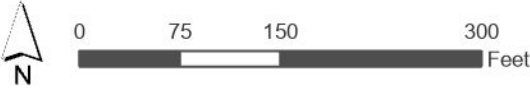


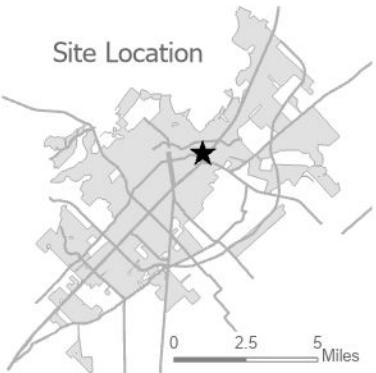


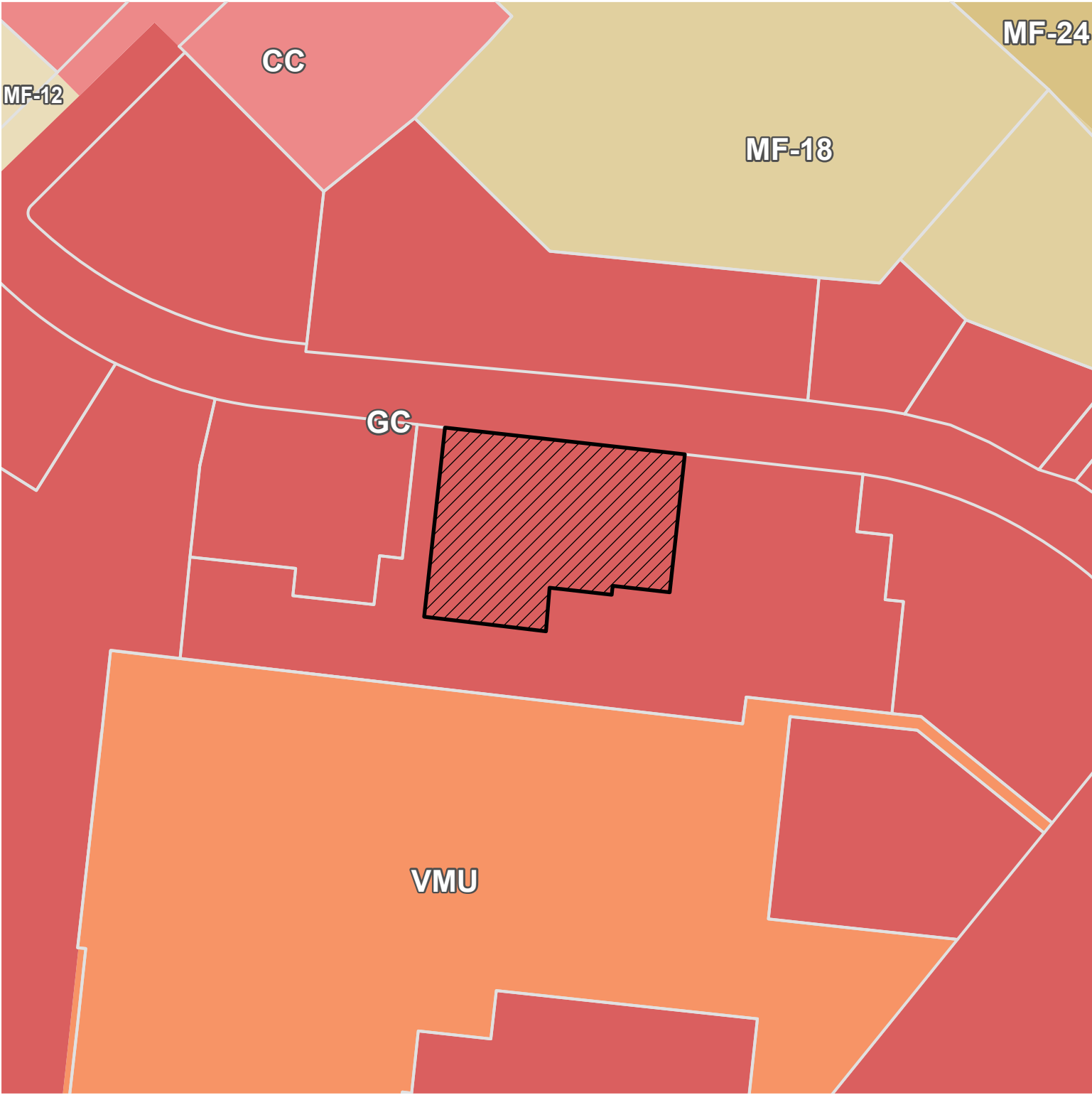
 Subject Property
 Parcel



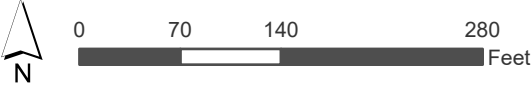
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/16/2025





- Parcel
- CC
- GC
- MF-12
- MF-18
- MF-24
- VMU



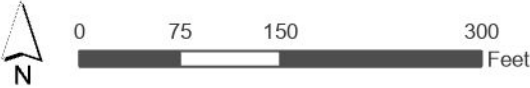
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/18/2025



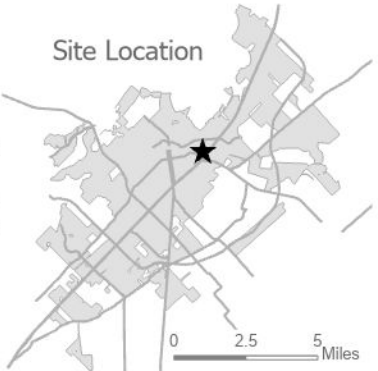


- Subject Property
- 400ft Buffer
- Parcel



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Date: 7/16/2025



PLANNING AND DEVELOPMENT SERVICES

7/25/2025



CUP-25-34

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
210 Springtown Way**

CUP-25-34 (Kobe Steak House) Hold a public hearing and consider a request by Andrew Chen, on behalf of Kobe Steak House, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 210 Springtown Way. (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, August 12, 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-25-34**.

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
164302	35 SPRINGTOWN WR LP	215 S SAN SABA, STE 120	SAN ANTONIO, TX 78207-3113	515 SPRINGTOWN WAY, SAN MARCOS, TX 78666
46703	ADKISSON, STEPHEN CHRISTOPHER	1202 THORPE LN, UNIT 214	SAN MARCOS, TX 78666	1202 214 THORPE LN, SAN MARCOS, TX 78666
46750	AKINA FAMILY LIVING TRUST	10740 N RIDGEWIND CT	TUCSON, AZ 85737-6689	1202 701 THORPE LN, SAN MARCOS, TX 78666
46723	ANDRISEN, ELIZA	1202 THORPE LN, APT 406D	SAN MARCOS, TX 78666-6552	1202 406D THORPE LN, SAN MARCOS, TX 78666
46699	ARREDONDO FRANK A & CYNTHIA J	1202 THORPE LN, APT 210	SAN MARCOS, TX 78666-6551	1202 THORPE LN, APT #210, SAN MARCOS, TX 78666
46717	BERDOLL REALTY LLC	12301 TRIPLE CREEK DR	DRIPPING SPRINGS, TX 78620-3728	1202 315 THORPE LN, SAN MARCOS, TX 78666
46718	BLACKMAN WILLIAM	12702 HEINEMANN DR	AUSTIN, TX 78727	1202 401 THORPE LN, SAN MARCOS, TX 78666
46754	BOWLES CEILIA DINESE & BOWLES GREGORY SYLVESTER	606 SPACIOUS SKY	SAN ANTONIO, TX 78260-6424	1202 705 THORPE LN, SAN MARCOS, TX 78666
46729	BROESCHE, GERALD	PO BOX 4648	AUSTIN, TX 78765-4648	1202 504 THORPE LN, SAN MARCOS, TX 78666
46715	BUTCHER GEORGE & ORTEGA-BUTCHER MICHELLE MONIQUE	14877 COBO DE BARA CIR	CORPUS CHRISTI, TX 78418-6909	1202 311E THORPE LN, SAN MARCOS, TX 78666
94596	BWB2 LP	4311 TEXAS WILDLIFE TRL	AUSTIN, TX 78735-1751	210 SPRINGTOWN WAY, SAN MARCOS, TX 78666
46734	CAMPBELL, JASUN	114 GBRV LOOP	CANYON LAKE, TX 78133-5167	1202 THORPE LN #601, SAN MARCOS, TX 78666
46746	CASHATT, JUDD C	PO BOX 342109	AUSTIN, TX 78734-0036	1202 613 THORPE LN, SAN MARCOS, TX 78666
166781	CH RETAIL FUND II/SAN MARCOS LYNDON I LP	3819 MAPLE AVE	DALLAS, TX 75219-3913	200 SPRINGTOWN WAY, SAN MARCOS, TX 78666

12180	CHRIST COMMUNITY CHURCH OF SAN MARCOS	421 SPRING TOWN WAY	SAN MARCOS, TX 78666	421 SPRINGTOWN WAY, SAN MARCOS, TX 78666
46704	COGITABO TRUST	304 RACING OAK LOOP	SAN MARCOS, TX 78666- 3737	1202 215 THORPE LN, SAN MARCOS, TX 78666
46752	COUGILL, THOMAS & CLARE	74 ARBOR BEND DR	HOUSTON, TX 77070-4331	1202 703C THORPE LN, SAN MARCOS, TX 78666
46728	COX PAUL R & COX MICHELLE V	414 NEAL RD	WHARTON, TX 77488-8112	1202 503 THORPE LN, SAN MARCOS, TX 78666
46727	COX, DIANE M	2701 LONE MAN MTN	DRIFTWOOD, TX 78619	1202 502 THORPE LN, SAN MARCOS, TX 78666
46744	CRUZ JAMES P	207 RIVER HILLS DR	SAN MARCOS, TX 78666- 9536	1202 611 THORPE LN, SAN MARCOS, TX 78666
46691	CUELLAR, KATHERINE	1202 THORPE LN #202	SAN MARCOS, TX 78666	1202 202 THORPE LN, SAN MARCOS, TX 78666
94598	CWH SAN MARCOS LTD	2161 NW MILITARY HWY, STE 300	SAN ANTONIO, CA 78213	1113 N IH 35, SAN MARCOS, TX 78666
46753	DOBSON STEVEN WILLIAM & JACQUELINE BERNADETTE	31 TALL OAKS TRL	AUSTIN, TX 78737-9306	1202 704 THORPE LN, SAN MARCOS, TX 78666
46741	DONNELLY JAMES ROBERT	724 WILLOW RIDGE DR	SAN MARCOS, TX 78666- 4912	1202 608 THORPE LN, SAN MARCOS, TX 78666
46747	FALLIN, DOROTHY & WILLIAM M	8113 CARDIN DR	AUSTIN, TX 78759-8736	1202 THORPE LN, APT #614, SAN MARCOS, TX 78666
46690	FERRERA JOSE	1202 THORPE LN, APT 201	SAN MARCOS, TX 78666- 6551	1202 201 THORPE LN, SAN MARCOS, TX 78666
46707	FRAHM ROBERT & FRAHM GAIL	4 MONTCLAIR DR	HARTFORD, CT 06107-1246	1202 302C THORPE LN, SAN MARCOS, TX 78666
46764	GARCIA, ERIC CHRISTOPHER & DORA	47 SHORELINE DR	BROWNSVILLE, TX 78521- 3605	1202 715 THORPE LN, SAN MARCOS, TX 78666
46724	GLEASMAN CATHRYN MARGARET & LOVATO ROBERT B	6230 HYDERABAD PL	DULLES, VA 20189-6231	1202 407 THORPE LN, SAN MARCOS, TX 78666
46709	GOLDSBERRY GLENN &	520 IRONWOOD FOREST DR	RICHMOND, TX 77469-5175	1202 304 THORPE LN, SAN MARCOS, TX 78666
46748	GOMEZ ROBERT JR & THERESA B	1321 BIRCHWOOD CIR	SCHERTZ, TX 78154-3722	1202 61 THORPE LN, SAN MARCOS, TX 78666

164741	GOMEZ SEPARATE PROPERTY TRUST	40 CINNAMON CT	HILLSBOROUGH, CA 94010-6212	1180 THORPE LN, SAN MARCOS, TX 78666
46735	HARRELL ROSALBA	2234 TALLOW DR	PORTLAND, TX 78374-3051	1202 602 THORPE LN, SAN MARCOS, TX 78666
46738	HERNANDEZ EDUARDO JR & HERNANDEZ EDUARDO SR	1202 THORPE LN, APT 605	SAN MARCOS, TX 78666-6552	1202 605 THORPE LN, SAN MARCOS, TX 78666
46692	HERRERA, SULMA A	1202 THORPE LN, APT 203	SAN MARCOS, TX 78666-6551	1202 THORPE LN, APT #203, SAN MARCOS, TX 78666
94595	HEWELL MARK E & HEWELL SABRINA L LIVING TRUST	9208 VISTA DEL MONTE CT	GILROY, CA 95020-9409	180 SPRINGTOWN WAY, SAN MARCOS, TX 78666
12389	HOUSING AUTHORITY OF SAN MARCOS	503 SPRINGTOWN WAY	SAN MARCOS, TX 78666	503 SPRINGTOWN WAY, SAN MARCOS, TX 78666
166780	HSRE LYNDON LP	444 W LAKE ST, STE 2100	CHICAGO, IL 60606-0069	200 SPRINGTOWN WAY, STE #114, 116 & 118, SAN MARCOS, TX 78666
46730	HUNSWECK, MICHAEL JOSHUA	2250 MONROE ST, APT 346	SANTA CLARA, CA 95050-3368	1202 505 THORPE LN, SAN MARCOS, TX 78666
46739	HUNT, MICHAEL SHAWN	829 PADDY RD	FLORESVILLE, TX 78114-6533	1202 606 THORPE LN, SAN MARCOS, TX 78666
46702	HUTCHINS, JEREMY	1202 THORPE LN, APT 213	SAN MARCOS, TX 78666-6551	1202 THORPE LN, APT #213, SAN MARCOS, TX 78666
46711	JONES MAURICE A	1202 THORPE LN, APT 307	SAN MARCOS, TX 78666-6593	1202 307 THORPE LN, SAN MARCOS, TX 78666
46719	LAFORTE, MARK	1202 THORPE LN, APT 402	SAN MARCOS, TX 78666-6552	1202 402 THORPE LN, SAN MARCOS, TX 78666
46693	LINDLEY, JEFFREY ALLEN & MARGARET FRANCES	827 SCHUMANN'S BEACH RD	NEW BRAUNFELS, TX 78130-8475	1202 204 THORPE LN, SAN MARCOS, TX 78666
46756	LOMBARDO, LYNNETTE	1202 THORPE LN, APT 707	SAN MARCOS, TX 78666-6553	1202 707 THORPE LN, SAN MARCOS, TX 78666
46742	LUNGREN, AMY	1304 STAPLETON LN	FLOWER MOUND, TX 75028-1135	1202 THORPE LN #609, SAN MARCOS, TX 78666
46701	MADELEY, EMILY	1202 THORPE LN, APT 212	SAN MARCOS, TX 78666-6551	1202 212 THORPE LN, SAN MARCOS, TX 78666

46706	MAHAN JOHN D & MAHAN KELLY S	1451 RADA DR	NEW BRAUNFELS, TX 78132	1202 301 THORPE LN, SAN MARCOS, TX 78666
46751	MANUS SERVIENTES OF TEXAS CORPORATION	22239 MIDBURY	SAN ANTONIO, TX 78259-2706	1202 702 THORPE LN, SAN MARCOS, TX 78666
46722	MARIO & CESAR LLC	273 OLD LULING RD	LOCKHART, TX 78644-3919	1202 405 THORPE LN, SAN MARCOS, TX 78666
46765	MCINTYRE LANCE & MCINTYRE CARRIE LYNN	2521 W FITZHUGH RD	DRIPPING SPRINGS, TX 78620-3342	1202 716 THORPE LN, SAN MARCOS, TX 78666
46733	METZGER LARRY R & VICTORIA H	7909 SHANTIVANA TRL	AUSTIN, TX 78737-9032	1202 508 THORPE LN, SAN MARCOS, TX 78666
94597	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE, STE 900	ORLANDO, FL 32801	1141 N IH 35, SAN MARCOS, TX 78666
46763	NEEL EDWARD L	10029 SEVILLE DR	FORT WORTH, TX 76179	1202 714 THORPE LN, SAN MARCOS, TX 78666
46758	OCZYPOK JOHN DAVID	593 SCHEEL	KYLE, TX 78640	1202 709 THORPE LN, SAN MARCOS, TX 78666
46759	OCZYPOK JOHN DAVID	593 SCHEEL	KYLE, TX 78640	1202 710C THORPE LN, SAN MARCOS, TX 78666
46705	OLAGBEMI, FELICIA OYEWALE	PO BOX 5622	KATY, TX 77491-5622	1202 THORPE LN #216, SAN MARCOS, TX 78666
46725	ORSAG CHARLES E II & BRANDEY WIMBERLEY	224 BOBCAT RDG	NEW BRAUNFELS, TX 78132	1202 408 THORPE LN, SAN MARCOS, TX 78666
46731	ORSAK JORDAN S	14631 SYCAMORE	EAST BERNARD, TX 77435-9666	1202 506 THORPE LN, SAN MARCOS, TX 78666
46720	PARRISH, PATRICK RYAN & JOHANNA	1202 THORPE LN, APT 403	SAN MARCOS, TX 78666-6552	1202 403 THORPE LN, SAN MARCOS, TX 78666
46740	PEREZ F JAVIER JR & JENNIFER	2410 W FM 150	KYLE, TX 78640-8609	1202 607 THORPE LN, SAN MARCOS, TX 78666
46749	PHIFER HAROLD G & PHIFER JEAN S	421 MCCARTNEY DR	KINGSLAND, TX 78639-4058	1202 616 THORPE LN, SAN MARCOS, TX 78666
46714	PLAZA EDUARDO J & DE JONGH DANIELA	5609 MEADOW CRST	AUSTIN, TX 78744-4047	1202 310 THORPE LN, SAN MARCOS, TX 78666
46713	POPE, LARRY	1202 THORPE LN, # 309	SAN MARCOS, TX 78666	1202 309 THORPE LN, SAN MARCOS, TX 78666

46721	POPKE, ANNA MARIA	4411 PASADA LN	ROUND ROCK, TX 78681-1683	1202 404 THORPE LN, SAN MARCOS, TX 78666
46726	RECIO FRANCISCO & JUANITA V	1513 MEADOW LN	LOCKHART, TX 78644-3840	1202 501 THORPE LN, SAN MARCOS, TX 78666
46743	ROBERTSON AUSTIN	2770 ARAPAHOE RD, STE 132 - 1013	LAFAYETTE, CO 80026-8016	1202 610 THORPE LN, SAN MARCOS, TX 78666
93283	ROBINSON CAROLINE J LLP	6600 N Military TRL	Boca Raton, FL 33496-2434	201 SPRINGTOWN WAY, SAN MARCOS, TX 78666
46745	RODDY CHRISTOPHER ORAN & RODDY STACY	7506 PARKVIEW CIR	AUSTIN, TX 78731-1126	1202 612 THORPE LN, SAN MARCOS, TX 78666
164742	SAN MARCOS PLAZA LLC	1626 NORTH WILCOX AVE, STE 275	LOS ANGELES, CA 90028	1180 THORPE LN, SAN MARCOS, TX 78666
46760	SANCHEZ, JOHN GABRIEL	1202 THORPE LN, UNIT 711	SAN MARCOS, TX 78666	1202 711 THORPE LN, SAN MARCOS, TX 78666
46716	SHERRILL, STEVEN GEORGE & DAWN DUCROZ	1118 ROWLEY DR	CEDAR PARK, TX 78613-1629	1202 313 THORPE LN, SAN MARCOS, TX 78666
43441	SHORE CAPITAL REAL ESTATE PARTNERS HOLDCO LLC	1 E WACKER DR, STE 2900	CHICAGO, IL 60601-2026	415 SPRINGTOWN WAY, SAN MARCOS, TX 78666
46697	SKIPSEY KATIE & COLLARD JAMES J	3952 FAR WEST BLVD	AUSTIN, TX 78731-2901	1202 208 THORPE LN, SAN MARCOS, TX 78666
46736	SMCKB LLC	PO BOX 340926	AUSTIN, TX 78734-0016	1202 603 THORPE LN, SAN MARCOS, TX 78666
46696	SPENCER, PAT GUNN	2603 GABRIEL VIEW DR	GEORGETOWN, TX 78628	1202 207 THORPE LN, SAN MARCOS, TX 78666
169451	SPRINGTOWN HORIZONTAL POA INC	PO BOX 147	PARADISE, CA 95967-0147	
46761	SUSAN FONDREN LIVING TRUST	8510 SAN LEANDRO DR	DALLAS, TX 75218-4321	1202 712 THORPE LN, SAN MARCOS, TX 78666
151289	T.A. COX TRUST	3060 DEVONSHIRE WAY	GERMANTOWN, TN 38139	1121 N IH 35, SAN MARCOS, TX 78666
46694	THE RUGGED BUFFALO LLC	3206 FAIRHILL CV	CEDAR PARK, TX 78613	1202 205 THORPE LN, SAN MARCOS, TX 78666
46710	TORAN, CATHERINE	6600 VIA CORRETO DR	AUSTIN, TX 78749-2755	1202 305 THORPE LN, SAN MARCOS, TX 78666

46732	TOWNSEND CHRISTOPHER & TOWNSEND CHRISTI &	551 CLARK CV	BUDA, TX 78610-3198	1202 507 THORPE LN, SAN MARCOS, TX 78666
146741	UNIVERSITY FEDERAL CREDIT UNION	8303 N MOPAC EXPY	AUSTIN, TX 78759-8374	1190 THORPE LN, SAN MARCOS, TX 78666
46708	VANSUMEREN, SUSAN	213 OYSTER BEND LN	LAKE JACKSON, TX 77566- 3107	1202 303 THORPE LN, SAN MARCOS, TX 78666
46757	VASQUEZ JOE S	6225 US HWY 290 E	AUSTIN, TX 78723	1202 708 THORPE LN, SAN MARCOS, TX 78666
46698	VILLARS WALTER & ALMA REVOCABLE TRUST	19955 BAT CAVE RD	SAN ANTONIO, TX 78266- 2573	1202 THORPE LN, APT #209, SAN MARCOS, TX 78666
93284	VIZZA WASH LIMITED PARTNERSHIP	2208 NW LOOP 410	SAN ANTONIO, TX 78230- 5354	1200 THORPE LN, SAN MARCOS, TX 78666
46737	WESTON RONALD C & CHRISTINE A	3707 SERENE HILLS DR	AUSTIN, TX 78738-1217	1202 604 THORPE LN, SAN MARCOS, TX 78666
46712	WHITE DOG HOLDING LLC - THORPE RS	919 DEBCO LN	SPICEWOOD, TX 78669-6627	1202 308 THORPE LN, SAN MARCOS, TX 78666
46762	WIEBOLD WILLIAM CJ JR & SARAH	500 GLEN FLORA RD	EAGLE LAKE, TX 77434-2860	1202 713G THORPE LN, SAN MARCOS, TX 78666
46755	WILLIAMS SELINA GAIL & DYCHES STANLEY LEE	1316 EAGLE TRL	COPPERAS COVE, TX 76522- 1966	1202 706 THORPE LN, SAN MARCOS, TX 78666
46700	WORKING STIFF PROPERTIES LLC	94 PLEASANT ST	PORTSMOUTH, NH 03801- 4505	1202 211 THORPE LN, SAN MARCOS, TX 78666
46695	ZMIKLY, JONATHAN THADDEUS	1202 THORPE LN	SAN MARCOS, TX 78666- 6551	1202 206 THORPE LN, SAN MARCOS, TX 78666
	Heidi Mckitrick	325 Durata Dr	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	