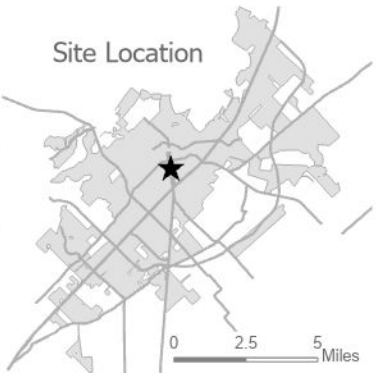


 Subject Property
 Parcel






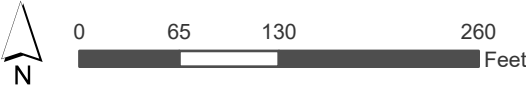
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/16/2025





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



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Date: 8/6/2024



CUP-25-41

Industry- 110 E MLK Dr.

Notification Map



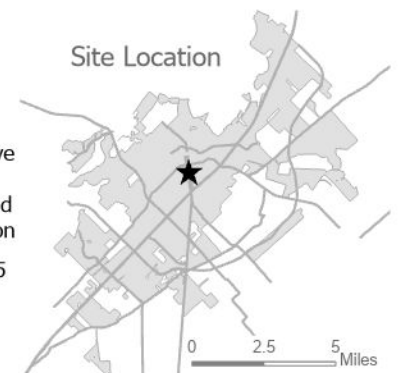
-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 7/16/2025

SAN MARCOS Planning and Development Services



PLANNING AND DEVELOPMENT SERVICES

7/25/2025



CUP-25-41

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
110 E MLK Dr, Ste 126**

CUP-25-41 (Industry) Hold a public hearing and consider a request by Harlan Scott, on behalf of Industry, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 E MLK Dr, Ste 126. (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 **Tuesday, August 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-25-41**.

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
155410	228 GUADALUPE LLC	7630 RED BAY CT	DUBLIN, OH 43016-9483	228 S GUADALUPE ST, SAN MARCOS, TX 78666
154877	307 S LBJ REALTY LLC	2702 ROCKINGHAM DR	AUSTIN, TX 78704-3815	307 S LBJ DR, SAN MARCOS, TX 78666
32218	312 BJ STREET LLC	6904 CREEDMOOR RD	AUSTIN, TX 78719-3110	312 PORTER ST, SAN MARCOS, TX 78666
26135	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788	321 S GUADALUPE ST, SAN MARCOS, TX 78666
41540	BARBER, CURTIS	138 W MARTIN LUTHER KING DR	SAN MARCOS, TX 78666-5521	138 W MLK DR, SAN MARCOS, TX 78666
32214	BENAVIDES SYLVIA SOLIS	1615 REDWOOD RD, APT 41D	SAN MARCOS, TX 78666-1417	210 NICOLA ALLEY, SAN MARCOS, TX 78666
131959	BREIHAN, STACY	1444 HIGHLAND DR	SAN MARCOS, TX 78666-3002	EDWARD GARY 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
41537	CENTURYTEL OF SAN MARCOS INC	1025 ELDORADO BLVD	BROOMFIELD, CO 80021-8254	120 W MLK DR, SAN MARCOS, TX 78666
62483	COMPASS BANK	PO BOX 10566	BIRMINGHAM, AL 35296-0001	300 S LBJ DR, SAN MARCOS, TX 78666
41568	DOZIER DIRK & KATHERINE	P O BOX 160667	AUSTIN, TX 78716-0667	101 E MLK DR, SAN MARCOS, TX 78666
41542	EAST HOPKINS LLC	120 W HOPKINS ST, APT 200	SAN MARCOS, TX 78666-5637	104 MLK 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

41503	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629	145 S LBJ DR, SAN MARCOS, TX 78666
138700	KNICKERBOCKER INTERESTS LLC	1502 THE HIGH RD	AUSTIN, TX 78746-2234	240 COMAL ST, 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
45937	MLKSM LLC	510 HEARN ST, # 380	AUSTIN, TX 78703-4516	110 E MLK DR, STE #102, SAN MARCOS, TX 78666
26133	MUZUN INVESTMENTS LLC	P O BOX 160788	AUSTIN, TX 78716-0788	360 S LBJ DR, SAN MARCOS, TX 78666
151703	NICOLA MATTHEW & SHEMAINE	1540 FRONTIER	SPRING BRANCH, TX 78070-5950	313 S LBJ DR, SAN MARCOS, TX 78666
41543	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653	174 S GUADALUPE ST, SAN MARCOS, TX 78666
24460	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557	169-175 S LBJ DR, SAN MARCOS TX
133361	SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666-5717	MLK DR @ GUADALUPE ST, SAN MARCOS, TX 78666
41539	SAN MARCOS TELEPHONE CO INC	P O BOX 4065	MONROE, LA 71211-4065	120 W MLK DR, SAN MARCOS, TX 78666
140981	SANCHEZ FRANCISCO & YSLENDIA M	PO BOX 276	MARTINDALE, TX 78655	328 GUADALUPE, SAN MARCOS, TX 78666
27287	TUTTLE LUMBER CO	PO BOX 357	LOCKHART, TX 78644-0357	S GUADALUPE ST, SAN MARCOS, TX 78666
41565	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666	145 S GUADALUPE ST, SAN MARCOS, TX 78666
32215	WELCH, KERMIT	2916 SHADOW DR W	ARLINGTON, TX 76006-2722	321 S LBJ DR, SAN MARCOS, TX 78666
41505	WESTLAKE INVESTMENT CORP	1509 GUADALUPE STE 200	AUSTIN, TX 78701	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666
26136	ZELEDON LLC	P O BOX 160788	AUSTIN, TX 78715-0788	S GUADALUPE ST, SAN MARCOS, TX 78666
41544	ZUGHAIYER, MOHAMMAD	24 YELLOWSTONE WAY	PACIFICA, CA 94044-3740	166 S GUADALUPE ST, SAN MARCOS, TX 78666

	CONA President Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	
	CONA Rep Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666	
	CONA Rep John Thomaides	813 Arizona	SAN MARCOS, TX 78666	
	Neighborhood Rep Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666	
	Neighborhood Rep Bobbie Garza- Hernandez	122 Riviera St	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	