

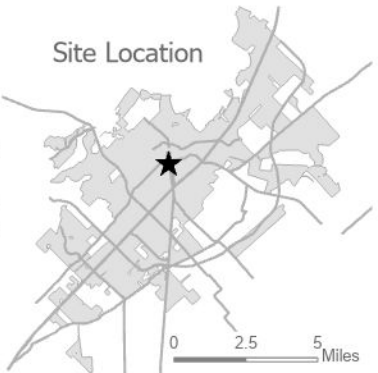


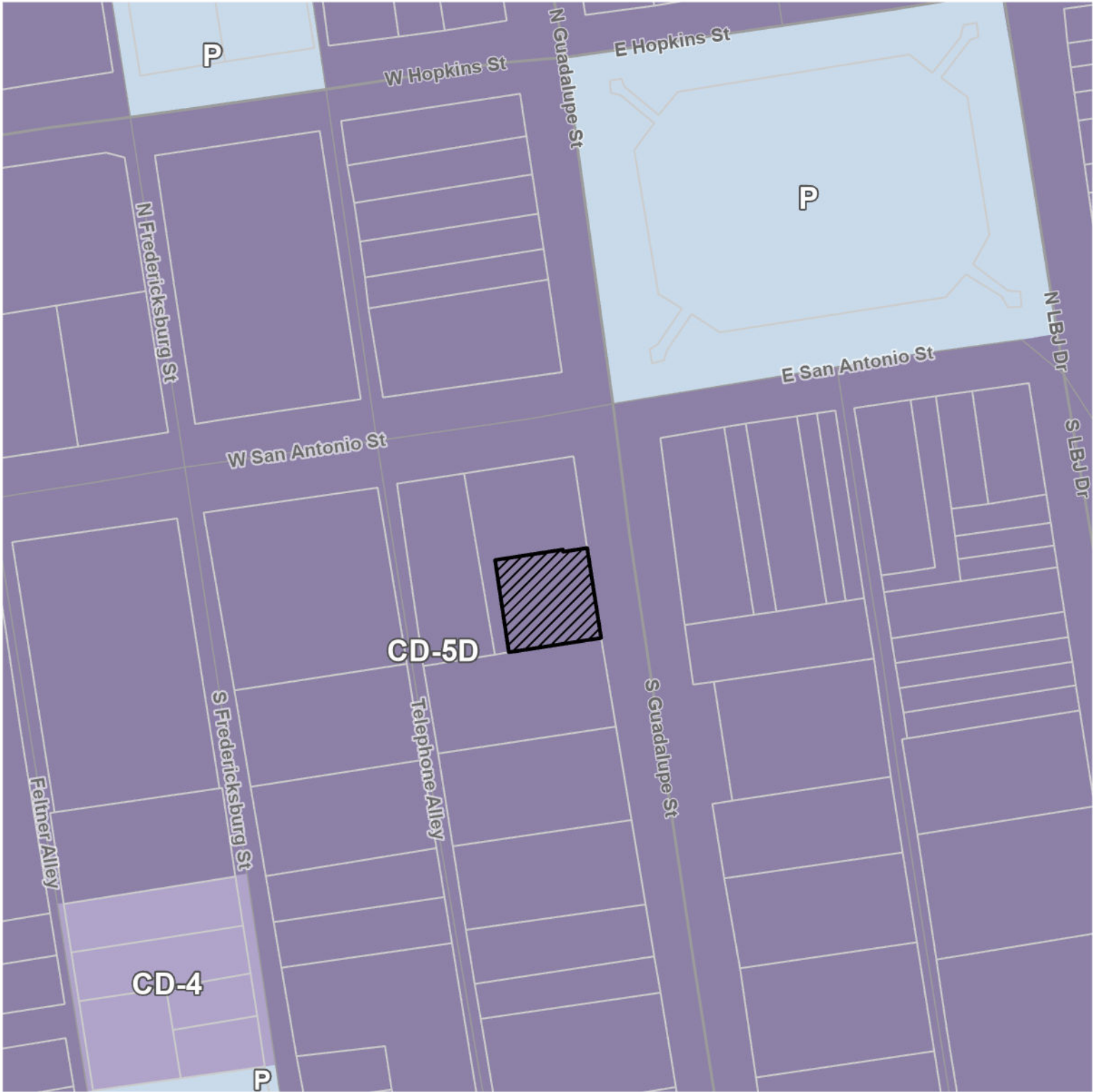
-  Subject Property
-  Parcel



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: 7/30/2025





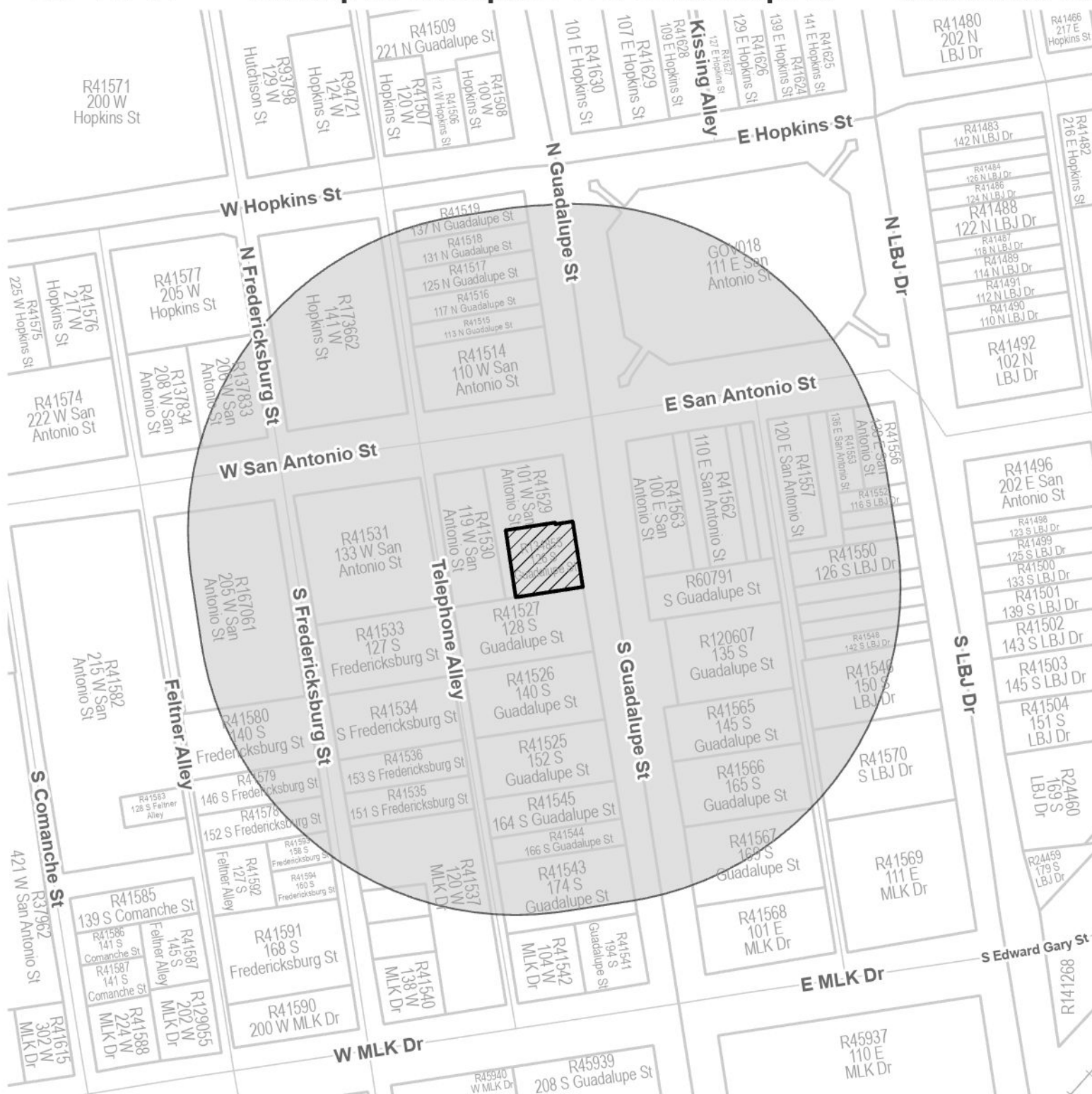
-  Subject Property
-  CD-4
-  CD-5D
-  P



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Date: 7/30/2025



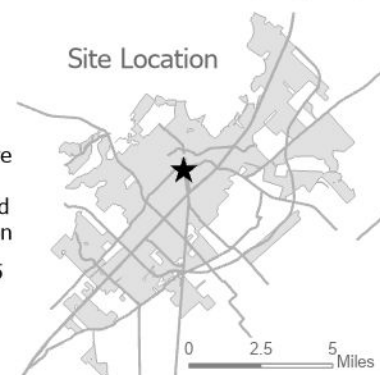


-  Subject Property
 400ft Buffer
 Parcel



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Date: 7/16/2025



PLANNING AND DEVELOPMENT SERVICES

8/8/2025



CUP-25-42

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine & Mixed Beverages
126 S. Guadalupe St**

CUP-25-42 (Rooftop on The Square Alcohol CUP Renewal) Hold a public hearing and consider a request by Robert Espinosa, on behalf of San Marcos Assets LLC, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine & Mixed Beverages, located at 126 S. Guadalupe St. (W. Rugeley)

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 26, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins St. 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, **Will Rugeley**, at **512.805.2613** or **WRugeley@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-42**.

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)

Notification List CUP-25-42

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
41554	118 S LBJ DR, SAN MARCOS, TX 78666	78 TRIPLE 6 INVESTMENTS LLC	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707
		Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666
41578	152 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	ARREDONDO RICARDA EST Attn: FRANCES ARREDONDO	125 FELTNER ST	SAN MARCOS, TX 78666-5561
60791	E SAN ANTONIO ST, SAN MARCOS, TX 78666	BLARCK LTD PARTNERSHIP	400 ROLLING HILLS DR	WIMBERLEY, TX 78676-4222
41560	114 E SAN ANTONIO ST, SAN MARCOS, TX 78666	BW BOWDEN PROPERTIES INC	307 HUNTERS GLEN DR	SAN MARCOS, TX 78666-7154
41546	150 S LBJ DR, SAN MARCOS, TX 78666	BWB2 LP	11701 BEE CAVES RD #206	BEE CAVE, TX 78738-5014
41517	125 N GUADALUPE ST, SAN MARCOS, TX 78666	CARBAJAL GUADALUPE R & DIANA L	714 WILLOW CREEK CIR	SAN MARCOS, TX 78666-5058
41552	116 S LBJ DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 2 LLC	407 S STAGECOACH TRL STE 203	SAN MARCOS, TX 78666-5063
41537	120 W MLK DR, SAN MARCOS, TX 78666	CENTURYTEL OF SAN MARCOS INC Attn: VICE PRESIDENT OF REAL ESTATE	1025 ELDORADO BLVD	BROOMFIELD, CO 80021-8254
41532	127 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	CONTRERAS, ALFONSO P	127 S FREDERICKSBURG ST	SAN MARCOS, TX 78666-5527
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
137833	206 W SAN ANTONIO ST, STE #A-B, SAN MARCOS, TX 78666	FOGLIA DAVID	4613 PINEHURST DR S APT B	AUSTIN, TX 78747-1917
41593	158 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	GALVEZ LUCIA A	158 S FREDERICKSBURG ST	SAN MARCOS, TX 78666-5528
41559	118 E SAN ANTONIO ST, SAN MARCOS, TX 78666	GRIZZLE DAVID RANDAL	118 E SAN ANTONIO ST	SAN MARCOS, TX 78666
41579	146 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	HARRIS, DUANE	106 CACTUS BEND CV	GEORGETOWN, TX 78633-5398
41518	131 N GUADALUPE ST, SAN MARCOS, TX 78666	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666
41562	110 E SAN ANTONIO ST, SAN MARCOS, TX 78666	HOHN JOHN Y LIFE ESTATE MARK B JANSSEN	110 E SAN ANTONIO ST	SAN MARCOS, TX 78666
41561	108 E SAN ANTONIO ST, SAN MARCOS, TX 78666	JAMES K WISE REAL ESTATES INC	6325 REDWOOD RD	SAN MARCOS, TX 78666
41553	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666	LARRY W MURPHREE SPOUSAL TRUST MURPHREE DONNA A TRUSTEE	712 MOUNTAIN VIEW DRIVE	SAN MARCOS, TX 78666
41530	119 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LIMITED PARTNERSHIP OF THE GILCREASE FAMILY LP	704 COUNTRY ESTATES DR	SAN MARCOS, TX 78666-1106
41555	120 S LBJ DR, SAN MARCOS, TX 78666	MENDEZ, RONNIE A	120 S LBJ DR	SAN MARCOS, TX 78666
41519	137 N GUADALUPE ST, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST #200	AUSTIN, TX 78703-4516
137834	208-212 W SAN ANTONIO ST, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
41514	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666	PAPLPC TRUST	1101 THORPE LN STE 105-142	SAN MARCOS, TX 78666
41580	140 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	RUDI & RENE LLC	1915 ALAMEDA DR	AUSTIN, TX 78704-3150
134855	126 S GUADALUPE ST, SAN MARCOS, TX 78666	SAN MARCOS ASSETS LLC	126 S GUADALUPE ST	SAN MARCOS, TX 78666-5532
41538	120 W MLK DR, SAN MARCOS, TX 78666	SAN MARCOS TELEPHONE CO INC	P O BOX 4065	MONROE, LA 71211-4065
41556	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SCANIO MICHAEL E TRUSTEE SCANIO BUILDING MANAGEMENT TRUST	121 N JOHNSON AVE	SAN MARCOS, TX 78666
41516	115 N GUADALUPE ST, SAN MARCOS, TX 78666	SECTOR I-35 LLC	7117 AVIGNON DR	ROUND ROCK, TX 78681-5332
41549	130 S LBJ DR, SAN MARCOS, TX 78666	SIERRA ALBERT PHILLIP	118 ALGARITA	SAN MARCOS, TX 78666
41531	133 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SM BUILDING #1-CRP LTD	730 BELVIN ST	SAN MARCOS, TX 78666-4302
41534	153 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	SML OWNER II LLC Attn: JARED SCHENK	1933 W WELLINGTON AVE	CHICAGO, IL 60657-4029
41558	130 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SMTX COMMERCIAL BENEFIT AID LLC	PO BOX 911	SAN MARCOS, TX 78667-0911
120607	135 S GUADALUPE ST, SAN MARCOS, TX 78666	SOUTH GUADALUPE PARTNERS LTD	7609 BAJA CV	AUSTIN, TX 78759
41557	120 E SAN ANTONIO ST, SAN MARCOS, TX 78666	THE MARC ON THE SQUARE LLC	1101 TATE TRL	SAN MARCOS, TX 78666-5225
41529	101 W SAN ANTONIO ST, SAN MARCOS, TX 78666	VGZ GROUP LLC C/O ASSET MANAGEMENT SPECIALIST, INC	100 N EDWARD GARY ST STE A1	SAN MARCOS, TX 78666-5740
41565	145 S GUADALUPE ST, SAN MARCOS, TX 78666	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666
41550	126 S LBJ DR, SAN MARCOS, TX 78666	WARREN, ROBERT L	126 S LBJ DR	SAN MARCOS, TX 78666
41545	164 S GUADALUPE ST, SAN MARCOS, TX 78666	ZUGHAIYER, MOHAMMAD	24 YELLOWSTONE WAY	PACIFICA, CA 94044-3740
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya dr	SAN MARCOS, TX 78666