



CUP for 200 Springtown Way Ste. 138

CUP-25-12

400' Notification Buffer



-  Subject Property (CUP-25-12)
-  Parcel



Site Location



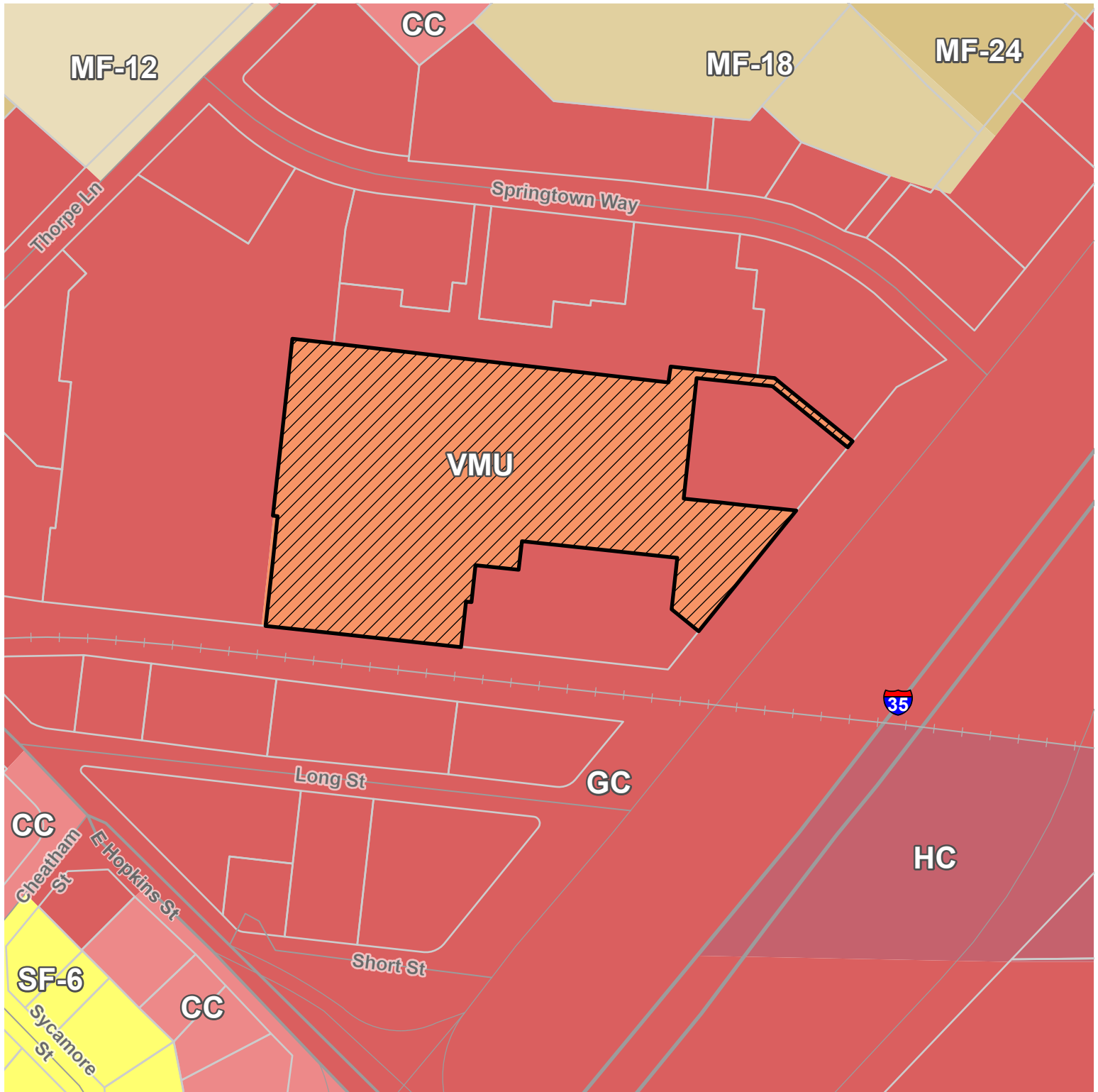
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.










Date: 3/26/2025

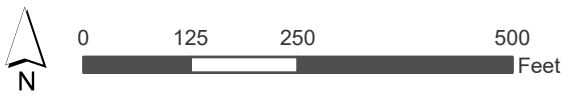
CUP for 200 Springtown Way Ste. 138

CUP-25-12

Zoning Map



-  Subject Property (CUP-25-12)
-  CC
-  GC
-  HC
-  MF-12
-  MF-18
-  MF-24
-  SF-6
-  VMU



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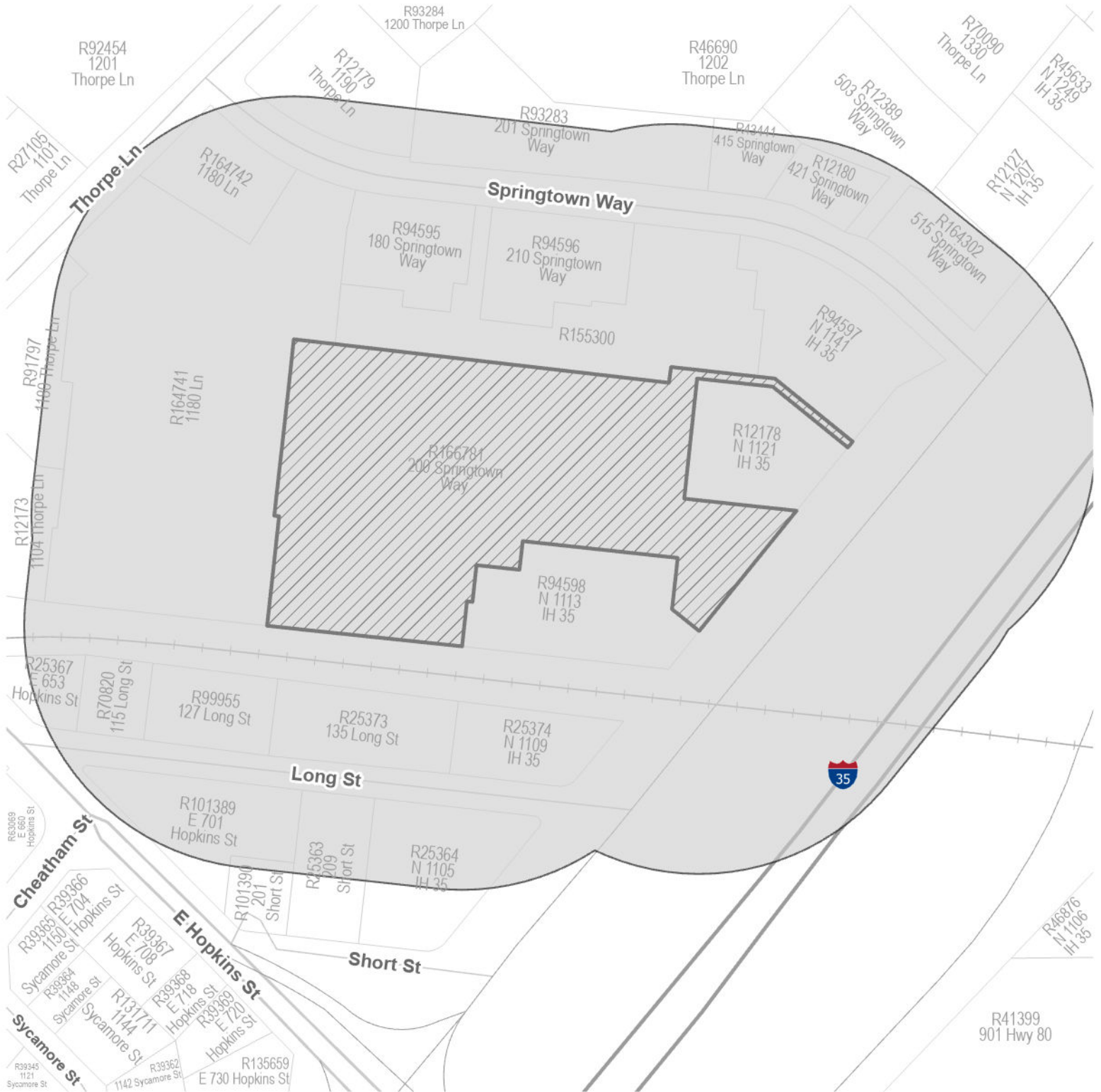
SAN MARCOS Planning and Development Services



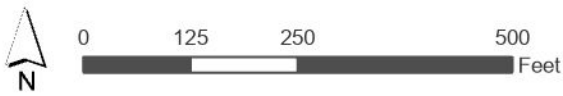
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CUP-25-12

400' Notification Buffer



- 400ft Buffer
- Subject Property (CUP-25-12)
- Parcel



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Date: 3/18/2025



PLANNING AND DEVELOPMENT SERVICES



3/21/2025

CUP-25-12

**Notice of Public Hearing
Conditional Use Permit Renewal Request
Sale of Beer & Wine
200 Springtown Way, Suite 138**

CUP-25-12 (Xian Sushi and Noodle) Hold a public hearing and consider a request by Gani FNU, on behalf of Xian Sushi and Noodle, for a renewal to a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 200 Springtown Way, Suite 138. (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, April 8, 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-12**.

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 Address	Owner City/ State/ Zip
164302	515 SPRINGTOWN WAY, SAN MARCOS, TX 78666	35 SPRINGTOWN WR LP	215 S SAN SABA	SAN ANTONIO, TX 78207-3113
94596	210 SPRINGTOWN WAY, SAN MARCOS, TX 78666	BWB2 LP	4311 TEXAS WILDLIFE TRL	AUSTIN, TX 78735-1751
99955	127 LONG ST, SAN MARCOS, TX 78666	CARLTON FAMILY SURVIVOR'S TRUST	Attn: CARLTON ROBBIE LEE TRUSTEE	GLENDAL, CA 91207-1018
12173	1104 THORPE LN, STE #D, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 1 LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
166781	200 SPRINGTOWN WAY, SAN MARCOS, TX 78666	CH RETAIL FUND II/SAN MARCOS LYNDON I L	3819 MAPLE AVE	DALLAS, TX 75219-3913
12180	421 SPRINGTOWN WAY, SAN MARCOS, TX 78666	CHRIST COMMUNITY CHURCH OF SAN MARCO	421 SPRING TOWN WAY	SAN MARCOS, TX 78666
101389	701 E HOPKINS ST, SAN MARCOS, TX 78666	COLE WY PORTFOLIO TX LLC	C/O WENDY'S PROPERTIES, LLC	DUBLIN, OH 43017-2093
94598	1113 N IH 35, SAN MARCOS, TX 78666	CWH SAN MARCOS LTD	2161 NW MILITARY HWY	SAN ANTONIO, CA 78213
25373	135 LONG ST, SAN MARCOS, TX 78666	CWH TACO CABANA LTD	C/O TEXAS TACO CABANA L.P.	SAN ANTONIO, TX 78232-5066
43441	415 SPRINGTOWN WAY, SAN MARCOS, TX 78666	DS NOWLAND PROPERTIES LLC	110 POPLAR DR	MOUNTAIN CITY, TX 78610-9238
25374	1109 N IH 35, SAN MARCOS, TX 78666	ENC FOOD GROUP LLC	2006 MISTYWOOD DR	AUSTIN, TX 78746-7808
164741	1180 THORPE LN, SAN MARCOS, TX 78666	GOMEZ SEPARATE PROPERTY TRUST	GOMEZ ALBERT J TRUSTEE	HILLSBOROUGH, CA 94010-6212
70820	115 LONG ST, SAN MARCOS, TX 78666	HAOLE II LLC	8705 WHITE CLIFF DR	AUSTIN, TX 78759-7725
94595	180 SPRINGTOWN WAY, SAN MARCOS, TX 78666	HEWELL MARK E & HEWELL SABRINA L LIVING	HEWELL MARK E & HEWELL SABRINA	GILROY, CA 95020-9409
12389	503 SPRINGTOWN WAY, SAN MARCOS, TX 78666	HOUSING AUTHORITY OF SAN MARCOS	503 SPRINGTOWN WAY	SAN MARCOS, TX 78666
166780	200 SPRINGTOWN WAY, STE #114, 116 & 118, SAN MARCOS, TX 78666	HSRE LYNDON LP	444 W LAKE ST	CHICAGO, IL 60606-0069
91797	1160 THORPE LN, SAN MARCOS, TX 78666	JWJ ASSOCIATES LLC	1010 W 11TH ST	AUSTIN, TX 78731
154869	1105 N IH 35, SAN MARCOS, TX 78666	MCDONALD'S REAL ESTATE CO	DBA (DELAWARE) MCDONALD'D REA	COLUMBUS, OH 43218
25363	SHORT ST, SAN MARCOS, TX 78666	MCDONALD'S REAL ESTATE COMPANY D/B/A	110 N CARPENTER ST	CHICAGO, IL 60607-4106
25367	651 E HOPKINS ST, SAN MARCOS, TX 78666	MOTHERS WINDOW TINT & ALARMS	16274 SAN PEDRO AVE	SAN ANTONIO, TX 78232-3070
94597	1141 N IH 35, SAN MARCOS, TX 78666	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE	ORLANDO, FL 32801
101390	201 SHORT ST, SAN MARCOS, TX 78666	PEVETO, JOHN, JR	320 E NAKOMA	SAN ANTONIO, TX 78216
93283	201 SPRINGTOWN WAY, SAN MARCOS, TX 78666	ROBINSON CAROLINE J LLP	Attn: MARIJA DOSEN, OFFICE DEPOT	Boca Raton, FL 33496-2434
164742	1180 THORPE LN, SAN MARCOS, TX 78666	SAN MARCOS PLAZA LLC	1626 NORTH WILCOX AVE, STE 275	LOS ANGELES, CA 90028
169451		SPRINGTOWN HORIZONTAL POA INC	500 W 5TH ST	AUSTIN, TX 78701-3835
151289	1121 N IH 35, SAN MARCOS, TX 78666	T.A. COX TRUST	% TURNER A WINGO & DEAN K WING	GERMANTOWN, TN 38139
146741	1190 THORPE LN, SAN MARCOS, TX 78666	UNIVERSITY FEDERAL CREDIT UNION	8303 N MOPAC EXPY	AUSTIN, TX 78759-8374
		CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666
		Heidi Mckitrick	325 Durata Dr	San Marcos, TX 78666
		Michael Vernon	601 Barbara Dr	San Marcos, TX 78666
		Bobbie Garza-Hernandez	122 Riviera St	San Marcos, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666