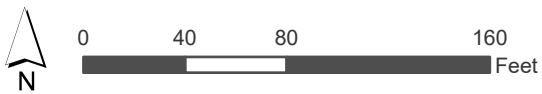




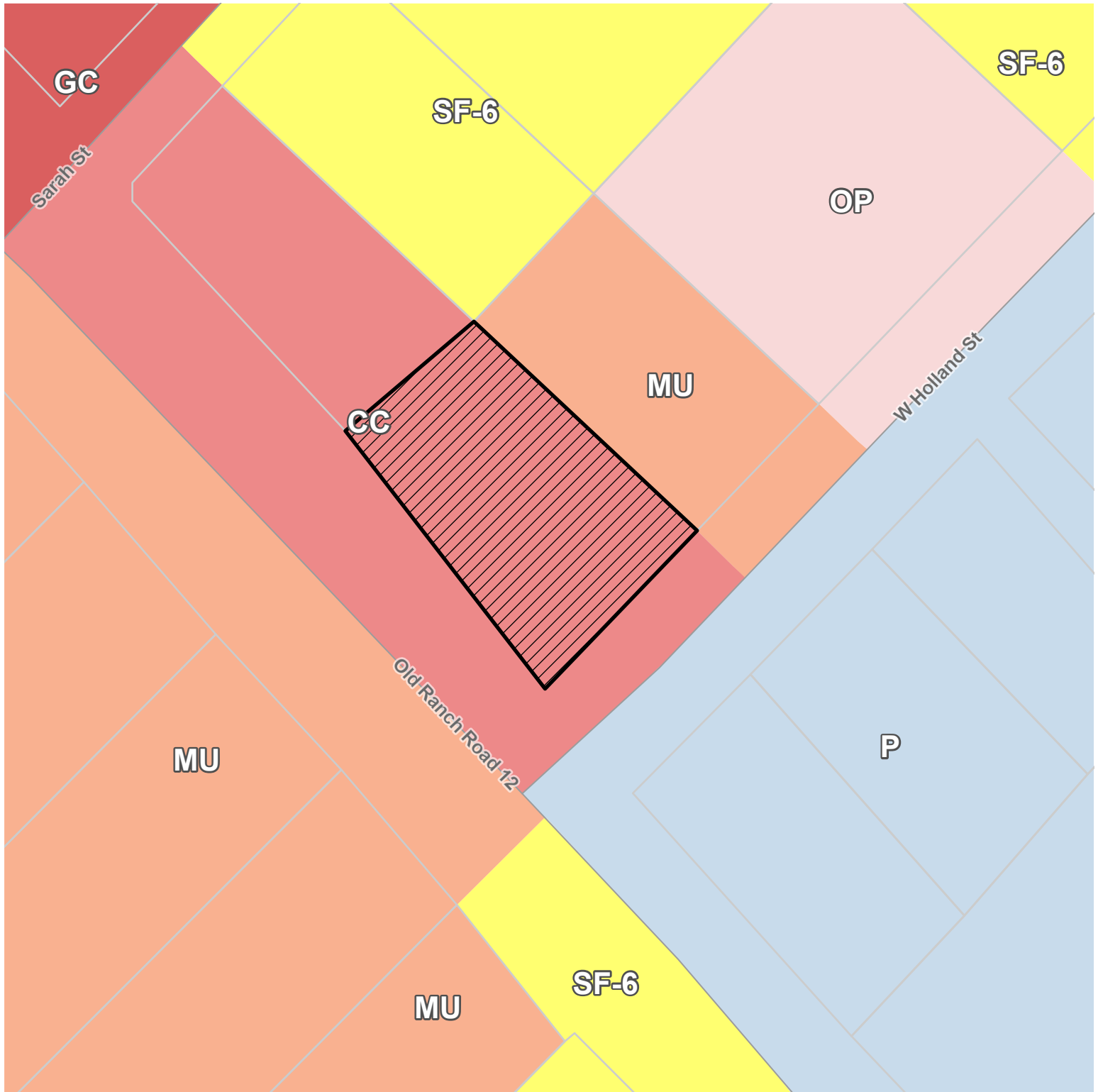
-  Subject Property
-  Parcel



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: 3/20/2026





 Subject Property

-  CC
-  GC
-  MU
-  OP
-  P
-  SF-6

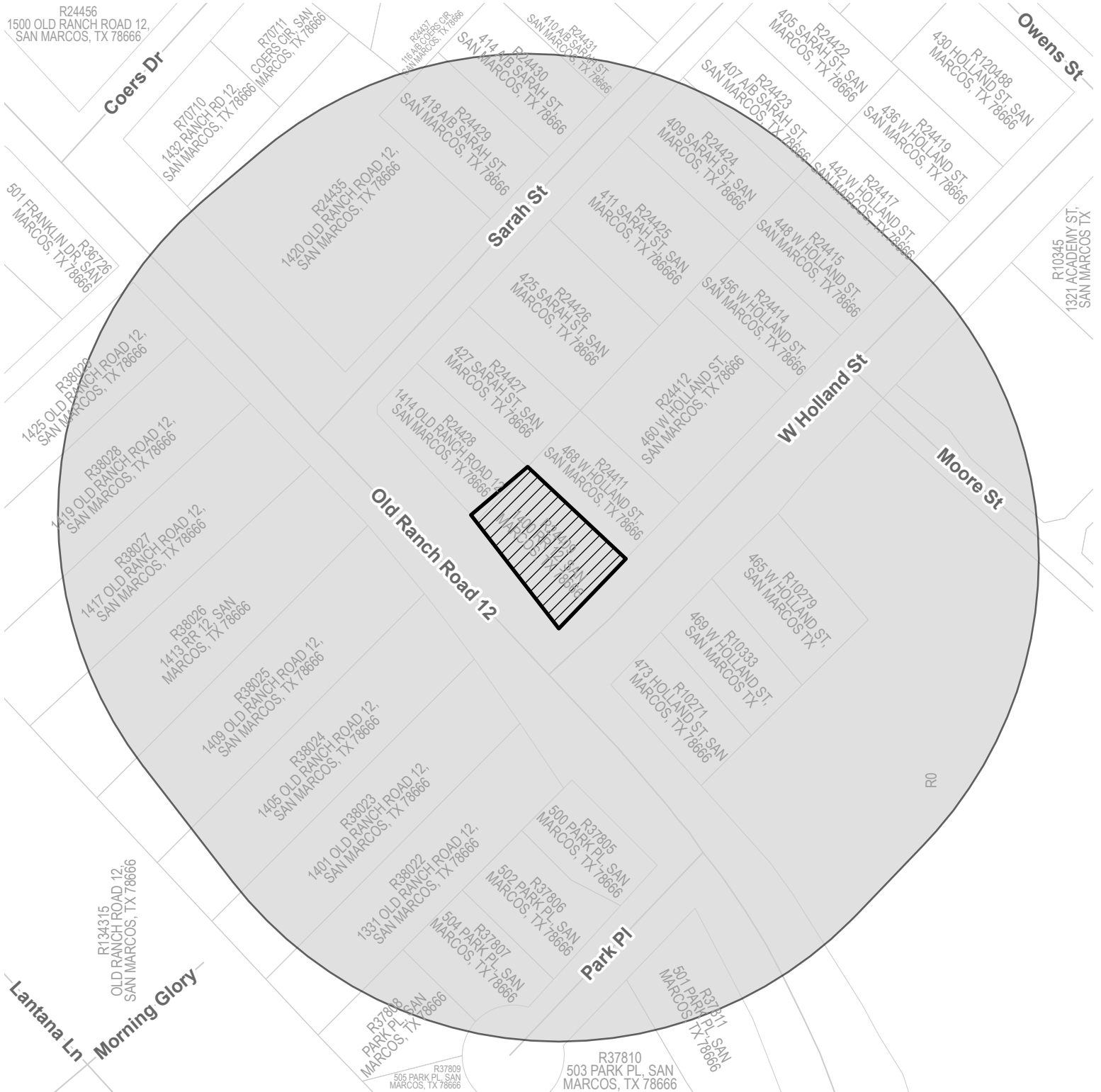





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/20/2026

Site Location





-  Subject Property
-  400ft Buffer
-  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: 3/20/2026



PLANNING AND DEVELOPMENT SERVICES



03/27/2026

CUP-26-10

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1400 Old Ranch Road 12**

CUP-26-10 (Chepos) Hold a public hearing and consider a request by Mary Cruz Alvarado, on behalf of Chepos, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1400 Old Ranch Road 12. (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 14, 2026**, 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-26-10**.

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
24430	414 SARAH LLC	11436 COTULLA DR	AUSTIN, TX 78739-4354	414 A/B SARAH ST, SAN MARCOS, TX 78666
24435	7-ELEVEN INC	P.O. BOX 711	DALLAS, TX 75221-0711	1420 OLD RANCH ROAD 12, SAN MARCOS, TX 78666
24424	COST, JAMES G	409 SARAH DR	SAN MARCOS, TX 78666-2917	409 SARAH ST, SAN MARCOS, TX 78666
37808	CRUZ ELI & CRUZ JUAN	505 PARK PL	SAN MARCOS, TX 78666-2818	PARK PL, SAN MARCOS, TX 78666
37810	CRUZ, JESUS DANIEL	503 PARK PL	SAN MARCOS, TX 78666-2818	503 PARK PL, SAN MARCOS, TX 78666
24423	EICHER RICHARD D	11935 KIMBERLEY LN	HOUSTON, TX 77024-4304	407 A/B SARAH ST, SAN MARCOS, TX 78666
24428	ELLIOTT DAVID & DEBI	901 OLD RANCH RD 12	SAN MARCOS, TX 78666	1414 OLD RANCH ROAD 12, SAN MARCOS, TX 78666
37805	FLOYD WILLIAM HOLDER III MANAGEMENT TRUST	114 NORCEST DR	SAN MARCOS, TX 78666	500 PARK PL, SAN MARCOS, TX 78666
24411	FLYING DONKEY LLC	PO BOX 91953	AUSTIN, TX 78709-1953	468 W HOLLAND ST, SAN MARCOS, TX 78666
24415	FRY PARTNERS LLC	23165 HANGING OAK	SAN ANTONIO, TX 78266-1729	448 W HOLLAND ST, SAN MARCOS, TX 78666
24409	HERNANDEZ CARLOS & HERNANDEZ MARY CRUZ	194 SHELLEY LN	SAN MARCOS, TX 78666-1647	1400 RR 12, SAN MARCOS, TX 78666
37807	JOHNSON CASSANDRA MARIA & HERNANDEZ GERARDO	504 PARK PLACE	SAN MARCOS, TX 78666-3703	504 PARK PL, SAN MARCOS, TX 78666
24425	JONES WAYMAN	PO BOX 91953	AUSTIN, TX 78709-1953	411 SARAH ST, SAN MARCOS, TX 78666
24429	KHAN OMAR H & HUSSAINI SYED AMER	19424 CHAYTON CIR	PFLUGERVILLE, TX 78660-6213	418 A/B SARAH ST, SAN MARCOS, TX 78666

24437	LSS RENTAL LLC	12116 COUNTY ROAD 108	ALVARADO, TX 76009-7002	116 A/B COERS CIR, SAN MARCOS, TX 78666
24412	MISENHEIMER, CHARLES G	400 INDIAN HILLS TRL	KYLE, TX 78640-8606	460 W HOLLAND ST, SAN MARCOS, TX 78666
24417	RIVER CITY LOANS INC	23165 HANGING OAK	SAN ANTONIO, TX 78266-1729	442 W HOLLAND ST, SAN MARCOS, TX 78666
24427	SCHULTZ ALEXANDER & KRISTEN	427 SARAH ST	SAN MARCOS, TX 78666	427 SARAH ST, SAN MARCOS, TX 78666
37806	TALLY ROBERT T JR & GRAHAM REIKO	502 PARK PL	SAN MARCOS, TX 78666	502 PARK PL, SAN MARCOS, TX 78666
10279	TEXAS STATE UNIVERSITY - SAN MARCOS	601 UNIVERSITY DR	SAN MARCOS, TX 78666	465 W HOLLAND ST, SAN MARCOS TX
37811	WALKING-WOMAN, HERMELINDA	501 PARK PL	SAN MARCOS, TX 78666-2818	501 PARK PL, SAN MARCOS, TX 78666
38029	WILLIAMSON FAMILY PROTECTION TRUST	111 RIVIERA ST	SAN MARCOS, TX 78666-6307	1425 OLD RANCH ROAD 12, SAN MARCOS, TX 78666
24431	WOODINGS, CRISTINA SARAH	1740 TIMBER RIDGE RD, APT 125	AUSTIN, TX 78741-5573	410 A/B SARAH ST, SAN MARCOS, TX 78666
	CONA Rep Kenneth Dees	1412 Alamo St	SAN MARCOS, TX 78666	
	CONA Rep Diann McCabe	1315 Alamo St	SAN MARCOS, TX 78666	
	CONA Rep Joe Cox	800 Franklin Dr.	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood Rep Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666	
	Neighborhood Rep Rick Kennedy	212 Sierra Ridge Drive	SAN MARCOS, TX 78666	
	Neighborhood Rep Robert Eby	1007 Dale Drive	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	