

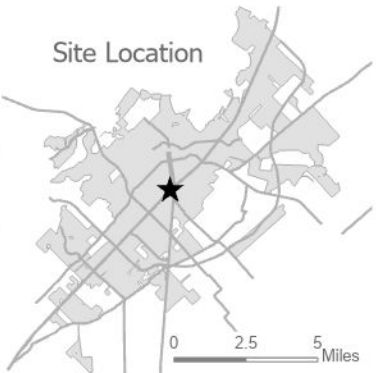


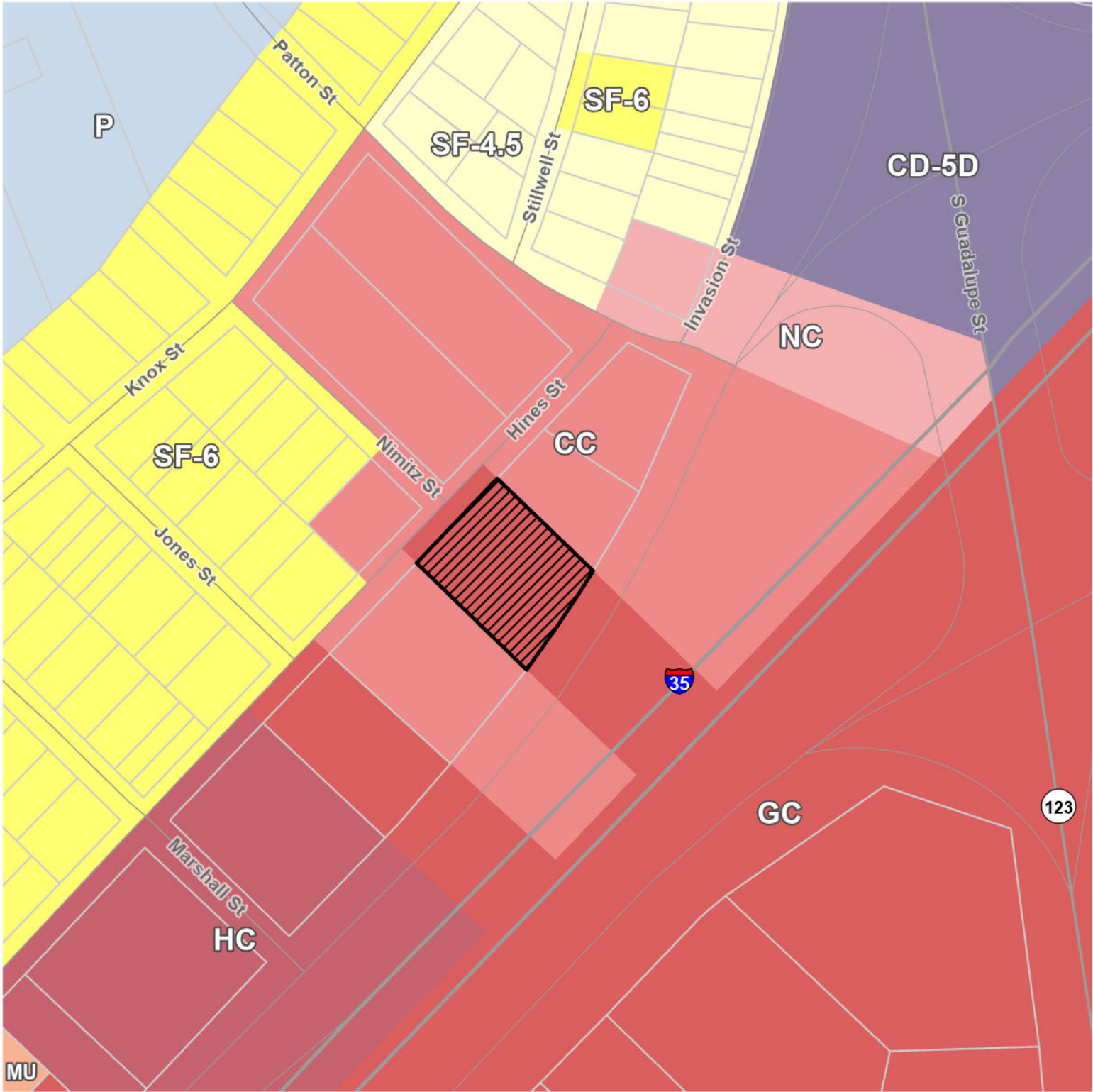
-  Subject Property
-  Parcel



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: 7/30/2025





- | | | | |
|--|------------------|--|--------|
| | Subject Property | | MU |
| | CC | | NC |
| | CD-5D | | P |
| | GC | | SF-4.5 |
| | HC | | SF-6 |



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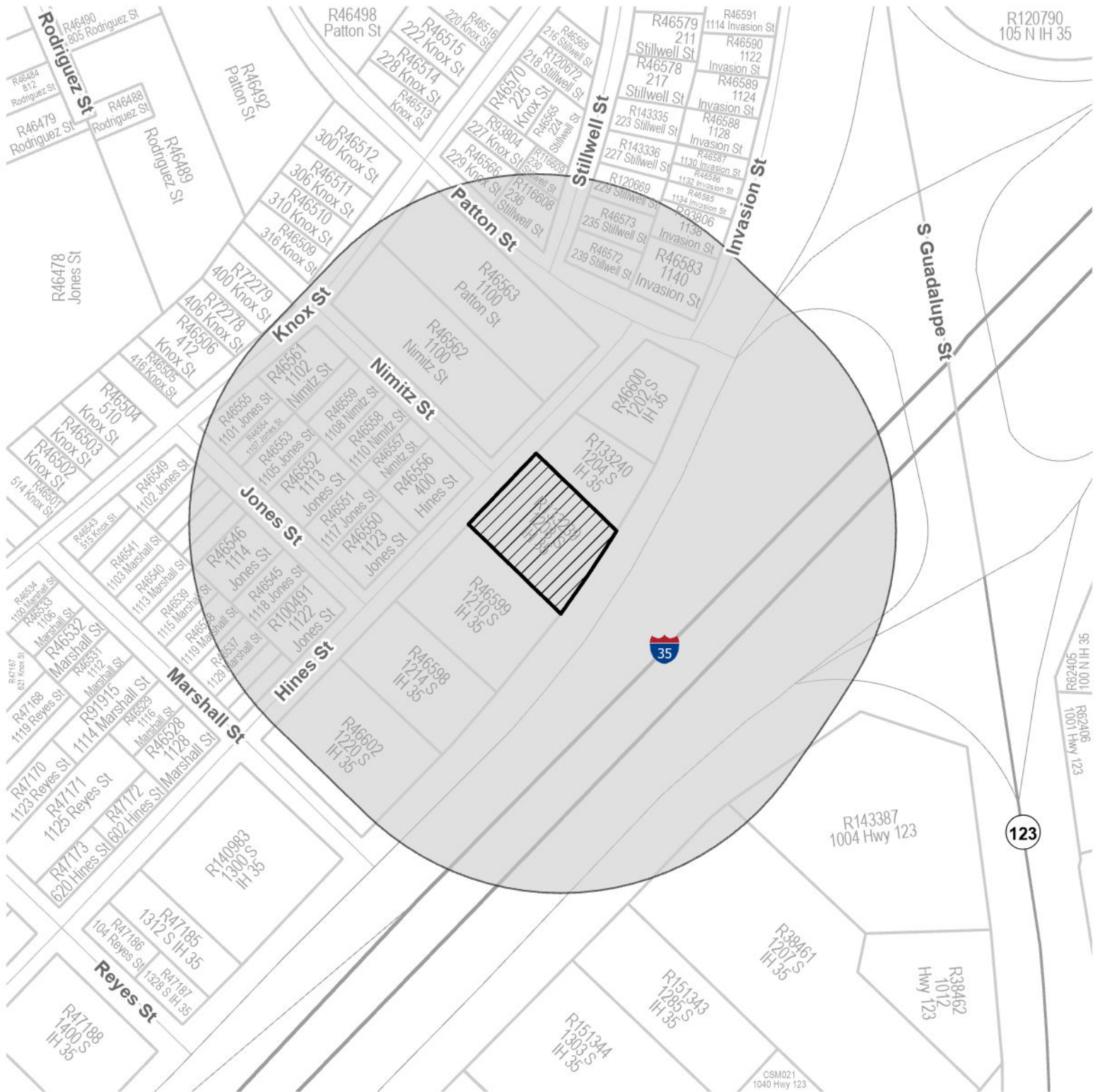
Date: 7/30/2025



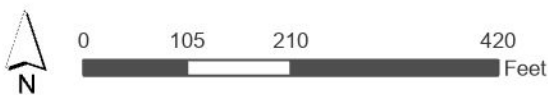
CUP-25-43

La Fonda CUP Renewal- 1208 S IH 35

Notification Map



- Subject Property
- 400ft Buffer
- Parcel

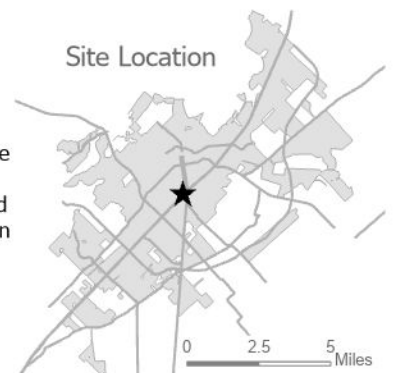


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Date: 8/6/2025

SAN MARCOS Planning and Development Services

Site Location



PLANNING AND DEVELOPMENT SERVICES

8/20/2025



CUP-25-43

Notice of Public Hearing
UPDATED HEARING DATE
Conditional Use Permit Request
Sale of Beer & Wine
1208 S IH 35

CUP-25-43 (La Fonda Alcohol CUP Renewal) Hold a public hearing and consider a request by Sergio Valadez, on behalf Dezte Group Inc, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1208 S IH 35. (W. Rugeley)

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, September 9, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins St. 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, **Will Rugeley**, at **512.805.2613** or **WRugeley@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-43**.

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 CUP-25-43

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
72279	400 KNOX ST, SAN MARCOS TX	ALONZO, ADAM	400 KNOX ST	SAN MARCOS, TX 78666-6138
46555	1101 JONES ST, SAN MARCOS TX	BASOTAM INVESTMENT LLC	16401 SUMMIT DR	AUSTIN, TX 78728-1150
46553	1105 JONES ST, SAN MARCOS, TX 78666	CARRILLO, RAMON V, Jr	1107 JONES ST	SAN MARCOS, TX 78666-6133
46549	1102 JONES ST, SAN MARCOS, TX 78666	CHENG ANGIE	11425 CHERISSE DR	AUSTIN, TX 78739
46547	1112 JONES ST, SAN MARCOS, TX 78666	CINDY & RANDY MARTIN IRREVOCABLE TRUST MARTIN CYNTHIA ANN & MARTIN RANDY JO TRUSTEES	801 TOLER CT	LONGVIEW, TX 75604-3442
46551	1117 JONES ST, SAN MARCOS TX	CONTRERAS, ROSALINDA PRADO	P O BOX 74	MARTINDALE, TX 78655-0074
120669	229 STILLWELL ST, SAN MARCOS TX	CORDERO GUILLERMO & CORDERO MAXIMA ESTATE	229 STILLWELL	SAN MARCOS, TX 78666
116609	236 STILLWELL ST, SAN MARCOS, TX 78666	CORTEZ FEBRONIO	236 STILLWELL ST	SAN MARCOS, TX 78666
46566	229 KNOX ST, SAN MARCOS, TX 78666	CORTEZ, MARTIN	518 PATTON ST	SAN MARCOS, TX 78666
46563	EDEN, SAN MARCOS TX	CUAUHTEMOC SOCIEDADS	P O BOX 1624	SAN MARCOS, TX 78667-1624
46535	508 HINES, SAN MARCOS, TX 78666	DELAROSA MARCELINA H EST OF C/O CARMEN RODRIGUEZ	5898 CAMINO REAL	MAXWELL, TX 78656-4211
46536	MARSHALL ST, SAN MARCOS, TX 78666	DELAROSA, R	5898 CAMINO REAL	MAXWELL, TX 78656-4211
133239	1208 S IH 35, SAN MARCOS, TX 78666	DEZTE GROUP INC	P O BOX 986	SAN MARCOS, TX 78667
46559	1108 NIMITZ ST, SAN MARCOS, TX 78666	DURAN, JUANA NATAL	1108 NIMITZ	SAN MARCOS, TX 78666
116608	236 STILLWELL ST, SAN MARCOS, TX 78666	ERMI, BECKY	11958 WILD CHAMOMILE ST	LAS VEGAS, NV 89183-5579
46583	1140 INVASION ST, SAN MARCOS, TX 78666	GARZA GABRIEL ANTONIO	1140 INVASION ST	SAN MARCOS, TX 78666-6237
46557	NIMITZ ST, SAN MARCOS, TX 78666	GONZALES, LORENZO A	3301 S OLD BASTROP HWY	SAN MARCOS, TX 78666-8938
46573	235 STILLWELL ST, SAN MARCOS, TX 78666	HERNANDEZ RICHARD & BERTHA	504 MARSH CV	KILLEEN, TX 76542
100491	1122 JONES ST, SAN MARCOS, TX 78666	HERNANDEZ, OSCAR A	2470 GRAY FALLS DR STE 130	HOUSTON, TX 77077
38461	1207 S IH 35, SAN MARCOS, TX 78666	HILTON JOINT VENTURE CAVALIER EL CARO & PARKMORE JOINT VENTURE	PO BOX 851025	RICHARDSON, TX 75085
46552	1113 JONES ST, SAN MARCOS, TX 78666	IRONWOOD FINANCE INC	1127 2ND ST	CORPUS CHRISTI, TX 78404
46537	1129 MARSHALL ST, SAN MARCOS, TX 78666	MACHADO, ALICE	6585 FM 621	MARTINDALE, TX 78655-2583
93804	227 KNOX, SAN MARCOS, TX 78666	ORTA ROBIN D & CHRISTINA Y	227 KNOX ST	SAN MARCOS, TX 78666
46540	1113 MARSHALL, SAN MARCOS TX	ORTUNIO MARIA LOUISA	1113 MARSHALL ST	SAN MARCOS, TX 78666-6145
136389	1108 JONES ST, SAN MARCOS, TX 78666	PIPER TAMARA & JAMES	186 PICO CT	SAN MARCOS, TX 78666-1847
46599	1210 S IH 35, SAN MARCOS, TX 78666	PLASCENCIA ALFREDO & HERNANDEZ OSCAR ANDRES	2470 GRAY FALLS DR STE 130	HOUSTON, TX 77077
46602	1220 S IH 35, SAN MARCOS, TX 78666	R & R IH35 LLC	200 LOMBRANO ST	SAN ANTONIO, TX 78207
46598	1214 S IH 35, SAN MARCOS, TX 78666	REFUEL OPERATING COMPANY LLC	4105 FABER PLACE DR STE 300	NORTH CHARLESTON, SC 29405-8593
46539	1115 MARSHALL ST, SAN MARCOS TX	RIZK, DORA MARTINEZ	419 RIVERSIDE DR	SAN MARCOS, TX 78666
46560	1106 NIMITZ, SAN MARCOS TX	RODRIGUEZ DANIEL & MARY ALICE	1102 NIMITZ	SAN MARCOS, TX 78666
46550	1123 JONES ST, SAN MARCOS, TX 78666	RODRIGUEZ, ERMELINDA	325 QUIET OAK RD	SAN MARCOS, TX 78666-3983
151717		SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666-5717
46546	1114 JONES ST, SAN MARCOS, TX 78666	SHEARER, BOAZ H	2615 OLD SEGUIN RD	SAN MARCOS, TX 78666-2124
93806	1138 INVASION ST, SAN MARCOS, TX 78666	SILVA IRENE V	P.O. BOX 155	STAPLES, TX 78670-0155
46600	1202 S IH 35, SAN MARCOS TX	SMITH, DAIRY QUEENS	161 N EARL RUDDER FWY	BRYAN, TX 77802-5004
46558	1110 NIMITZ, SAN MARCOS TX	VALADEZ SERGIO	P.O. BOX 986	SAN MARCOS, TX 78667
46545	1118 JONES ST, SAN MARCOS TX	VASQUEZ FIDEL & DORA	1118 JONES ST	SAN MARCOS, TX 78666
46548	1110 JONES ST, SAN MARCOS, TX 78666	WALCH ROBERT J	426 E ORCHARD	FREDERICKSBURG, TX 78624
143387	1203 S IH 35, SAN MARCOS, TX 78666	WHATABURGER REAL ESTATE LLC REAL ESTATE DEPARTMENT	300 CONCORD PLAZA DR	SAN ANTONIO, TX 78216
46538	1119 MARSHALL, SAN MARCOS, TX 78666	WILLIAMS HALEY & PAPASERGE ETHAN	1119 MARSHALL	SAN MARCOS, TX 78666
		Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666
		John Thomaides	813 Arizona	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666