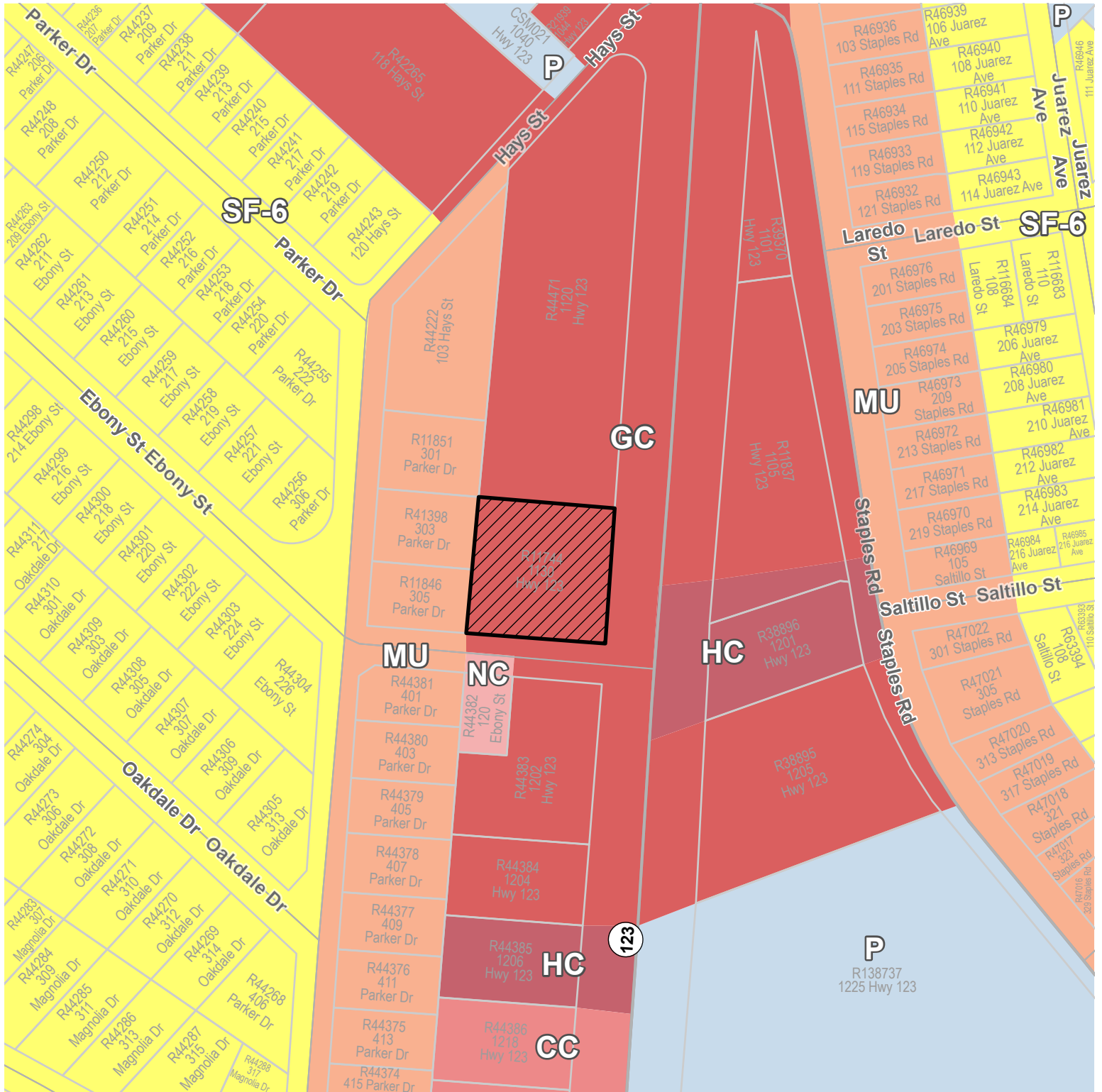











Site Location



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: 5/4/2023



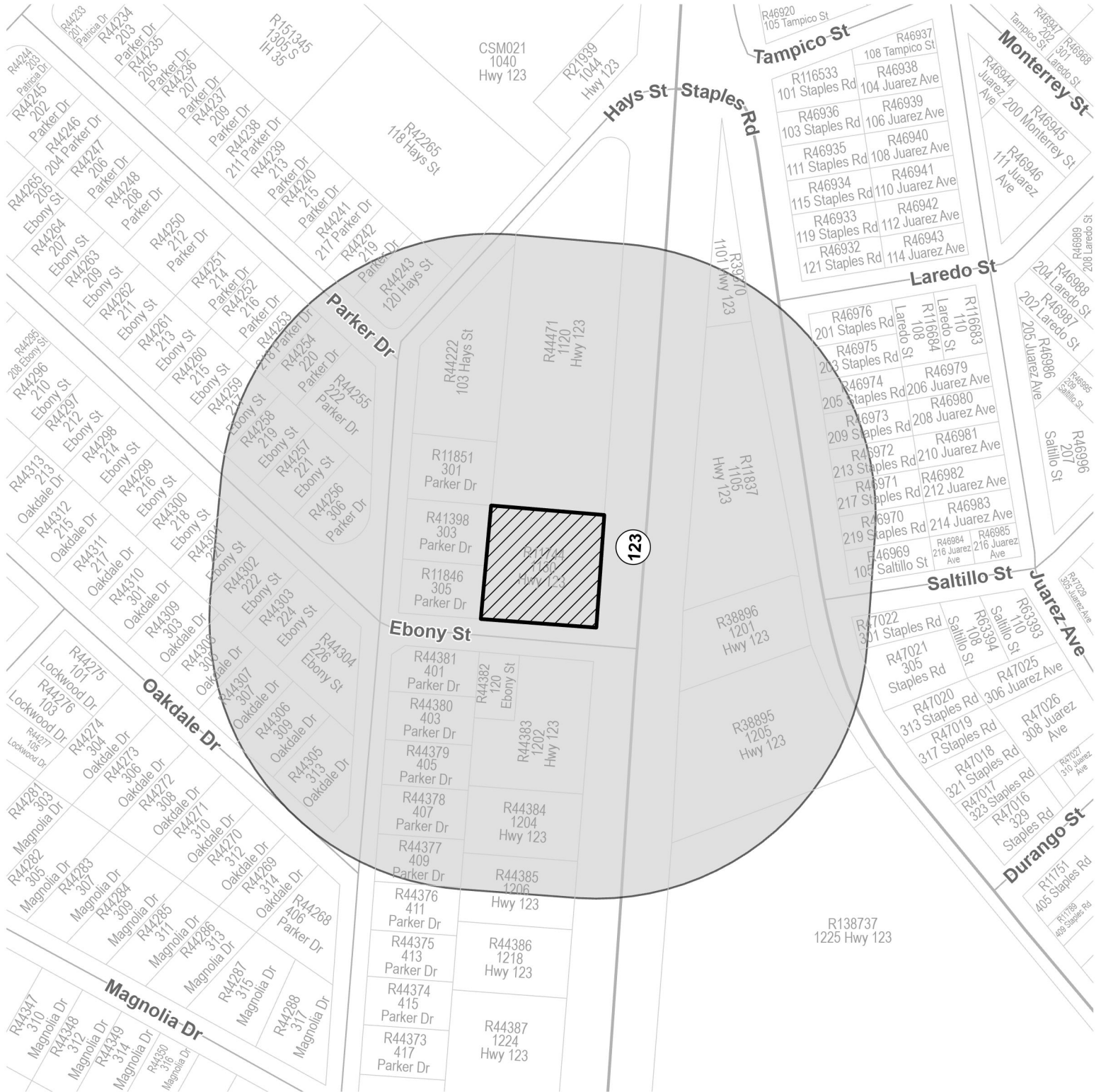
-  Subject Property
-  Parcel
-  MU
-  NC
-  CC
-  GC
-  HC
-  P
-  SF-6






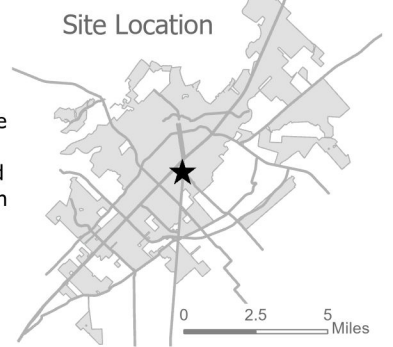
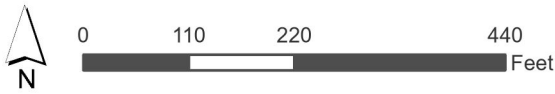
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Date: 5/10/2023





-  Subject Property
-  Parcel
-  400ft Buffer



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Date: 5/4/2023

PLANNING AND DEVELOPMENT SERVICES



5/5/2023

CUP-23-11

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages/ Beer & Wine
1130 Highway 123**

CUP-23-11 (Real San Marcos) Hold a public hearing and consider a request by Chago and Jessica Serratos, to request a new Conditional Use Permit to allow the sale of Mixed Beverages / Beer & Wine, located at 1130 Highway 123 (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 recommend approval, or denial of 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 the hybrid, virtual / in-person, Planning and Zoning Commission Meeting on **Tuesday, May 23, 2023** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16 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 virtually 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, Craig Garrison, **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-23-11**.

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/Zip/State
11837	1105 SH 123, SAN MARCOS, TX 78666	ABASTO DISTRIBUTOR INC	AUSTIN, TX 78739-2016
46973	213 STAPLES RD, SAN MARCOS, TX 78666	ALONZO ALICIA & FERMIN	SAN MARCOS, TX 78666
46971	STAPLES RD, SAN MARCOS, TX 78666	ALONZO, FERMIN	SAN MARCOS, TX 78666-7833
46972	217 STAPLES RD, SAN MARCOS, TX 78666	ALONZO, ROBERTO	SAN MARCOS, TX 78666-7833
44382	120 EBONY ST, SAN MARCOS, TX 78666	BES15 LLC	AUSTIN, TX 78751-5101
44222	103 HAYS, SAN MARCOS, TX 78666	COMMUNITY ACTION INC OF HAYS	SAN MARCOS, TX 78667-0748
44302	222 EBONY ST, SAN MARCOS, TX 78666	CUEVAS, TOMMY	SAN MARCOS, TX 78666-7707
46976	201 STAPLES RD, SAN MARCOS, TX 78666	DE JESSUS MARIA &	MAXWELL, TX 78656
44377	409 PARKER DR, SAN MARCOS TX	DELGADO ANGELITA H (ESTATE)	SAN MARCOS, TX 78666-7721
44381	401 PARKER DR, SAN MARCOS, TX 78666	DELGADO, RUTH D	SAN MARCOS, TX 78666
44305	313 OAKDALE DR, SAN MARCOS, TX 78666	DURAN JOSE G	SAN MARCOS, TX 78666-7715
44378	407 PARKER DR, SAN MARCOS, TX 78666	ESPINOZA JOHNNY M & VICTORIA	SAN MARCOS, TX 78666
44306	309 OAKDALE ST, SAN MARCOS, TX 78666	GARCIA, AUGUSTIN H	SAN MARCOS, TX 78666
46970	219 STAPLES RD, SAN MARCOS, TX 78666	GONZALEZ RAQUEL V &	SAN MARCOS, TX 78666
44256	306 PARKER DR, SAN MARCOS	GONZALEZ, RAQUEL V	SAN MARCOS, TX 78666-7718
38896	1201 SH 123, SAN MARCOS, TX 78666	HULLUM PROPERTIES LLC	DRIFTWOOD, TX 78619-4543
42265	118 HAYS ST, STE #201, SAN MARCOS, TX 78666	JMJ CONSTRUSTION LLC	HOUSTON, TX 77066
46975	205 STAPLES RD, SAN MARCOS, TX 78666	LLAMAS JAVIER & MARIA	MAXWELL, TX 78656-4270
44254	220 PARKER DR, SAN MARCOS, TX 78666	LOPEZ FLORENCE S & FRANCO	SAN MARCOS, TX 78666
44257	221 EBONY, SAN MARCOS TX	LUCIO, ANNA M	SAN MARCOS, TX 78666
44380	403 PARKER DR, SAN MARCOS, TX 78666	LUNA, LILLIAN	SAN MARCOS, TX 78666
44307	307 OAKDALE DR, SAN MARCOS, TX 78666	MARTINEZ, ROGER	SAN MARCOS, TX 78666
11862	1122 SH 123, SAN MARCOS, TX 78666	MISSION CHRISTIAN MARANATHA-SAN MARCOS, A TEXAS CORPORATION	SAN MARCOS, TX 78666-7729
11744	1130 SH 123 @ EBONY ST, SAN MARCOS, TX 78666	MISSION CHRISTIANA MARANATHA-SAN MARCOS INC	BUDA, TX 78610
44301	220 EBONY, SAN MARCOS TX	MOLINA, ISIDRA G	SAN MARCOS, TX 78666-7714
44242	219 PARKER DR, SAN MARCOS TX	MONTELONGO, ROBERTO D	SAN MARCOS, TX 78666-6817
39370	1101 SH 123, SAN MARCOS, TX 78666	MOTIWALA HOLDINGS INC	SAN MARCOS, TX 78666-7731
44253	218 PARKER DR, SAN MARCOS, TX 78666	NARVAIZ ELOY & ESTELLA	SAN MARCOS, TX 78666
44303	224 EBONY ST, SAN MARCOS, TX 78666	PASTRANO JUAN (LIFE ESTATE)	SAN MARCOS, TX 78666
44385	1206 SH 123, SAN MARCOS, TX 78666	POP PATTON PROPERTY LLC	WINDCREST, TX 78239-2136
47021	305 STAPLES RD, SAN MARCOS, TX 78666	RAMIREZ SIMON III & CYNTHIA A	SAN MARCOS, TX 78666
47022	301 STAPLES RD, SAN MARCOS, TX 78666	RAMIREZ TOMASA (LIFE ESTATE)	SAN MARCOS, TX 78666
46974	209 STAPLES RD, SAN MARCOS, TX 78666	RAPIER LILLIAN LEHMAN & EDWARD VICTOR	SAN MARCOS, TX 78666
44376	411 PARKER DR, SAN MARCOS TX	RAYOS MARIANA YGNACIO	SAN MARCOS, TX 78666-7721
44471	1120 SH 123, SAN MARCOS, TX 78666	RIVER CITY PARTNERS LTD	AUSTIN, TX 78765-4648
44243	120 HAYS, SAN MARCOS, TX 78666	ROCHA DONATO & CARMEN	SAN MARCOS, TX 78666-7738
44308	305 OAKDALE ST, SAN MARCOS, TX 78666	SALAZAR ADOLFO D & CELIA	SAN MARCOS, TX 78666
44300	218 EBONY, SAN MARCOS, TX 78666	SALAZAR, JUANA U	SAN MARCOS, TX 78666
138737	1225 SH 123, SAN MARCOS, TX 78666	SAN MARCOS CISD	SAN MARCOS, TX 78667-1087
41398	303 PARKER DR, SAN MARCOS, TX 78666	SANCHEZ BEATRICE G &	SAN MARCOS, TX 78666
11846	305 PARKER DR, SAN MARCOS, TX 78666	SANCHEZ, BEATRICE GARZA	SAN MARCOS, TX 78666-7719
44304	226 EBONY, SAN MARCOS TX	SANTELLANA ABEL & LENORA	SAN MARCOS, TX 78666
11851	301 PARKER DR, SAN MARCOS, TX 78666	SILGUERO ADAM V & JEANIE	SAN MARCOS, TX 78666
44383	1202 SH 123, SAN MARCOS TX	SUSSER PETROLEUM OPERATING CO LLC	HOUSTON, TX 77002-6803
44258	219 EBONY ST, SAN MARCOS, TX 78666	TATUM DAVID G & VANESSA T	SAN MARCOS, TX 78666
44379	405 PARKER DR, SAN MARCOS, TX 78666	TREJO, GLORIA	SAN MARCOS, TX 78666
44259	217 EBONY, SAN MARCOS, TX 78666	VILLARREAL CRUZ (LIFE ESTATE)	SAN MARCOS, TX 78666-7706
46969	105 SALTILLO ST, SAN MARCOS, TX 78666	VILLARREAL, JOSE E	SAN MARCOS, TX 78666
44384	1204 SH 123, SAN MARCOS, TX 78666	WARREN REALTY LTD	SAN MARCOS, TX 78666
44309	303 OAKDALE DR, SAN MARCOS TX	ZEHANI, ZACHARY ROBERT	SAN MARCOS, TX 78666-7715
38895	1205 SH 123, SAN MARCOS, TX 78666	ZEPP BARRY EUGENE	BUDA, TX 78610
		CONA REP Jesse Ponce	SAN MARCOS, TX 78666
		CONA REP Anita DeLaCruz	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP/CONA REP Roland Saucedo	SAN MARCOS, TX 78666
		NEIGHBORHOOD COMMISSION REP Michael Adams	SAN MARCOS, TX 78666