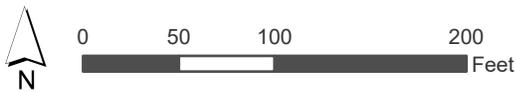




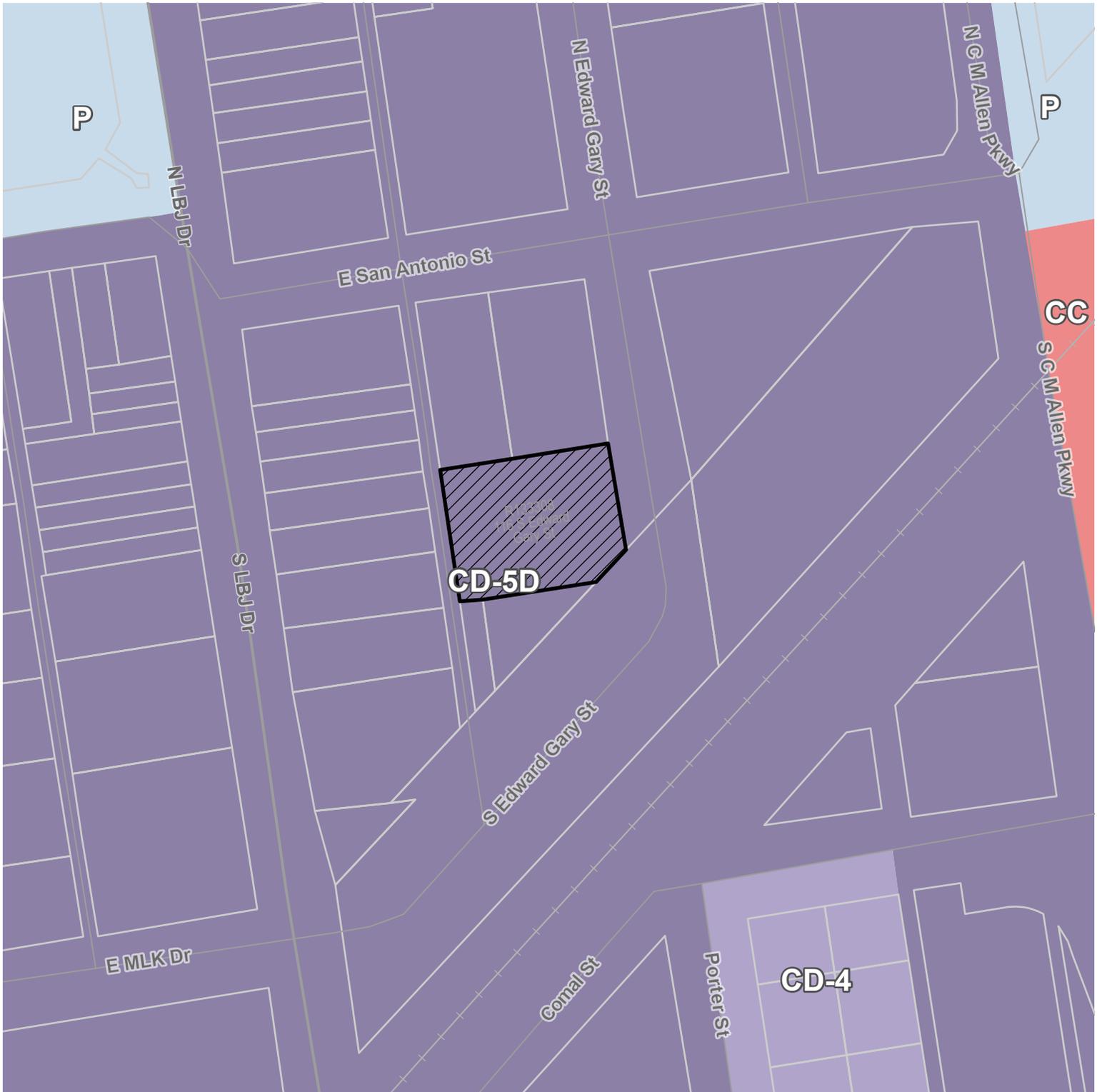
- Subject Property
- Parcel



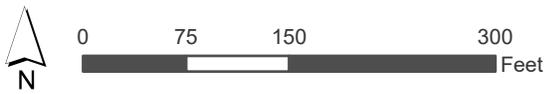
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/1/2024





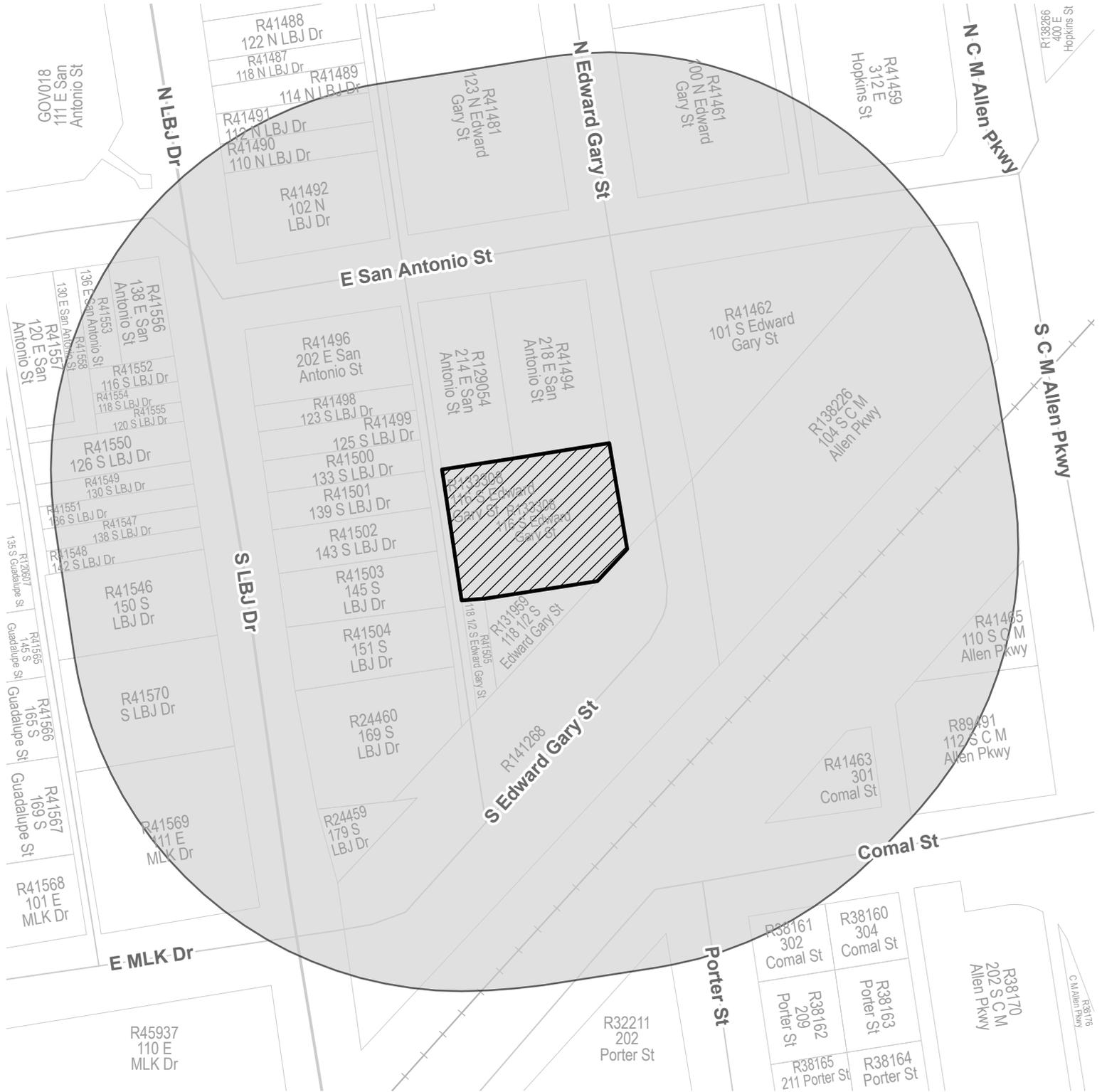
-  Subject Property
-  CC
-  CD-4
-  CD-5D
-  P



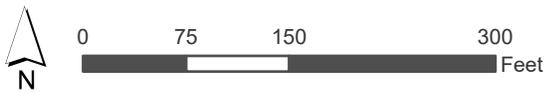
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Date: 4/1/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 4/3/2024

PLANNING AND DEVELOPMENT SERVICES



4/5/2024

CUP-24-14

**Notice of Public Hearing  
Conditional Use Permit Renewal Request  
Sale of Mixed Beverages  
116 South Edward Gary**

*CUP-24-14 (Railyard Bar and Grill) Hold a public hearing and consider a request by Arash Saberi, on behalf of Railyard Bar and Grill, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 116 South Edward Gary. (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. This recommendation will be forwarded to the San Marcos City Council. Before making a final decision, the Council will hold a public hearing to obtain citizen comments. 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, 23, 2024** 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-24-14**.

*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](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/State/Zip
131959	EDWARD GARY ST, SAN MARCOS, TX 78666	BREIHAN, TED	609-B WOOD ST	AUSTIN, TX 78703
41465	110 CM ALLEN PKWY, SAN MARCOS, TX 78666	KUHN, MICHAEL	SCANIO BUILDING MANAGEMENT TRUST	SAN MARCOS, TX 78666
41556	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SCANIO MICHAEL E TRUSTEE	118 ALGARITA	SAN MARCOS, TX 78666
41549	130 S LBJ DR, SAN MARCOS, TX 78666	SIERRA ALBERT PHILLIP	P O BOX 805	SAN MARCOS, TX 78667-0805
41489	114-116 N LBJ DR, SAN MARCOS, TX 78666	WALDRIP CHARLES M JR & MARTHA JANE	REIBER DAVID TYLER	SAN MARCOS, TX 78666
41502	143 S LBJ DR, SAN MARCOS, TX 78666	REIBER MATTHEW ALLEN &	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41552	116 S LBJ DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 2 LLC	4 TIMBERCREST ST	SAN MARCOS, TX 78666-3018
41463	301 COMAL ST, SAN MARCOS, TX 78666	MERRITT CRAIG	MURPHREE DONNA A TRUSTEE	SAN MARCOS, TX 78666
41553	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666	LARRY W MURPHREE SPOUSAL TRUST	NICOLA ROBERT JAMES	HOUSTON, TX 77077
41501	135-139 S LBJ DR, SAN MARCOS, TX 78666	NICOLA WILLIAM CHARLES &	16925 WHISPERING BREEZE DR	AUSTIN, TX 78738
41569	111 E MLK DR, SAN MARCOS, TX 78666	111 MLK DEVELOPMENT LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
138266	S CM ALLEN PKWY, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES LP	#NAME?	SAN MARCOS, TX 78666-9542
41461	100 N EDWARD GARY ST, SAN MARCOS, TX 78666	HANSON-SKILES CONSTANCE MARIE FAMILY BYPASS TRUST	3500 OAKMONT BLVD	AUSTIN, TX 78731
41490	110 N LBJ DR, SAN MARCOS, TX 78666	MLKSM LLC	1101 TATE TRL	SAN MARCOS, TX 78666-5225
41557	120 E SAN ANTONIO ST, SAN MARCOS, TX 78666	THE MARC ON THE SQUARE LLC	1509 GUADALUPE STE 200	AUSTIN, TX 78701
41505	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666	WESTLAKE INVESTMENT CORP	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
41498	125 S LBJ DR, SAN MARCOS, TX 78666	S LBJ 125 LLC	C/O CARSON SELECT INVESTMENTS GP LLC GENERAL PARTNER	SAN MARCOS, TX 78666-5063
41459	312 E HOPKINS ST, SAN MARCOS, TX 78666	CARSON SELECT INVESTMENTS LP	214 River Hills DR	San Marcos, TX 78666-9536
41504	151 S LBJ DR, SAN MARCOS, TX 78666	MAY JUSTIN ALAN	PO BOX 911	SAN MARCOS, TX 78666-9999
41558	130 E SAN ANTONIO ST, SAN MARCOS, TX 78666	ROTHER INVESTMENTS LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
41499	133 S LBJ DR, SAN MARCOS, TX 78666	133 S LBJ LLC	P O BOX 629	SAN MARCOS, TX 78667-0629
41503	145 S LBJ DR, SAN MARCOS, TX 78666	FRAYEZUR PROPERTIES LTD	P O BOX 91383	AUSTIN, TX 78709-1383
133308	116 S EDWARD GARY, SAN MARCOS, TX 78666	RADIANT SOLUTIONS INC	3308 AVENAL DR	AUSTIN, TX 78738-5367
41496	101 S LBJ DR, SAN MARCOS, TX 78666	LONGHORN INVESTMENTS LLP	11701 BEE CAVES RD	BEE CAVE, TX 78738-5014
41546	150 S LBJ DR, SAN MARCOS, TX 78666	BWB2 LP	126 S LBJ DR	SAN MARCOS, TX 78666
41550	126 S LBJ DR, SAN MARCOS, TX 78666	WARREN, ROBERT L	111 BAYRIDGE RD	LA PORTE, TX 77571-3557
24460	169-175 S LBJ DR, SAN MARCOS TX	REESE, KYLE D	1502 THE HIGH RD	AUSTIN, TX 78746-2234
138700	240 COMAL ST, SAN MARCOS, TX 78666	KNICKERBOCKER INTERESTS LLC	P O BOX 118	SAN MARCOS, TX 78667-0118
41548	142 S LBJ DR, SAN MARCOS, TX 78666	FINCH, JOHNNY L	100 CONGRESS AVE	AUSTIN, TX 78701-2750
41494		VICTORIA BANK & TRUST	120 S LBJ DR	SAN MARCOS, TX 78666
41555	120 S LBJ DR, SAN MARCOS, TX 78666	MENDEZ, RONNIE A	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707
41554	118 S LBJ DR, SAN MARCOS, TX 78666	78 TRIPLE 6 INVESTMENTS LLC	P O BOX 91383	AUSTIN, TX 78709-1383
129054	214 E SAN ANTONIO, SAN MARCOS, TX 78666	LINDSEY LOFTS LTD	11414 EDDIE EGAN LN	AUSTIN, TX 78748-4000
38161	302 COMAL ST, SAN MARCOS, TX 78666	MOCEDADS LLC	1131 W. MLK St	San Marcos TX 78666
		CONA Rep Amy Thomaides	1128 W. MLK Dr	San Marcos TX 78666
		CONA Rep Darla Munoz	122 Riviera St	San Marcos TX 78666
		Neighborhood Rep Bobbie Garza-Hernandez	211 Ebony St	San Marcos TX 78666
		Neighborhood Rep Roland Saucedo		