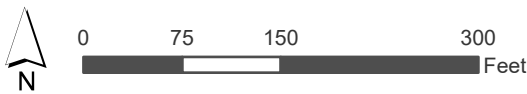




- Subject Property
- Parcel

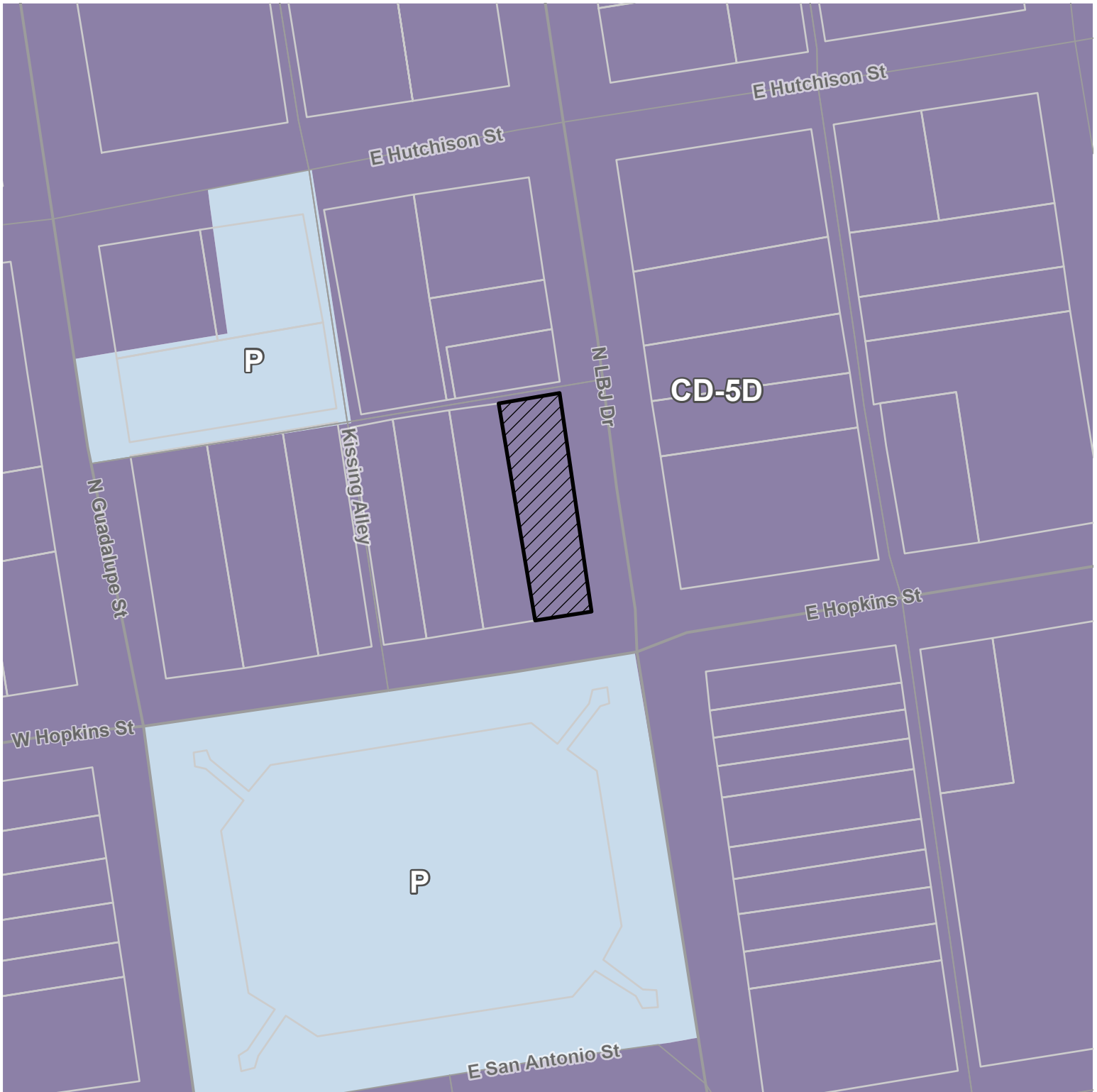





Site Location

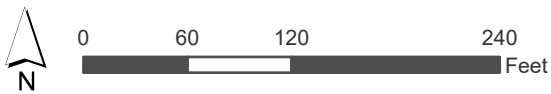


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/7/2025



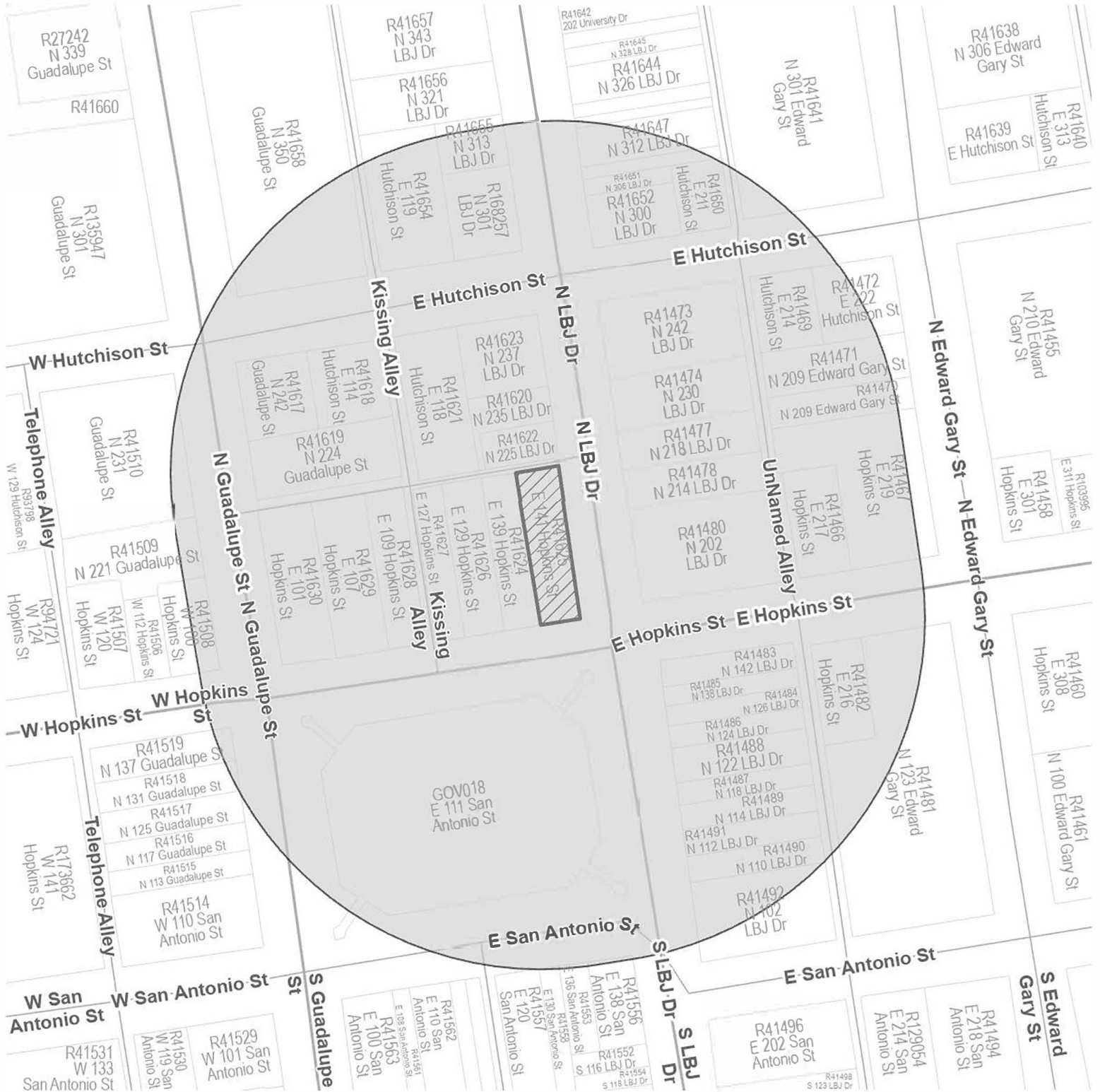
-  Subject Property
-  CD-5D
-  P



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Date: 4/7/2025





- 400 ft Buffer
- Subject Property



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Date: 4/4/2025

PLANNING AND DEVELOPMENT SERVICES



04/04/2025

CUP-25-17

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
215 N LBJ Dr**

CUP-25-17 (Root Cellar Café) Hold a public hearing and consider a request by Kyle Mylius, on behalf of Root Cellar Café, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 215 N LBJ Dr. (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, April 22, 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-25-17**.

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	118-120 N LBJ DR	SAN MARCOS, TX 78666	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
41480	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N	AUSTIN, TX 78734-2628	202 N LBJ DR, SAN MARCOS, TX 78666
41469	214HUTCHISON LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	214 E HUTCHISON ST, SAN MARCOS, TX 78666
41475	230 N LBJ LLC	912 NARANJO DR	GEORGETOWN, TX 78628	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666
41630	AIKEN, C H	242 WHITNEY RUN	BUDA, TX 78610-3008	101 E HOPKINS ST, SAN MARCOS, TX 78666
41641	AURELIUS LTD	216 SKIPPING CEDAR ST	SAN MARCOS, TX 78666-3854	301 N EDWARD GARY ST, SAN MARCOS, TX 78666
41625	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611	145 E HOPKINS ST, 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
41478	CARSON FAMILY PROPERTIES	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	212 N LBJ DR, SAN MARCOS, TX 78666
41623	CASEY MANAGEMENT TRUST	7801 HEATHERCREST CIRCLE	AUSTIN, TX 78731	237-245 N LBJ DR, SAN MARCOS, TX 78666
41622	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608	225 N LBJ DR, SAN MARCOS, TX 78666
41474	COLGIN THOMAS W ESTATE	811 ALTO ST	SAN MARCOS, TX 78666	226 N LBJ DR, SAN MARCOS, TX 78666
41628	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	109-119 E HOPKINS ST, SAN MARCOS, TX 78666
41486	EFW HOLDINGS INC	124 NORTH LBJ DR	SAN MARCOS, TX 78666-5620	124 N LBJ DR, SAN MARCOS, TX 78666

41651	GOMEZ JESSE G & MARTINA	308 N LBJ DR	SAN MARCOS, TX 78666	308 N LBJ DR, SAN MARCOS, TX 78666
41617	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431	242 N GUADALUPE ST, SAN MARCOS, TX 78666
41652	HARTNETT ENTERPRISES SAN MARCOS LLC	2407 BALLANTRAE DR	COLLEYVILLE, TX 76034-5304	300 N LBJ DR, SAN MARCOS, TX 78666
41518	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666	131 N GUADALUPE ST, SAN MARCOS, TX 78666
41467	HAYSCO SM LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	219 E HOPKINS ST, SAN MARCOS, TX 78666
41508	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896	100 W HOPKINS ST, SAN MARCOS, TX 78666
41620	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392	235 N LBJ DR, SAN MARCOS, TX 78666
41650	KEYSTONE REAL ESTATE INVESTMENT LLC	PO BOX 5051	BELLEVUE, WA 98009	211/215 E HUTCHISON ST, SAN MARCOS, TX 78666
41649	KND'S BOUTIQUE LLC	312 N LBJ DR	SAN MARCOS, TX 78666	312 N LBJ DR, SAN MARCOS, TX 78666
41472	MATT PATTERSON INS AGENCY INC	222 E HUTCHISON ST	SAN MARCOS, TX 78666-5682	222 E HUTCHISON ST, SAN MARCOS, TX 78666
41490	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516	110 N LBJ DR, SAN MARCOS, TX 78666
41626	ONIONS R US LLC	2533 DEER STAND LOOP	SAN MARCOS, TX 78666-5094	129 E HOPKINS ST, SAN MARCOS, TX 78666
41658	OS BOBCAT LLC	2420 GARNETFIELD LN	FRIENDSWOOD, TX 77546-4668	350 N GUADALUPE ST, SAN MARCOS, TX 78666
41483	OUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666-7335	142 N LBJ DR, SAN MARCOS, TX 78666
41466	PIPER JAMES M & TAMARA P	195 PICO CT	SAN MARCOS, TX 78666-1847	217 E HOPKINS ST, SAN MARCOS, TX 78666
41479	SAN MARCOS COMMUNITY PARTNERS LLC	P O BOX 162304	AUSTIN, TX 78716-2304	214 N LBJ DR, SAN MARCOS, TX 78666
41655	SERUR TERRY WARREN & GRANBERRY SHERI SERUR	PO BOX 874	SAN MARCOS, TX 78667-0874	313/315 N LBJ DR, SAN MARCOS, TX 78666

168257	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179	301 N LBJ DR, STE #127, SAN MARCOS, TX 78666
41476	SLACK JOHN MARK	112 DOLLY ST	SAN MARCOS, TX 78666	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666
41624	SLOAN JAMES LLC	139 E HOPKINS ST	SAN MARCOS, TX 78666-5678	139 E HOPKINS ST, SAN MARCOS, TX 78666
41477	TARRANT, LINDA LEWIS	P O BOX 199	HUNT, TX 78024-0199	218-220 N LBJ DR, 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
41621	TEXAS STATE UNIVERSITY-SAN MARCOS	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684	E HUTCHISON 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 CHARLES M JR & MARTHA JANE	P O BOX 805	SAN MARCOS, TX 78667-0805	114-116 N LBJ DR, SAN MARCOS, TX 78666
	Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666	
	Amy Thomaides	1131 W MLK St	SAN MARCOS, TX 78666	
	Michael Adams	106 Losoya St	SAN MARCOS, TX 78666	