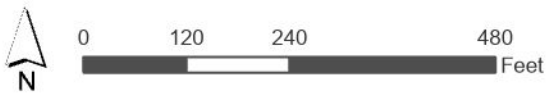


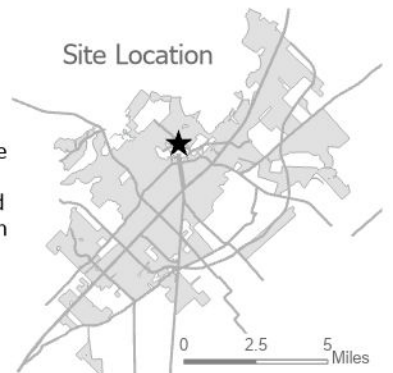


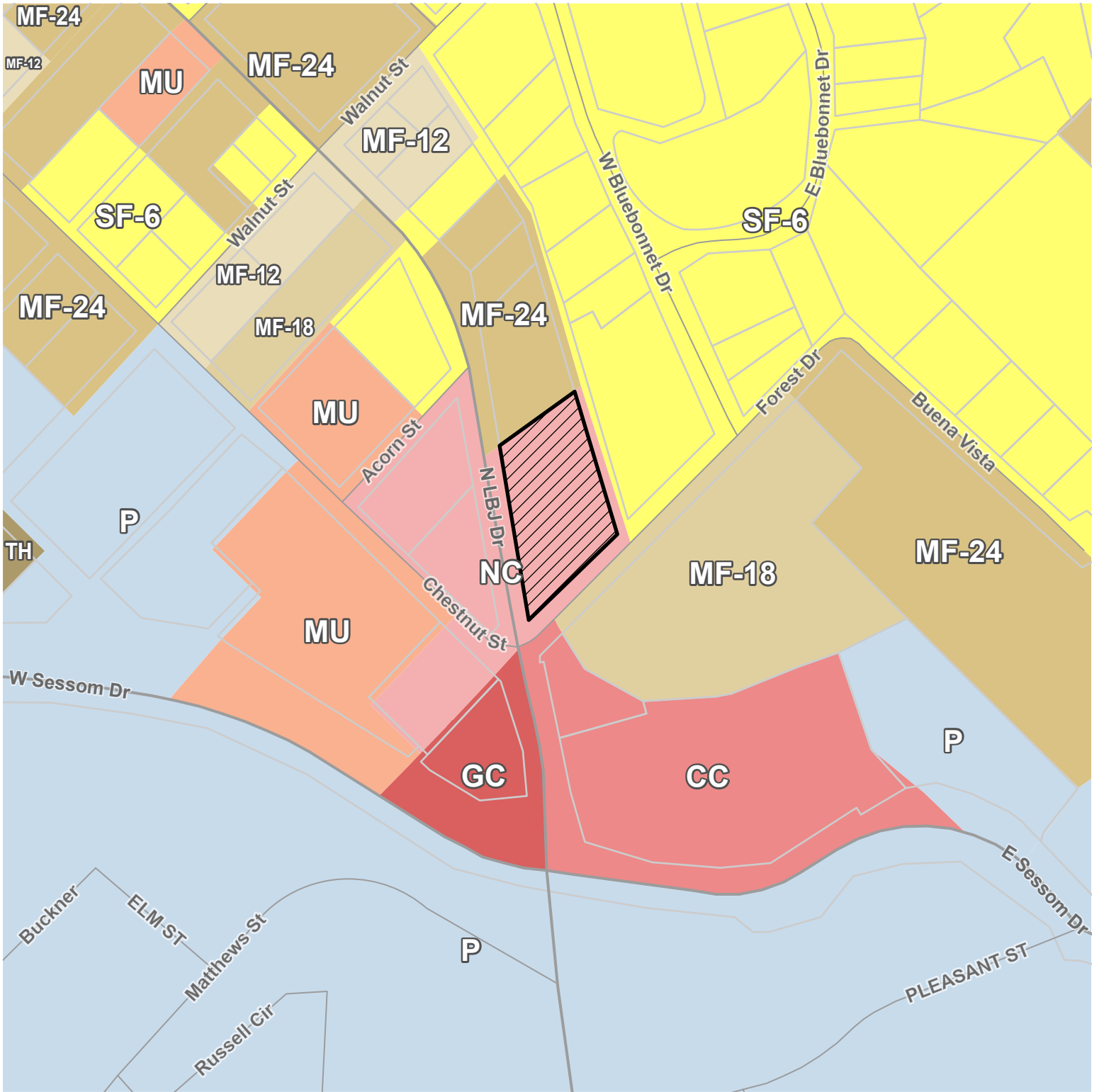
- Subject Property
- Parcel














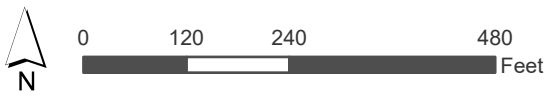
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/6/2025





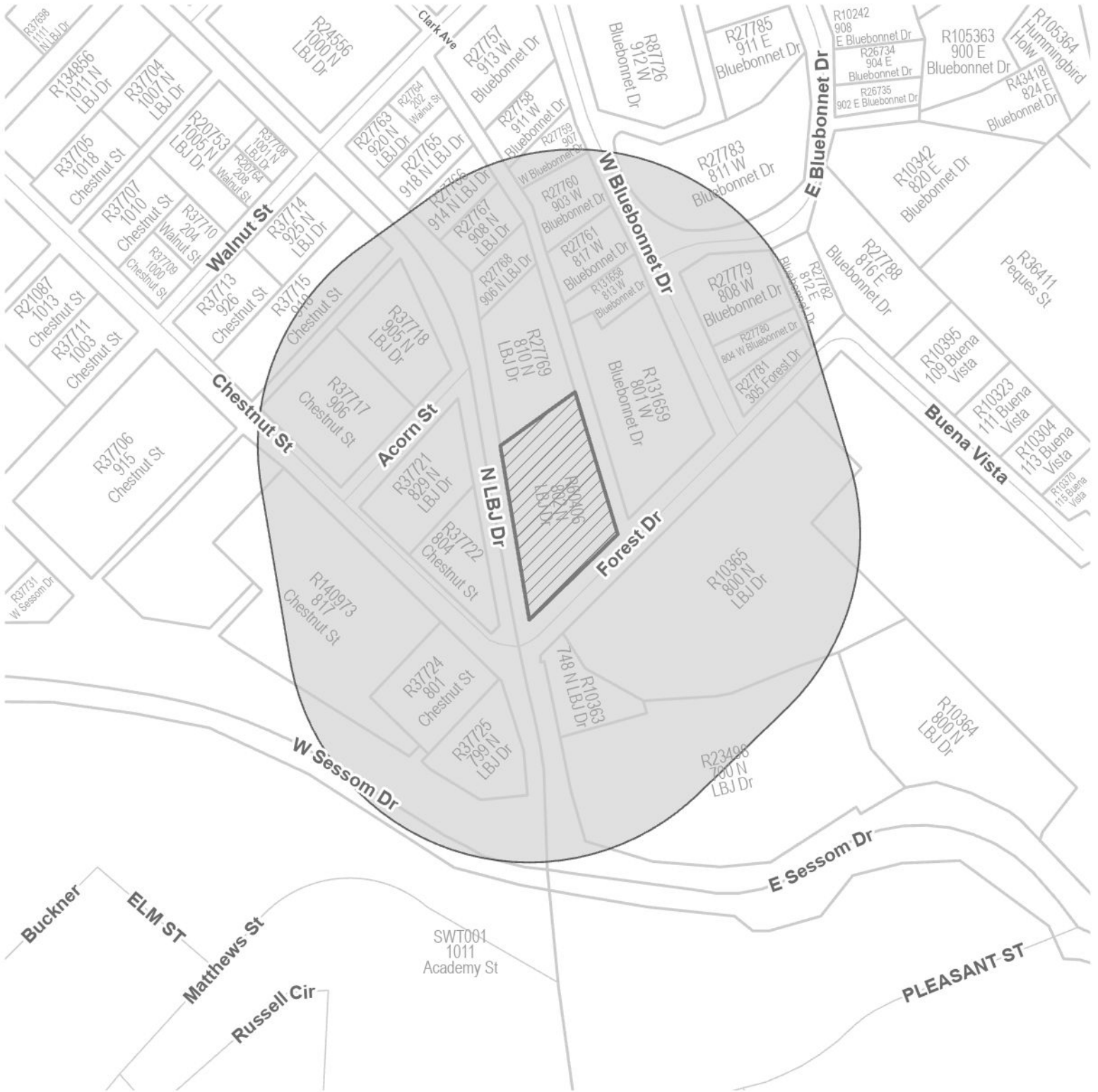
-  Subject Property
-  MU
-  CC
-  NC
-  GC
-  P
-  MF-12
-  SF-6
-  MF-18
-  TH
-  MF-24



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: 5/13/2025





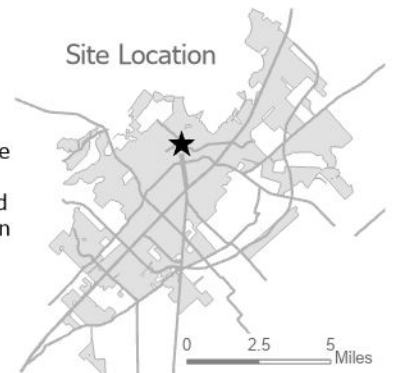
- 400ft Buffer
- Subject Property
- Parcel



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: 5/8/2025

Site Location



PLANNING AND DEVELOPMENT SERVICES



5/9/2025

CUP-25-20

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Mixed Beverages  
802 N LBJ Drive**

*CUP-25-20 (Grins Restaurant) Hold a public hearing and consider a request by Cody Taylor, on behalf of Grins Restaurant, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 802 N 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, May 27, 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**, at **512.805.2649** or [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-25-20**.

*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
37724	801 CHESTNUT ST, SAN MARCOS TX	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788
27761	817 W BLUEBONNET DR, SAN MARCOS, TX 78666	BRYANT LEE D & LUCRETIA A	817 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638
27779	808 W BLUEBONNET DR, SAN MARCOS, TX 78666	CLOGSTON, KIM BLACKSON	808 W BLUEBONNET DR	SAN MARCOS, TX 78666
140973	817 CHESTNUT ST, SAN MARCOS, TX 78666	ELLA LOFTS FUNDING COMPANY LLC	% VIE MANAGMENT	MIAMI, FL 33130-3040
37715	918 CHESTNUT ST, SAN MARCOS TX	GIBERSON PARTNERS III LTD	P O BOX 670	BUDA, TX 78610-0670
27783	811 W BLUEBONNET DR, SAN MARCOS, TX 78666	HARRIS MARY A	811 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638
23498	700 N LBJ DR, STE #110-114, 110C &113A, SAN MARCOS, TX 78666	HJORTING FAMILY TRUST	HJORTING FLEMMING & MAY	SANTA BARBARA, CA 93105-2023
131658	813 W BLUEBONNET DR, SAN MARCOS, TX 78666	HOFMANN DONALD R	801 W BLUEBONNET DR	SAN MARCOS, TX 78666
27766	914 N LBJ DR, SAN MARCOS, TX 78666	HORNE, F R & L M LIVING TRUST	Attn: HORNE FRANCIS R & LINDA M TRUSTEES	SAN MARCOS, TX 78666-3010
37717	906 CHESTNUT ST, SAN MARCOS TX	JENKINS BECKY JO REVOCABLE TRUST	936 HUDSON LN	NEW BRAUNFELS, TX 78130-4495
37722	804 CHESTNUT ST, SAN MARCOS TX	LIN ANDREW A ETAL	% CHRISTOPHER A LIN- MANAGING DIRECTOR	LAKE FOREST, IL 60045-2934
37721	829 N LBJ DR, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
27760	903 W BLUEBONNET DR, SAN MARCOS, TX 78666	PALATIAL CAPITAL LLC SERIES B	4325 COMMERCE ST	EUGENE, OR 97402-5467
37718	905 N LBJ DR, SAN MARCOS, TX 78666	PERCEPTIVE TRIPLE SEVEN HOLDINGS LLC	600 CONGRESS AVE	AUSTIN, TX 78701-3263
27769	810 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS GREEN INVESTORS LLC	73 W MONROE ST	CHICAGO, IL 60603-4910
27782	810-812 BLUEBONNET DR, SAN MARCOS, TX 78666	SERUR LIVING TRUST JOHN & JUDITH	C/O JOHN & JUDITH SERUR	AUSTIN, TX 78737-8856
60406	802 N LBJ DR, SAN MARCOS, TX 78666	SPUTNIK, LEASING CO	802 N LBJ DR	SAN MARCOS, TX 78666
37725	799 N LBJ DR, SAN MARCOS TX	SUSSER PETROLEUM OPERATING CO LLC	1300 MAIN ST	HOUSTON, TX 77002-6803
27780	804 W BLUEBONNET DR, SAN MARCOS, TX 78666	TEAGUE RYAN	945 HOG HOLLOW RD	DRIPPING SPRINGS, TX 78620
10363	748 N LBJ DR, STE #101 & 102, SAN MARCOS, TX 78666	TREEHOUSE SAN MARCOS LLC	30227 VIA BORICA	RANCHO PALOS VERDES, CA 90275-4413
27768	906 N LBJ DR, SAN MARCOS, TX 78666	VINCENT, COLIN M	930 TAHOE BLVD	INCLINE VILLAGE, NV 89451-9488
		Paul Murray	102 Barclay	SAN MARCOS, TX 78666
		Sharon O'Neil	421 E. Hillcrest	SAN MARCOS, TX 78666
		Samantha Benavides&nbsp;	455 Lindsey St	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666