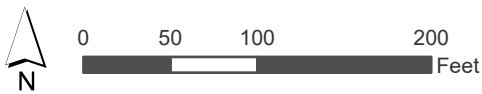




- Subject Property
- Parcel

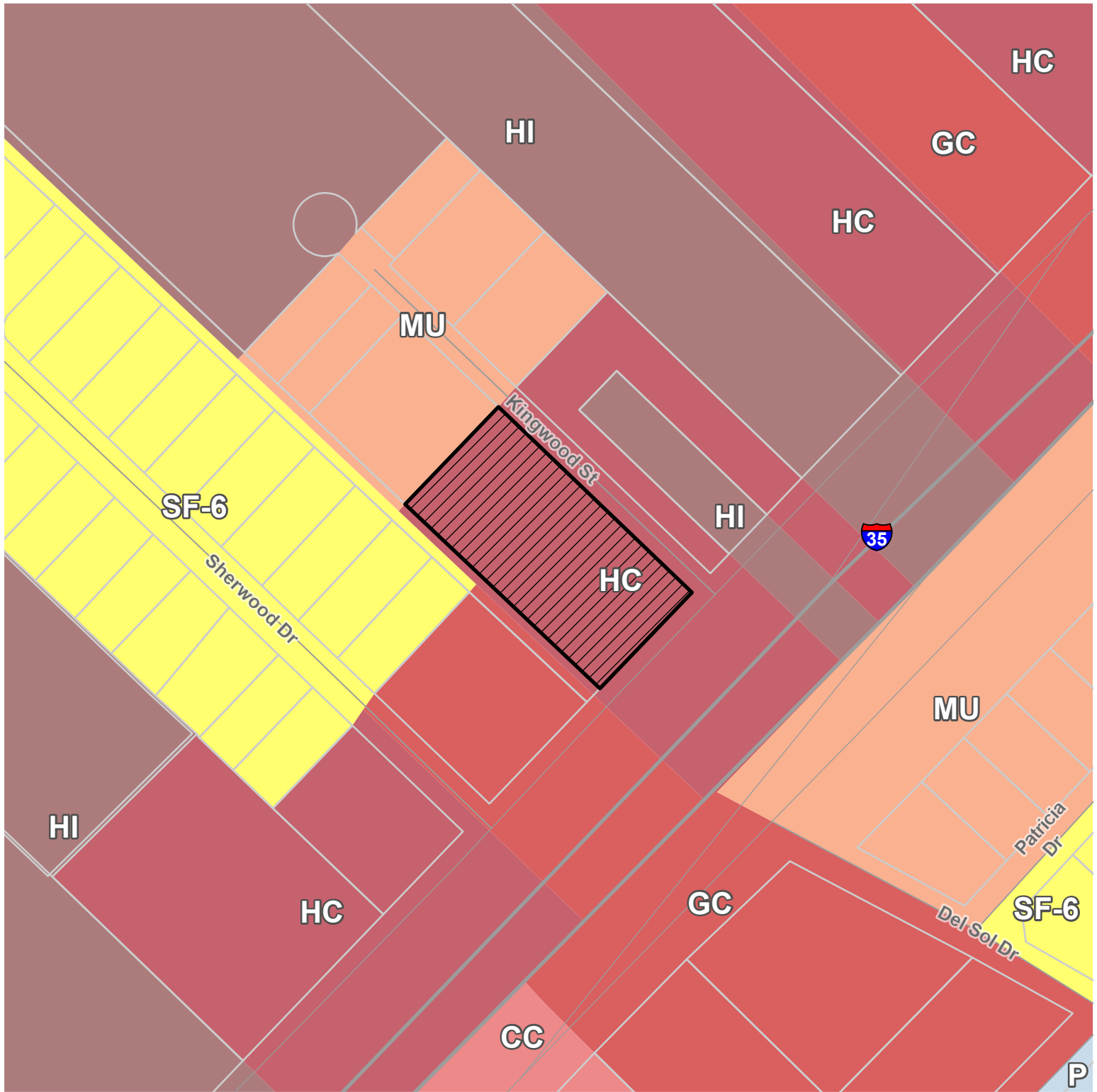


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.








Date: 10/11/2024

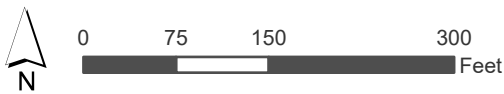






 Subject Property

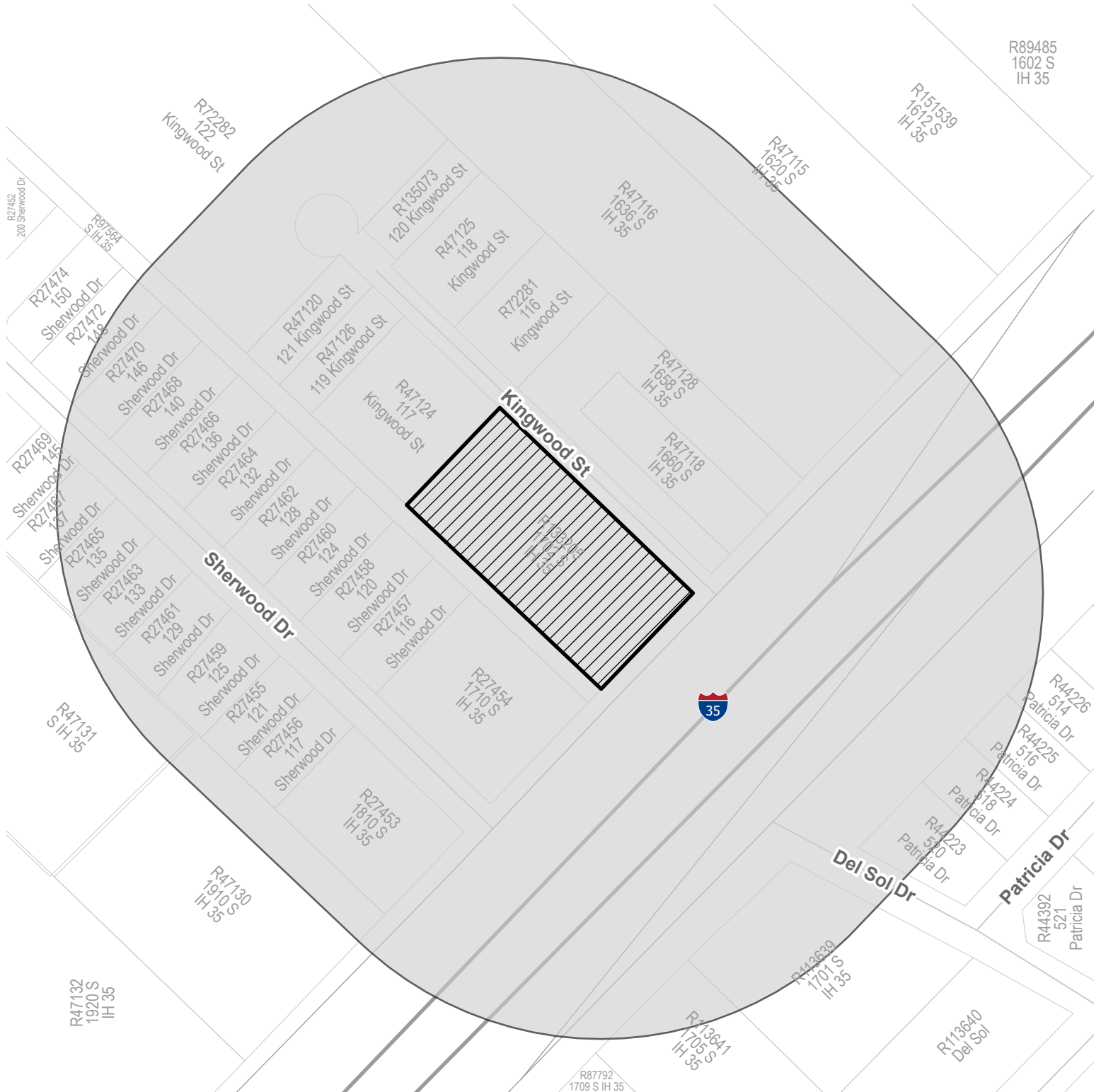
-  CC
-  GC
-  HC
-  HI
-  MU
-  P
-  SF-6





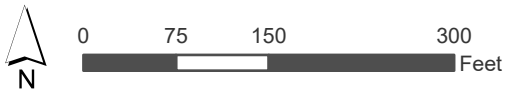
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Date: 10/11/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 10/11/2024



PLANNING AND DEVELOPMENT SERVICES



12.19.2024

CUP-24-56

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Mixed Beverages  
1700 S IH 35**

*CUP-24-56 (One Time Tavern) Hold a public hearing and consider a request by One Time Tavern LLC, on behalf of One Time Tavern, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1700 S IH 35. (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. 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, January 14, 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, Craig Garrison, at **512.805.2649** or [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-24-56**.

*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
47125	118 KINGWOOD ST, SAN MARCOS, TX 78666	PENA JOSE & CABALLERO MANUEL ALBERT PE	275 COTTONWOOD TRL	MAXWELL, TX 78656-4206
47130	1910 S IH 35, SAN MARCOS, TX 78666	BUCKNER WALTER E & BUCKNER THOMAS A J	% SAN MARCOS PUBLISHING LP/JIM MOSER	SAN MARCOS, TX 78666
47123	117 KINGWOOD ST, SAN MARCOS, TX 78666	CRAYTON, CLESTER H	117 KINGWOOD ST	SAN MARCOS, TX 78666
27465	137 SHERWOOD ST, SAN MARCOS, TX 78666	SANCHEZ JOSE L & SANCHEZ MICAELA	137 SHERWOOD ST	SAN MARCOS, TX 78666-6014
27469	145 SHERWOOD, SAN MARCOS, TX 78666	BALDERAS, AMELIA C	145 SHERWOOD ST	SAN MARCOS, TX 78666-6014
27457	116 SHERWOOD ST, SAN MARCOS, TX 78666	GARZA, CARLOS MORALES	116 SHERWOOD ST	SAN MARCOS, TX 78666
27454	S IH 35, SAN MARCOS, TX 78666	FREY, STEPHEN A & FREY, ELISA	1205 OSPREY RIDGE LOOP	LAGO VISTA, TX 78645-8055
47120	121 KINGWOOD ST, SAN MARCOS, TX 78666	SOUTHERN REHAB LLC	401 REIMER AVE	SAN MARCOS, TX 78666-5046
27463	133 SHERWOOD ST, SAN MARCOS, TX 78666	HISSENG KAITLYN & ROSENTHAL DARRYL PH	133 SHERWOOD ST	SAN MARCOS, TX 78666-6014
47128	1660 S IH 35, SAN MARCOS TX	CONGER LORI Z TRUST UW0 ZIEGLER THAD M	PO BOX 6053	SAN ANTONIO, TX 78209-0053
27459	125 SHERWOOD ST, SAN MARCOS, TX 78666	ALDAPE, ISABEL JR & ROSA	125 SHERWOOD ST	SAN MARCOS, TX 78666-6014
47116	1632 S IH 35, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746
47118	1658 S IH 35, SAN MARCOS, TX 78666	TOM & PAULA HAMILTON FAMILY LIMTED PART	610 BLANCO RIVER RANCH BLVD	SAN MARCOS, TX 78666
47115	1620 S IH 35, SAN MARCOS, TX 78666	SOVRAN ACQUISITION LP	PO BOX 71870	SALT LAKE CITY, UT 84171
44225	516 PATRICIA DR, SAN MARCOS, TX 78666	RODRIGUEZ PETRONILLO PETE V	921 HIDALGO RD	CARLSBAD, NM 88220
27453	1810 S IH 35, SAN MARCOS, TX 78666	AML REAL ESTATE LLC	1810 SOUTH IH-35	SAN MARCOS, TX 78666
27460	124 SHERWOOD ST, SAN MARCOS, TX 78666	ALANIZ GILA KELA (ESTATE)	% SAMUEL K ALANIZ	SAN MARCOS, TX 78666-6015
27456	117 SHERWOOD ST, SAN MARCOS, TX 78666	PUEBLA, FRANCISCO	706 LOBO ST	CEDAR PARK, TX 78613-2350
44224	518 PATRICIA DR, SAN MARCOS TX	CAPETILLO DORA A & BENITO	518 PATRICIA DR	SAN MARCOS, TX 78666-7405
27458	120 SHERWOOD ST, SAN MARCOS, TX 78666	CUELLAR EMILIO & EVA	120 SHERWOOD ST	SAN MARCOS, TX 78666
47126	119 KINGWOOD ST, SAN MARCOS, TX 78666	GUTIERREZ, YSABEL, SR	119 KINGWOOD ST	SAN MARCOS, TX 78666
133205	1700 S IH 35, SAN MARCOS, TX 78666	GARZA FREDDIE & SYLVIA	302 S MITCHELL	SAN MARCOS, TX 78666
72281	116 KINGWOOD ST, SAN MARCOS, TX 78666	VILLANUEVA ADRIAN	116 KINGWOOD ST	SAN MARCOS, TX 78666
27466	136 SHERWOOD ST, SAN MARCOS, TX 78666	TORRES GUADALUPE & DELORES	136 SHERWOOD ST	SAN MARCOS, TX 78666
27462	128 SHERWOOD ST, SAN MARCOS, TX 78666	SMTX RENTALS LLC	136 IRON HORSE	NEW BRAUNFELS, TX 78132-3383
44226	514 PATRICIA DR, SAN MARCOS, TX 78666	RODRIGUEZ CHRISTINE V	1020 COLUMBIA DR	LEWISVILLE, TX 75067
27464	132 SHERWOOD ST, SAN MARCOS, TX 78666	GILGAN LAUREN & GILGAN CURTIS	9207 SAUTELLE LN	AUSTIN, TX 78749-1149
113641	1705 S IH 35, SAN MARCOS, TX 78666	SANDERS SUMANO LLC	1705 S IH 35	SAN MARCOS, TX 78666
135073	120 KINGWOOD ST, SAN MARCOS, TX 78666	BRISTER, NANCY	617 STAGECOACH TRL	SAN MARCOS, TX 78666-5070
27455	121 SHERWOOD, SAN MARCOS, TX 78666	CERDA, ALFRED	121 SHERWOOD ST	SAN MARCOS, TX 78666-6015
27472	148 SHERWOOD ST, SAN MARCOS, TX 78666	VILLALPANDO UBANIA	101 BRANCH VIEW DR	KYLE, TX 78640-9216
27467	139 SHERWOOD ST, SAN MARCOS, TX 78666	HOUSING AUTHORITY OF THE CITY OF SAN MA	1201 THORPE LN	SAN MARCOS, TX 78666-6565
113639	1701 S IH 35, SAN MARCOS, TX 78666	BBQ WAY LLC	510 LAZY LN	SAN MARCOS, TX 78666-9458
27468	140 SHERWOOD ST, SAN MARCOS, TX 78666	CERDA LOUIS H & REFUGIA	121 SHERWOOD ST	SAN MARCOS, TX 78666
47131	S IH 35, SAN MARCOS TX	1900 S IH 35 LLC	5808 BALCONES DR	AUSTIN, TX 78731
27470	146 SHERWOOD ST, SAN MARCOS, TX 78666	ZAMORA, ANDREW TRINIDAD	146 SHERWOOD ST	SAN MARCOS, TX 78666-6017
72282		BRISTER NANCY A ETAL	617 STAGECOACH TRL	SAN MARCOS, TX 78666
44223	520 PATRICIA DR, SAN MARCOS, TX 78666	JAIMES MICHAEL H & MATTHEW J & MARK A & J	125 COLUMBIA CIR	SAN MARCOS, TX 78666
27461	129 SHERWOOD ST, SAN MARCOS, TX 78666	DE LA CRUZ, MICHAEL	2637 RED BUD WAY	NEW BRAUNFELS, TX 78132-4283
		CONA Rep Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666
		CONA Rep John Thomaides	813 Arizona St	SAN MARCOS, TX 78666
		CONA Rep Amy Thomaides	1131 W. MLK	SAN MARCOS, TX 78666
		Neighborhood Rep Roland Saucedo	211 Ebony St	SAN MARCOS, TX 78666
		Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Neighborhood Rep Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666