

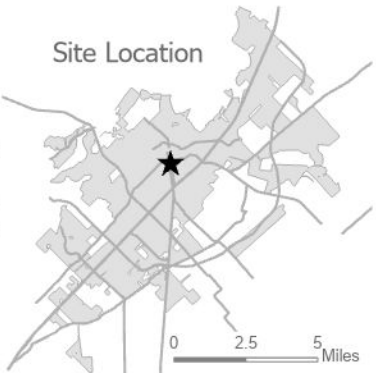


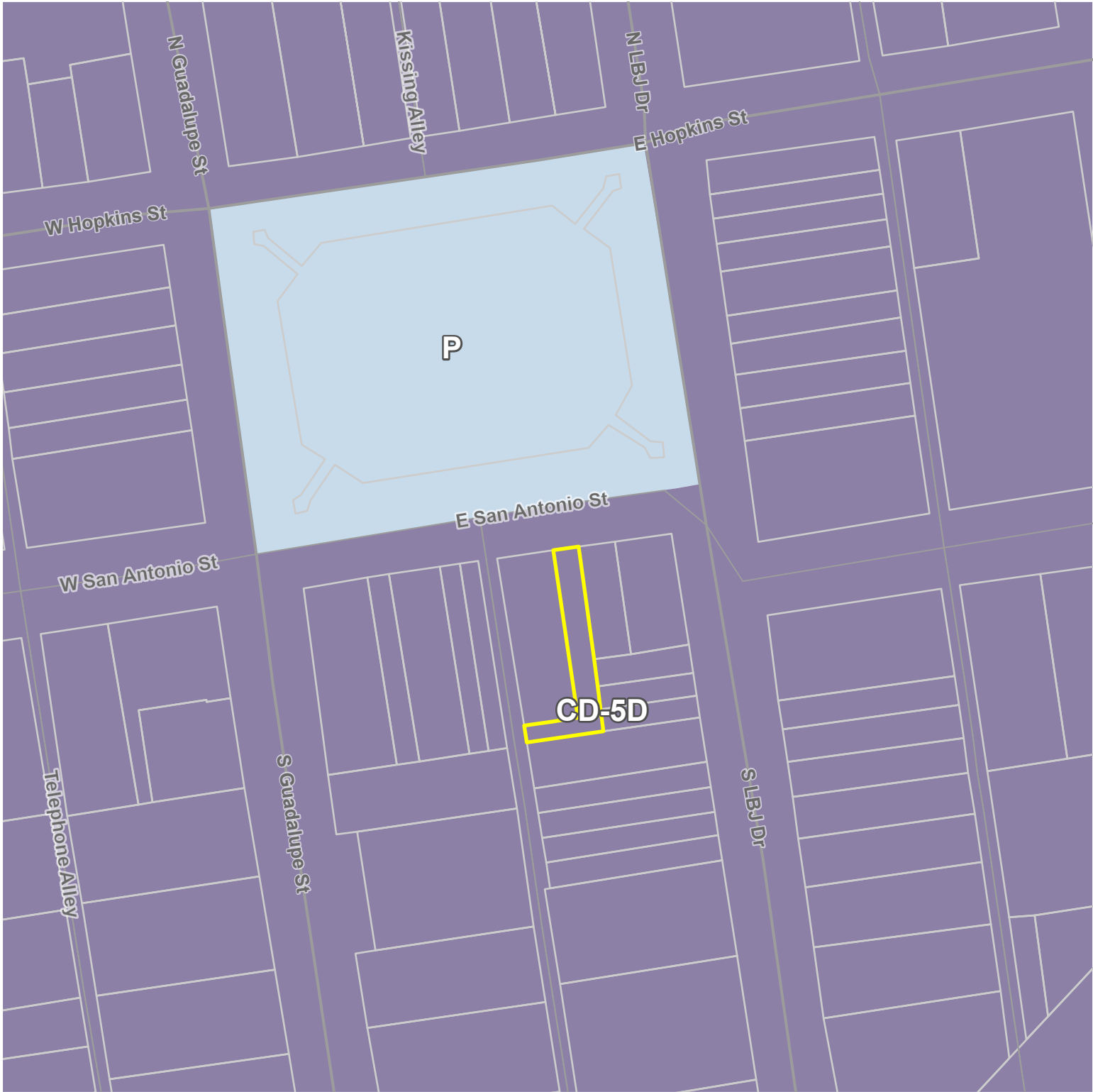
-  Subject Property
-  Parcel



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: 8/29/2025





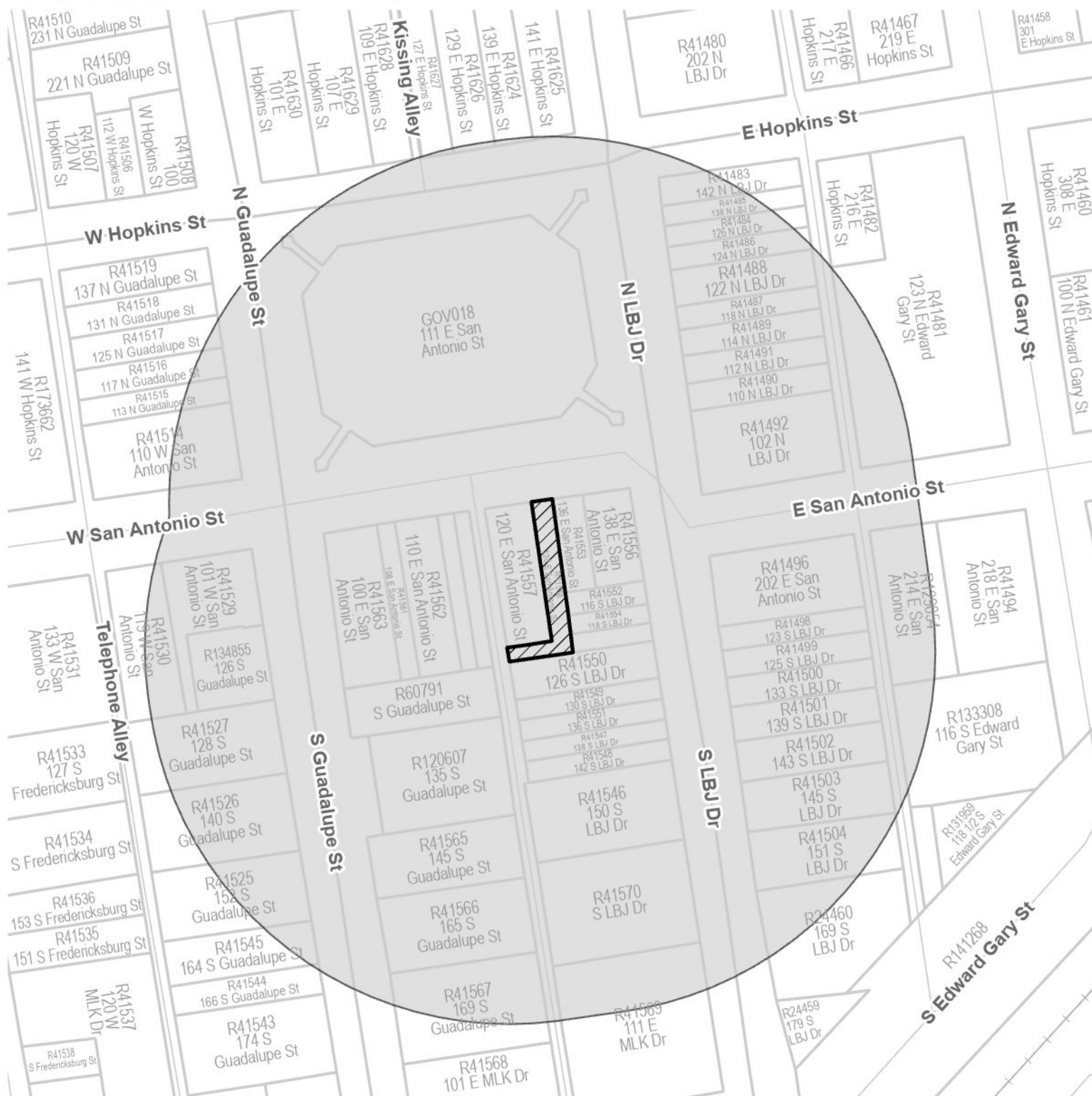
-  Subject Property
-  CD-5D
-  P



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Date: 7/2/2024



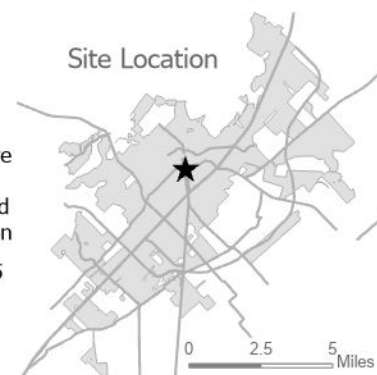


-  Subject Property
 400ft Buffer
 Parcel



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Date: 8/29/2025



PLANNING AND DEVELOPMENT SERVICES

10/24/2025



CUP-25-55

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
130 E San Antonio St, Unit C**

CUP-25-55 (Bayle's) Hold a public hearing and consider a request by Andrew Ray, on behalf of Bayle's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 130 E San Antonio St, Unit C. (K. Buck)

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 **Wednesday, November 12, 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 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-55**.

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

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
41487	118-120 N LBJ LLC	118 N LBJ DR	SAN MARCOS, TX 78666-5620	118-120 N LBJ DR, SAN MARCOS, TX 78666
41485	126 & 138 N LBJ SERIES	901 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4205	138 N LBJ DR, SAN MARCOS, TX 78666
41499	133 S LBJ LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515	133 S LBJ DR, SAN MARCOS, TX 78666
41554	78 TRIPLE 6 INVESTMENTS LLC	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707	118 S LBJ DR, SAN MARCOS, TX 78666
41563	BLARCK LTD PARTNERSHIP	400 ROLLING HILLS DR	WIMBERLEY, TX 78676-4222	100 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41560	BW BOWDEN PROPERTIES INC	307 HUNTERS GLEN DR	SAN MARCOS, TX 78666-7154	114 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41546	BWB2 LP	11701 BEE CAVES RD, # 206	BEE CAVE, TX 78738-5014	150 S LBJ DR, SAN MARCOS, TX 78666
41517	CARBAJAL GUADALUPE R & DIANA L	714 WILLOW CREEK CIR	SAN MARCOS, TX 78666-5058	125 N GUADALUPE ST, SAN MARCOS, TX 78666
41491	CARSON DIVERSIFIED PROPERTIES 2, LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	112 N LBJ DR, SAN MARCOS, TX 78666
41486	EFW HOLDINGS INC	124 N LBJ DR	SAN MARCOS, TX 78666-5620	124 N LBJ DR, SAN MARCOS, TX 78666
41566	EKP GUADALUPE SM LLC	5615 MC CARTY LN	AUSTIN, TX 78749-2027	165 S GUADALUPE ST, SAN MARCOS, TX 78666
41567	FACUNDO AND SONS INC	169 S GUADALUPE ST	SAN MARCOS, TX 78666-5531	169 S GUADALUPE ST, SAN MARCOS, TX 78666
41548	FINCH, JOHNNY L	P O BOX 118	SAN MARCOS, TX 78667-0118	142 S LBJ DR, SAN MARCOS, TX 78666
41503	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629	145 S LBJ DR, SAN MARCOS, TX 78666
41559	GRIZZLE DAVID RANDAL	118 E SAN ANTONIO ST	SAN MARCOS, TX 78666	118 E SAN ANTONIO ST, SAN MARCOS, TX 78666

41562	HOHN JOHN Y LIFE ESTATE	110 E SAN ANTONIO ST	SAN MARCOS, TX 78666	110 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41561	JAMES K WISE REAL ESTATES INC	6325 REDWOOD RD	SAN MARCOS, TX 78666	108 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41553	LARRY W MURPHREE SPOUSAL TRUST	712 MOUNTAIN VIEW DRIVE	SAN MARCOS, TX 78666	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41530	LIMITED PARTNERSHIP OF THE GILCREASE FAMILY LP	704 COUNTRY ESTATES DR	SAN MARCOS, TX 78666- 1106	119 W SAN ANTONIO ST, SAN MARCOS, TX 78666
129054	LINDSEY LOFTS LTD	P O BOX 91383	AUSTIN, TX 78709-1383	214 E SAN ANTONIO, SAN MARCOS, TX 78666
41500	LONGHORN INVESTMENTS LLP	3308 AVENAL DR	AUSTIN, TX 78738-5367	123 S LBJ DR, SAN MARCOS, TX 78666
41496	LONGHORN INVESTMENTS LLP	3308 AVENAL DR	AUSTIN, TX 78738-5367	101 S LBJ DR, SAN MARCOS, TX 78666
41504	MAY JUSTIN ALAN	214 River Hills DR	San Marcos, TX 78666- 9536	151 S LBJ DR, SAN MARCOS, TX 78666
41555	MENDEZ, RONNIE A	120 S LBJ DR	SAN MARCOS, TX 78666	120 S LBJ DR, SAN MARCOS, TX 78666
41490	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516	110 N LBJ DR, SAN MARCOS, TX 78666
41501	NICOLA WILLIAM CHARLES &	1335 SILVERADO # 1008	HOUSTON, TX 77077	135-139 S LBJ DR, SAN MARCOS, TX 78666
41483	OUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666- 7335	142 N LBJ DR, SAN MARCOS, TX 78666
41514	PAPLPC TRUST	1101 THORPE LN, STE 105-142	SAN MARCOS, TX 78666	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666
133308	RADIANT SOLUTIONS INC	P O BOX 91383	AUSTIN, TX 78709-1383	116 S EDWARD GARY, SAN MARCOS, TX 78666
24460	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557	169-175 S LBJ DR, SAN MARCOS TX
41502	REIBER MATTHEW ALLEN &	511 WEST MLK DR	SAN MARCOS, TX 78666	143 S LBJ DR, SAN MARCOS, TX 78666
41498	S LBJ 125 LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666- 8515	125 S LBJ DR, SAN MARCOS, TX 78666

134855	SAN MARCOS ASSETS LLC	126 S GUADALUPE ST	SAN MARCOS, TX 78666-5532	126 S GUADALUPE ST, SAN MARCOS, TX 78666
41556	SCANIO MICHAEL E TRUSTEE	121 N JOHNSON AVE	SAN MARCOS, TX 78666	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41516	SECTOR I-35 LLC	7117 AVIGNON DR	ROUND ROCK, TX 78681-5332	115 N GUADALUPE ST, SAN MARCOS, TX 78666
41488	SERUR JOHN & JUDITH L LIVING TRUST	14550 NUTTY BROWN RD	AUSTIN, TX 78737-8856	122 N LBJ DR, SAN MARCOS, TX 78666
41549	SIERRA ALBERT PHILLIP	118 ALGARITA	SAN MARCOS, TX 78666	130 S LBJ DR, SAN MARCOS, TX 78666
41558	SMTX COMMERCIAL BENEFIT AID LLC	PO BOX 911	SAN MARCOS, TX 78667-0911	130 E SAN ANTONIO ST, SAN MARCOS, TX 78666
120607	SOUTH GUADALUPE PARTNERS LTD	7609 BAJA CV	AUSTIN, TX 78759	135 S GUADALUPE ST, SAN MARCOS, TX 78666
41482	TEXAS P B REAL ESTATE LP	113 W PUBLIC SQUARE STE 200	GLASOW, KY 42141-2413	216 E HOPKINS ST, SAN MARCOS, TX 78666
41557	THE MARC ON THE SQUARE LLC	1101 TATE TRL	SAN MARCOS, TX 78666-5225	120 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41529	VGZ GROUP LLC	100 N EDWARD GARY ST, STE A1	SAN MARCOS, TX 78666-5740	101 W SAN ANTONIO ST, SAN MARCOS, TX 78666
41481	VICTORIA BANK & TRUST	100 CONGRESS AVE STE 1900	AUSTIN, TX 78701-2750	123 EDWARD GARY ST, SAN MARCOS, TX 78666
41489	WALDRIP, MARTHA JANE	PO BOX 805	SAN MARCOS, TX 78667-0805	114-116 N LBJ DR, SAN MARCOS, TX 78666
41565	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666	145 S GUADALUPE ST, SAN MARCOS, TX 78666
41550	WARREN, ROBERT L	126 S LBJ DR	SAN MARCOS, TX 78666	126 S LBJ DR, SAN MARCOS, TX 78666
41545	ZUGHAIYER, MOHAMMAD	24 YELLOWSTONE WAY	PACIFICA, CA 94044-3740	164 S GUADALUPE ST, SAN MARCOS, TX 78666
	Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	
	Roland Saucedo	211 EBONY ST	SAN MARCOS, TX 78666	