



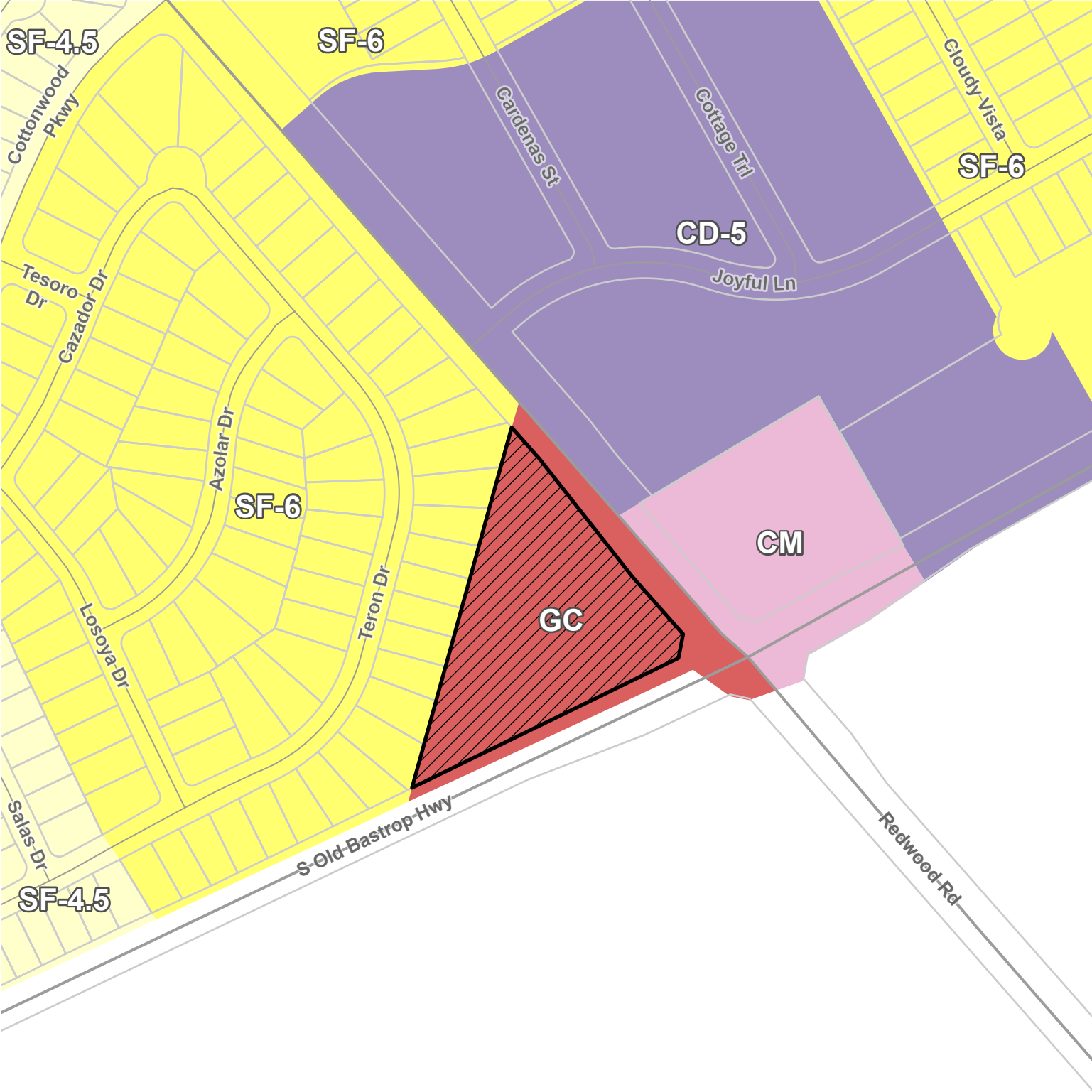
-  Subject Property
-  Parcel



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: 10/31/2025





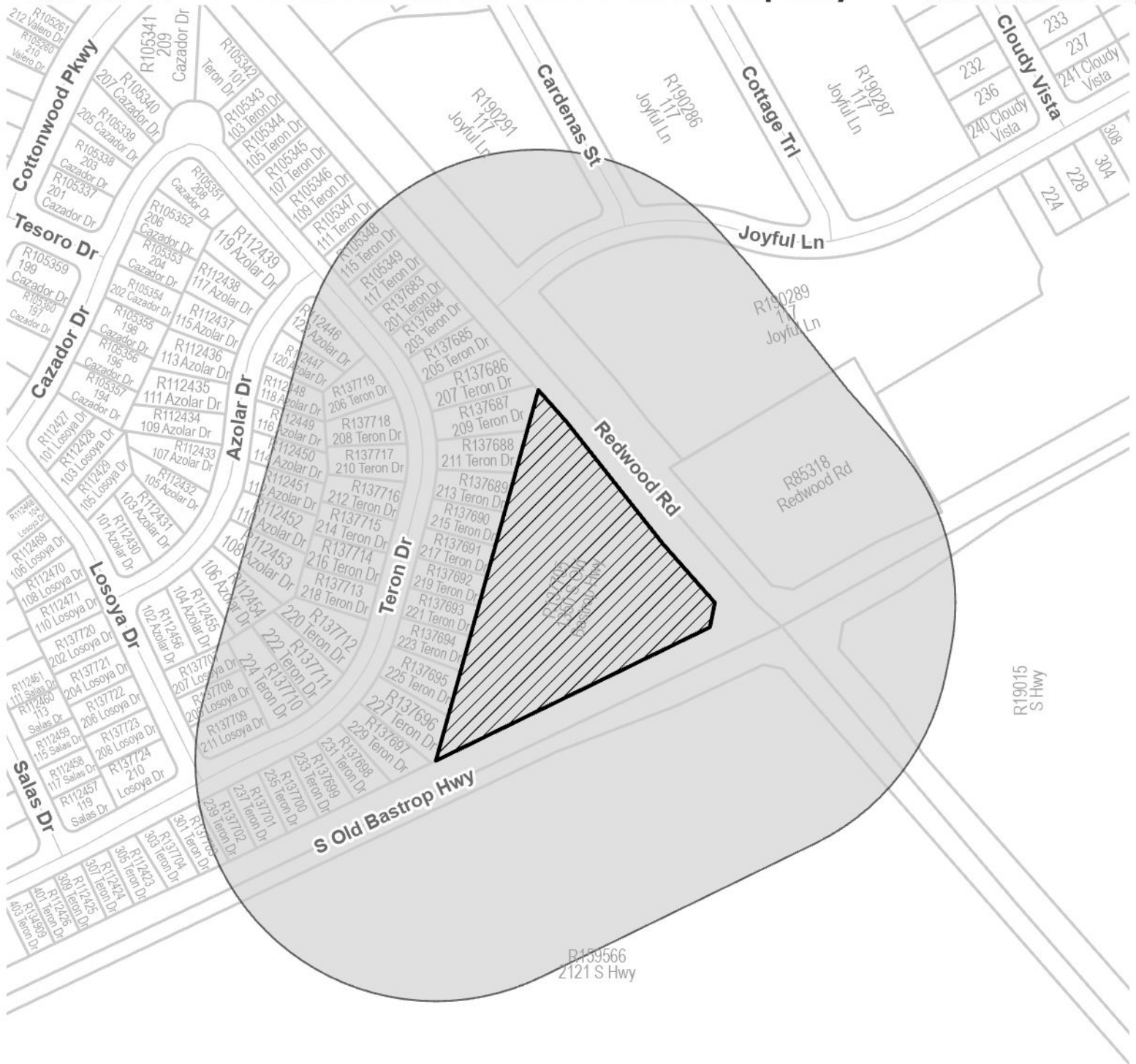
-  Subject Property
-  CD-5
-  GC
-  SF-4.5
-  SF-6
-  CM



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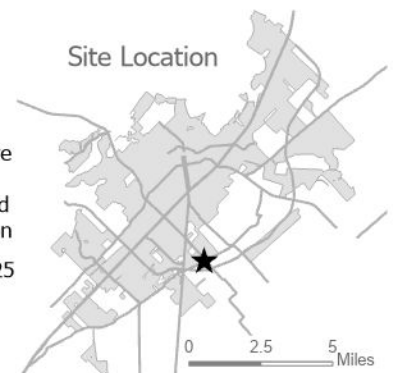


-  Subject Property
 400ft Buffer
 Parcel



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Date: 10/31/2025



PLANNING AND DEVELOPMENT SERVICES



11/21/2025

CUP-25-64

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1350 S Old Bastrop Hwy, Ste 101**

CUP-25-64 (Matas Mexican Restaurant) Hold a public hearing and consider a request by Erika Mata, on behalf of Matas Mexican Restaurant, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1350 S Old Bastrop Hwy, Ste 101. (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, December 9, 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-25-64**.

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
137694	223 TERON LLC	6926 LAKESHORE DR	DALLAS, TX 75214-3550	223 TERON DR, SAN MARCOS, TX 78666
137686	ARRIAGA WILLIAM ALBERTO & HERNANDEZ ELIZABETH AGUILAR	207 TERON DR	SAN MARCOS, TX 78666	207 TERON DR, SAN MARCOS, TX 78666
112447	ARTILES-LEON NOEL & CLARA NOVOA	120 AZOLAR ST	SAN MARCOS, TX 78666- 1429	120 AZOLAR DR, SAN MARCOS, TX 78666
137705	BAYPAM LLC	4302 CALLAGHAN RD	SAN ANTONIO, TX 78228- 3401	1350 S OLD BASTROP HWY, STE #101,103,105, SAN MARCOS, TX 78666
137689	BOBLICK MICHAEL	213 TERON DR	SAN MARCOS, TX 78666- 7095	213 TERON DR, SAN MARCOS, TX 78666
112455	BREWER TAYLOR KAY & SAMBRANO JOSEPH TOWNSEND	104 AZOLAR ST	SAN MARCOS, TX 78666- 1429	104 AZOLAR DR, SAN MARCOS, TX 78666
137719	BROWN BELINDA	206 TERON DR	SAN MARCOS, TX 78666- 7095	206 TERON DR, SAN MARCOS, TX 78666
137684	CAIN, SAMUEL SCOTT	203 TERON DR	SAN MARCOS, TX 78666- 7095	203 TERON DR, SAN MARCOS, TX 78666
137716	CHYNOWETH ROXANA LEE	212 TERON DR	SAN MARCOS, TX 78666- 7095	212 TERON DR, SAN MARCOS, TX 78666
137692	CORDOVA, JUAN C & ISABEL M	219 TERON DR	SAN MARCOS, TX 78666- 7095	219 TERON DR, SAN MARCOS, TX 78666
137683	CZAJKOWSKI RICHARD L & JOAN	409 BLACK BUCK RDG	NEW BRAUNFELS, TX 78132- 1846	201 TERON DR, SAN MARCOS, TX 78666
137697	DESIDORO BRENDA S & PERALES ANDRES JR	229 TERON DR	SAN MARCOS, TX 78666- 7095	229 TERON DR, SAN MARCOS, TX 78666
137709	FACUNDO RAYMOND & VICTORIA	211 LOSOYA DR	SAN MARCOS, TX 78666	211 LOSOYA DR, SAN MARCOS, TX 78666
137695	FLORES MICHAEL &	225 TERON DR	SAN MARCOS, TX 78666- 7095	225 TERON DR, SAN MARCOS, TX 78666

137688	GARCIA SANDRA N & GARCIA ERIC J	211 TERON DR	SAN MARCOS, TX 78666-7095	211 TERON DR, SAN MARCOS, TX 78666
137715	GOMEZ, DIEGO MARTINEZ	820 LENORA ST	SEATTLE, WA 98121	214 TERON DR, SAN MARCOS, TX 78666
137702	GONZALES MICHAEL A	239 TERON DR	SAN MARCOS, TX 78666-7095	239 TERON DR, SAN MARCOS, TX 78666
116400	HAYS COUNTY OF	712 S STAGECOACH TRAIL	SAN MARCOS, TX 78666-5396	REDWOOD RD, SAN MARCOS, TX 78666
137714	HINSHAW SHANNON & ST PAUL ELIZABETH MARITA	490 KATIE DR	AUSTIN, TX 78737-4474	216 TERON DR, SAN MARCOS, TX 78666
112450	JACOBS WAYNE CLAIR & GLENDA JAYE	114 AZOLAR ST	SAN MARCOS, TX 78666-1429	114 AZOLAR DR, SAN MARCOS, TX 78666
137685	JAYME ARTURO	18619 WOODED CRK	SAN ANTONIO, TX 78259-3315	205 TERON DR, SAN MARCOS, TX 78666
137703	KELLY, LAUREN BERZINS & BRIAN ANDREW	301 TERON DR	SAN MARCOS, TX 78666-7086	301 TERON DR, SAN MARCOS, TX 78666
137690	KRUEGER BROOKE &	215 TERON DR	SAN MARCOS, TX 78666	215 TERON DR, SAN MARCOS, TX 78666
190288	LEGACY SQUARE APARTMENTS HOLDINGS LLC	4101 PARKSTONE HEIGHTS DR, STE 280	AUSTIN, TX 78746-7486	
112449	LOPEZ ANDRES	116 AZOLAR ST	SAN MARCOS, TX 78666-1429	116 AZOLAR DR, SAN MARCOS, TX 78666
137691	MCCAIN DONNA R	9802 WILLOWBRIDGE PARK BLVD	HOUSTON, TX 77064-8828	217 TERON DR, SAN MARCOS, TX 78666
137712	MENDOZA, IRENE G	220 TERON DR	SAN MARCOS, TX 78666-7095	220 TERON DR, SAN MARCOS, TX 78666
137687	MOCTEZUMA, JOSE DANIEL	209 TERON DR	SAN MARCOS, TX 78666-7095	209 TERON DR, SAN MARCOS, TX 78666
112453	NACE EDWARD LEWIS	108 AZOLAR ST	SAN MARCOS, TX 78666-1429	108 AZOLAR DR, SAN MARCOS, TX 78666
105348	NIETO, CESAR AUGUSTO ROSALES	115 TERON DR	SAN MARCOS, TX 78666-6863	115 TERON DR, SAN MARCOS, TX 78666
137699	OLIVO ROSA E JACINTO	233 TERON DR	SAN MARCOS, TX 78666-7095	233 TERON DR, SAN MARCOS, TX 78666

159566	PAPE, GLENN RAY	2123 S OLD BASTROP HWY	SAN MARCOS, TX 78666	S OLD BASTROP HWY, SAN MARCOS, TX 78666
130384	RESERVES AT PARK PLACE LLC	17 B FIRSTFIELD RD, STE 203	GAITHERSBURG, MD 20878	CR 266, SAN MARCOS, TX 78666
20294	RESERVES AT PARK PLACE LLC	17 B FIRSTFIELD RD, STE 203	GAITHERSBURG, MD 20878	FM 621, SAN MARCOS, TX 78666
137711	REYES, JAIME AGUSTIN & MARIBEL	222 TERON DR	SAN MARCOS, TX 78666-7095	222 TERON DR, SAN MARCOS, TX 78666
105349	RINCON CHRISTIAN	117 TERON DR	SAN MARCOS, TX 78666-6863	117 TERON DR, SAN MARCOS, TX 78666
112448	RIVAS CARLOS B & TERESA M	135 SPINY LIZARD LN	SAN MARCOS, TX 78666-4897	118 AZOLAR DR, SAN MARCOS, TX 78666
112454	RIZO GREGORY & CRISTINA M	106 AZOLAR DR	SAN MARCOS, TX 78666	106 AZOLAR DR, SAN MARCOS, TX 78666
137718	ROBLES-HERNANDEZ & ROBLES KENIA	1230 SE 37TH ST	TOPEKA, KS 66605-2870	208 TERON DR, SAN MARCOS, TX 78666
137710	RODRIGUEZ ANDY	224 TERON DR	SAN MARCOS, TX 78666	224 TERON DR, SAN MARCOS, TX 78666
137701	RUBIN ERICKA B	237 TERON DR	SAN MARCOS, TX 78666	237 TERON DR, SAN MARCOS, TX 78666
137696	SALAZAR HOMERO A	227 TERON DR	SAN MARCOS, TX 78666-7095	227 TERON DR, SAN MARCOS, TX 78666
112452	SAMANIEGO ABRAHAM & SANCHEZ LAURIE M	110 AZOLAR DR	SAN MARCOS, TX 78666	110 AZOLAR DR, SAN MARCOS, TX 78666
112446	SAUCEDO DAVID & BARBARA	122 AZOLAR DR	SAN MARCOS, TX 78666	122 AZOLAR DR, SAN MARCOS, TX 78666
137717	SFR JV-2 NTL BORROWER LLC	15771 RED HILL AVE, STE 100	TUSTIN, CA 92780-7303	210 TERON DR, SAN MARCOS, TX 78666
137700	SMITH, YVETTE	235 TERON DR	SAN MARCOS, TX 78666	235 TERON DR, SAN MARCOS, TX 78666
85318	SMITHCO REDWOOD LLC	1400 POST OAK BLVD, STE 900	HOUSTON, TX 77056	2519 REDWOOD RD, SAN MARCOS, TX 78666
137708	TENA REYDESEL &	209 LOSOYA DR	SAN MARCOS, TX 78640	209 LOSOYA DR, SAN MARCOS, TX 78666

137698	VALADEZ FILOMENO L LIFE ESTATE	231 TERON DR	SAN MARCOS, TX 78666-7095	231 TERON DR, SAN MARCOS, TX 78666
137713	WOODS KEVIN MICHAEL & COLE IANNA MURPHY	218 TERON DR	SAN MARCOS, TX 78666-7095	218 TERON DR, SAN MARCOS, TX 78666
112451	ZORN, SAMANTHA	6411 BRIDGEWATER DR	AUSTIN, TX 78723-3907	112 AZOLAR DR, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666	