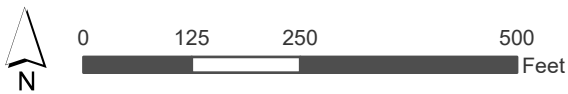




- Subject Property
- Parcel

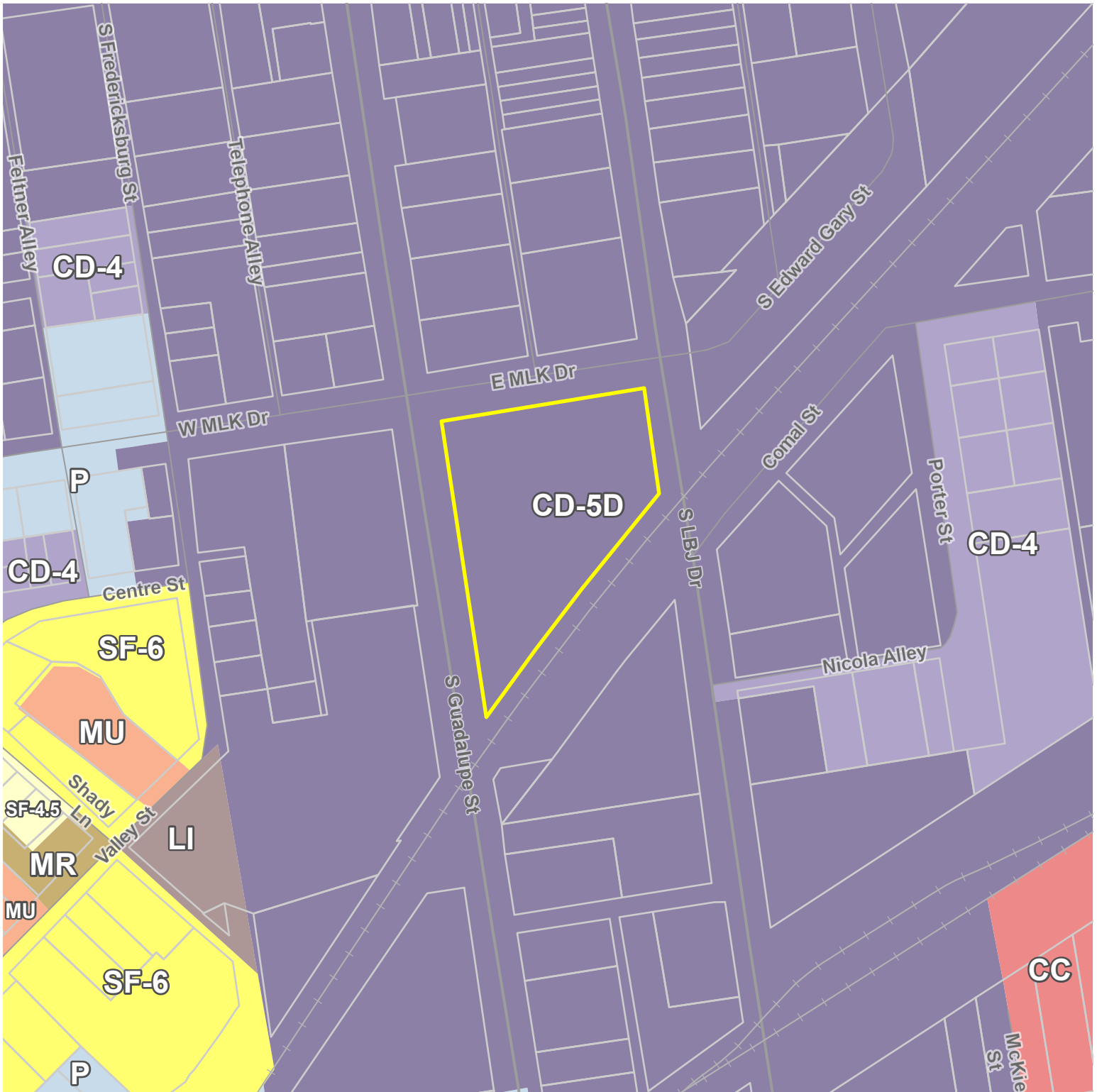


Site Location



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: 6/6/2023



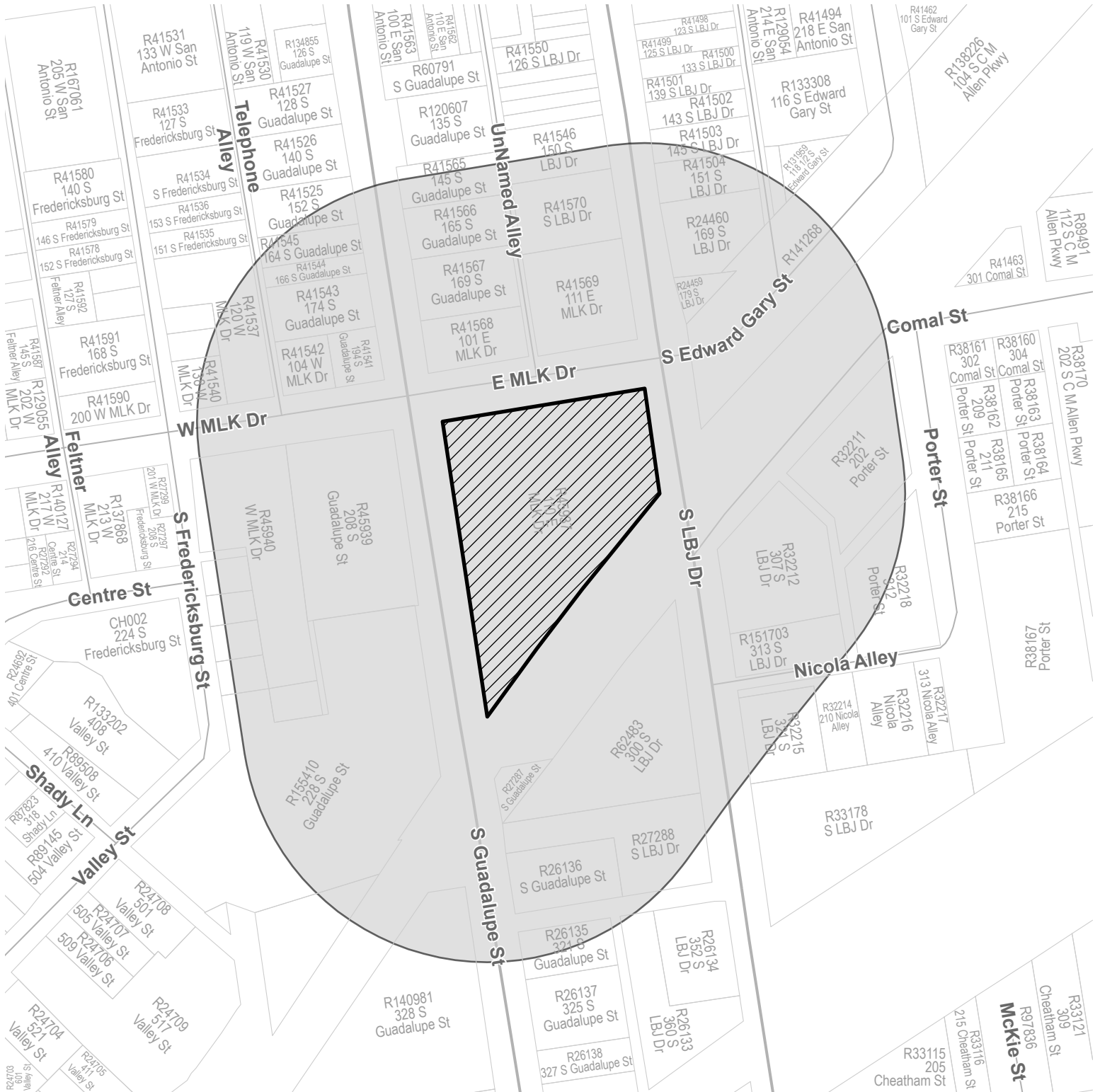
- Subject Property
- MR
- MU
- CD-4
- P
- CD-5D
- SF-4.5
- SF-6
- LI






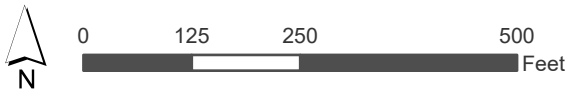
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/8/2023





-  Subject Property
-  Parcel
-  400ft Buffer



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: 6/6/2023

PLANNING AND DEVELOPMENT SERVICES



04/04/2025

CUP-25-11

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Beer & Wine  
110 E MLK DR STE 102**

*CUP-25-11 (Gus's Fried Chicken) Hold a public hearing and consider a request by Janet Hickerson, on behalf of Gus's Fried Chicken, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 110 E MLK DR STE 102. (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](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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-11**.

*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)

## Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
155410	228 GUADALUPE LLC	7630 RED BAY CT	DUBLIN, OH 43016-9483	228 S GUADALUPE ST, SAN MARCOS, TX 78666
154877	307 S LBJ REALTY LLC	2702 ROCKINGHAM DR	AUSTIN, TX 78704-3815	307 S LBJ DR, SAN MARCOS, TX 78666
32218	312 BJ STREET LLC	6904 CREEDMOOR RD	AUSTIN, TX 78719-3110	312 PORTER ST, SAN MARCOS, TX 78666
26135	APANTE INVESTMENTS LP	4303 AQUA VERDE DR	AUSTIN, TX 78746	321 S GUADALUPE ST, SAN MARCOS, TX 78666
27288	BARBER W G ESTATE	ABANDONED PROPERTY	, 00000	
32214	BENAVIDES SYLVIA SOLIS	704 CRYSTAL CV	SAN MARCOS, TX 78666-9565	210 NICOLA ALLEY, SAN MARCOS, TX 78666
131959	BREIHAN, STACY	1444 HIGHLAND DR	SAN MARCOS, TX 78666-3002	EDWARD GARY ST, SAN MARCOS, TX 78666
41546	BWB2 LP	11701 BEE CAVES RD, # 206	BEE CAVE, TX 78738-5014	150 S LBJ DR, SAN MARCOS, TX 78666
41537	CENTURYTEL OF SAN MARCOS INC	1025 ELDORADO BLVD	BROOMFIELD, CO 80021-8254	120 W MLK DR, SAN MARCOS, TX 78666
62483	COMPASS BANK	P O BOX 10566	BINNINGHAM, AL 35296-0566	300 S LBJ DR, SAN MARCOS, TX 78666
41568	DOZIER DIRK & KATHERINE	P O BOX 160667	AUSTIN, TX 78716-0667	101 E MLK DR, SAN MARCOS, TX 78666
41542	EAST HOPKINS LLC	120 W HOPKINS ST, APT 200	SAN MARCOS, TX 78666-5637	104 MLK DR, SAN MARCOS, TX 78666
41566	EKP GUADALUPE SM LLC	5615 MC CARTY LN	AUSTIN, TX 78749-2027	165 S GUADALUPE ST, STE #111 & 112, SAN MARCOS, TX 78666
41540	ESTATE OF CLARA BETH WILSON	138 W MARTIN L KING DR	SAN MARCOS, TX 78666	138 W MLK DR, SAN MARCOS, TX 78666

41567	FACUNDO AND SONS INC	169 S GUADALUPE ST	SAN MARCOS, TX 78666-5531	169 S GUADALUPE ST, SAN MARCOS, TX 78666
41543	FORREAL LTD	215 W SAN ANTONIO ST, STE 2002	SAN MARCOS, TX 78666-5549	174 S GUADALUPE ST, SAN MARCOS, TX 78666
41503	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629	145 S LBJ DR, SAN MARCOS, TX 78666
138700	KNICKERBOCKER INTERESTS LLC	1502 THE HIGH RD	AUSTIN, TX 78746-2234	240 COMAL ST, SAN MARCOS, TX 78666
41504	MAY JUSTIN ALAN	214 River Hills DR	San Marcos, TX 78666-9536	151 S LBJ DR, SAN MARCOS, TX 78666
45937	MLKSM LLC	510 HEARN ST, # 380	AUSTIN, TX 78703-4516	110 E MLK DR, STE #102, SAN MARCOS, TX 78666
26133	MUZUN INVESTMENTS LLC	P O BOX 160788	AUSTIN, TX 78716-0788	360 S LBJ DR, SAN MARCOS, TX 78666
151703	NICOLA MATTHEW & SHEMAINE	1540 FRONTIER	SPRING BRANCH, TX 78070-5950	313 S LBJ DR, SAN MARCOS, TX 78666
24460	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557	169-175 S LBJ DR, SAN MARCOS TX
41539	SAN MARCOS TELEPHONE CO INC	P O BOX 4065	MONROE, LA 71211-4065	120 W MLK DR, SAN MARCOS, TX 78666
140981	SANCHEZ FRANCISCO & YSLENDIA M	PO BOX 276	MARTINDALE, TX 78655	328 GUADALUPE, SAN MARCOS, TX 78666
27287	TUTTLE LUMBER CO	PO BOX 357	LOCKHART, TX 78644-0357	S GUADALUPE ST, SAN MARCOS, TX 78666
32215	WELCH, KERMIT	2916 SHADOW DR W	ARLINGTON, TX 76006-2722	321 S LBJ DR, SAN MARCOS, TX 78666
41505	WESTLAKE INVESTMENT CORP	1509 GUADALUPE STE 200	AUSTIN, TX 78701	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666
41565	WORLD CUP INVESTMENTS LLC &	728 SNYDER HILL DR	SAN MARCOS, TX 78666	145 S GUADALUPE ST, SAN MARCOS, TX 78666
26136	ZELEDON LLC	P O BOX 160788	AUSTIN, TX 78715-0788	S GUADALUPE ST, SAN MARCOS, TX 78666
41545	ZUGHAIYER, MOHAMMAD	24 YELLOWSTONE WAY	PACIFICA, CA 94044-3740	164 S GUADALUPE ST, SAN MARCOS, TX 78666

	CONA Rep Ramona & Rudy Rodriguez	533 Hull St	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	
	Neighborhood Rep Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666	
	Neighborhood Rep Bobbie Garza- Hernandez	122 Riviera St	SAN MARCOS, TX 78666	