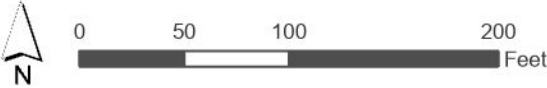




 Subject Property
 Parcel



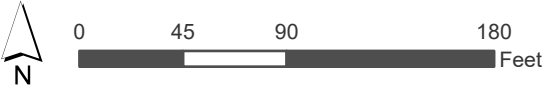
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/6/2025





-  Subject Property
-  CD-5D
-  P



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: 5/8/2025



Plans used for Chow 2024

El Charro Tapatio

~~Any deviation from approved final plan set will require an addendum/re-submittal for review and approval.~~

~~Code compliance will be field verified.~~

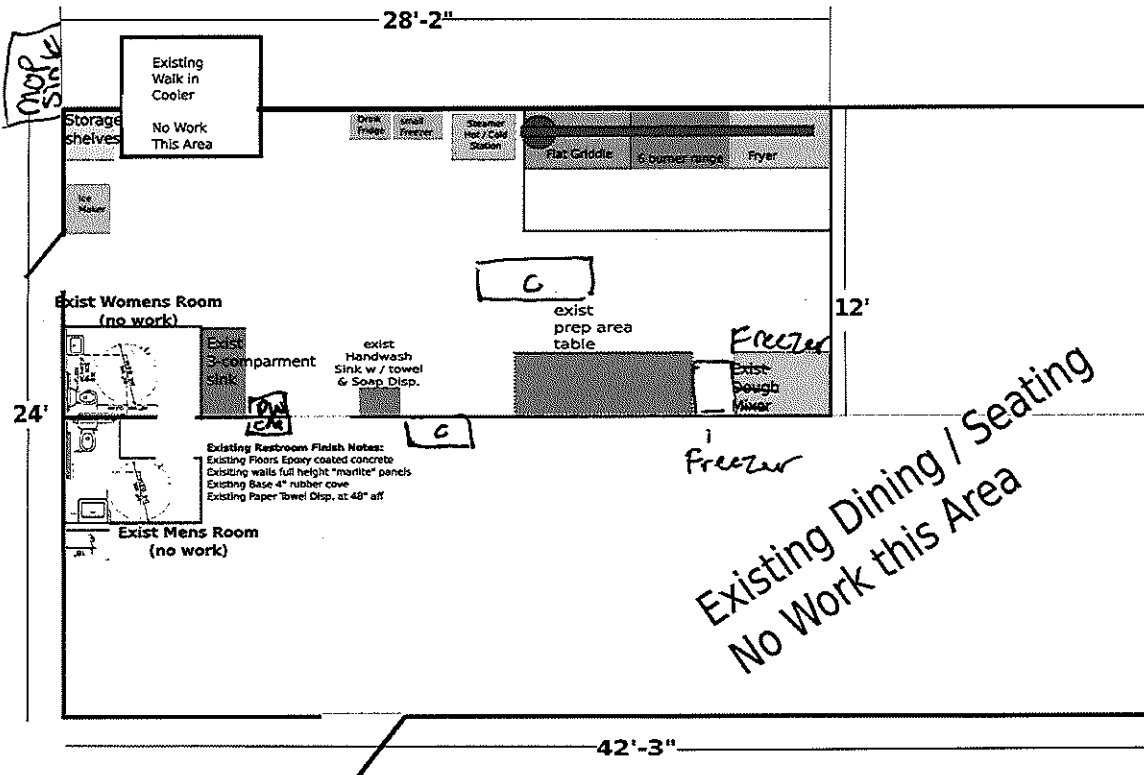
~~These plans have been reviewed by the City of San Marcos Building Official's Office. The stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all ordinances adopted by the City of San Marcos as well as State and Federal Laws and Codes. No Code Violations are "approved" by this office. A copy of plans bearing this stamp shall be available on the jobsite at all times.~~

~~PLANS MUST COMPLY WITH
ICC FAMILY OF CODES
2015 edition and
NATIONAL ELECTRIC CODE
2014 edition~~

Kitchen Restroom Layout

~~These plans have been reviewed by the Code Compliance-Environmental Health Division. This stamp of Approval in no way alleviates the responsibility of the owner or contractor to comply with all ordinances adopted by the City of San Marcos as well as Title 25 TAC Part 1, §228, and any other State and Federal Laws and Codes that may apply. No Code Violations are "Approved" by this office.~~

~~THESE PLANS HAVE BEEN REVIEWED BY THE SAN MARCOS FIRE MARSHAL'S OFFICE. THIS STAMP OF REVIEW IN NOT WAY ALLEVIATES THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO COMPLY WITH ALL ORDINANCES ADOPTED BY THE CITY OF SAN MARCOS AS WELL AS STATE AND FEDERAL LAWS AND CODES. NO CODE VIOLATIONS ARE "APPROVED" BY THIS OFFICE.~~



Room Finish Schedule				
Kitchen				
	N	S	E	W
Ceiling	Glass Paint gyp board			
Walls	FRP / Stainless	FRP	FRP / Stainless	FRP
Base	6" rubber Cove	6" rubber Cove	6" rubber Cove	6" rubber Cove
Floor	Existing epoxy floor finish			



Unity Contractor Services, Inc.
6448 Hwy 290 East, Ste. A-113
Phone: 512-926-8065
Regis@UnityContractor.com

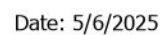
El Charro Tapatio
311 East Hopking, San Marcos, TX 78666

SCALE:
AS NOTED
DRAWING TITLE:
Kitchen / RR
REV. DATE
6/17/18
DRAWING NUMBER:

* backflow prevention at ice machine
* Indirect connection at 3 comp

DW: Dish washer w/indirect
C: Cooler
CM: coffee maker w/backflow

City Set 12



PLANNING AND DEVELOPMENT SERVICES

05/09/2025

CUP-25-21



**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
311 E Hopkins St**

CUP-25-21 (Sabor y Vida) Hold a public hearing and consider a request by Elvia Granados Leon, on behalf of Sabor y Vida, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 311 E Hopkins St. (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, May 27, 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-25-21**.

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
41487	118-120 N LBJ LLC	118-120 N LBJ DR	SAN MARCOS, TX 78666	118-120 N LBJ DR, SAN MARCOS, TX 78666
41485	126 & 138 N LBJ SERIES	901 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4205	138 N LBJ DR, SAN MARCOS, TX 78666
41458	13651 RESEARCH LTD	3201 BEE CAVES RD, STE 120-163656	AUSTIN, TX 78746-6696	301 E HOPKINS ST, SAN MARCOS, TX 78666
41480	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N	AUSTIN, TX 78734-2628	202 N LBJ DR, SAN MARCOS, TX 78666
41469	214HUTCHISON LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	214 E HUTCHISON ST, SAN MARCOS, TX 78666
41475	230 N LBJ LLC	912 NARANJO DR	GEORGETOWN, TX 78628	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666
103995	311 EAST HOPKINS LLC	4330 GAINES RANCH LOOP, STE 150	AUSTIN, TX 78735-6758	311 E HOPKINS ST, SAN MARCOS, TX 78666
41634	AM PETROLEUM INC	1900 E ANDERSON LN, STE 103	AUSTIN, TX 78752-1979	320 UNIVERSITY DR, SAN MARCOS, TX 78666
41452	AULT, STANLEY A	217 CM ALLEN PKWY	SAN MARCOS, TX 78666	217 CM ALLEN PKWY, SAN MARCOS, TX 78666
41641	AURELIUS LTD	216 SKIPPING CEDAR ST	SAN MARCOS, TX 78666-3854	301 N EDWARD GARY ST, SAN MARCOS, TX 78666
41478	CARSON FAMILY PROPERTIES	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	212 N LBJ DR, SAN MARCOS, TX 78666
41459	CARSON SELECT INVESTMENTS LP	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	312 E HOPKINS ST, SAN MARCOS, TX 78666
41450	CHAMBER OF COMMERCE	202 N C M ALLEN PKWY	SAN MARCOS, TX 78666-5732	202 CM ALLEN PKWY, SAN MARCOS, TX 78666
41474	COLGIN THOMAS W ESTATE	811 ALTO ST	SAN MARCOS, TX 78666	226 N LBJ DR, SAN MARCOS, TX 78666

41486	EFW HOLDINGS INC	124 NORTH LBJ DR	SAN MARCOS, TX 78666-5620	124 N LBJ DR, SAN MARCOS, TX 78666
41461	HANSON-SKILES CONSTANCE MARIE FAMILY BYPASS TRUST	4111 HAMILTON HOLLOW RD	SAN MARCOS, TX 78666-9542	100 N EDWARD GARY ST, SAN MARCOS, TX 78666
41451	HART, RONALD K	P O BOX 11	SAN MARCOS, TX 78667-0011	325 E HOPKINS ST, SAN MARCOS, TX 78666
41467	HAYSCO SM LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	219 E HOPKINS ST, SAN MARCOS, TX 78666
41640	HOUSE OF INK INC	604 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907	313 E HUTCHISON ST, SAN MARCOS, TX 78666
41454	ICON PROPERTIES LTD	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	221-223-225 CM ALLEN PKWY, SAN MARCOS, TX 78666
41472	MATT PATTERSON INSAGENCY INC	222 E HUTCHISON ST	SAN MARCOS, TX 78666-5682	222 E HUTCHISON ST, SAN MARCOS, TX 78666
41460	NCNB TEXAS NATIONS BANK	PO BOX 32547	CHARLOTTE, NC 28232-2547	308 E HOPKINS ST, SAN MARCOS, TX 78666
41483	OUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666-7335	142 N LBJ DR, SAN MARCOS, TX 78666
41453	PEGGY JONES PROPERTIES	314 E HUTCHISON ST	SAN MARCOS, TX 78666	314 E HUTCHISON ST, SAN MARCOS, TX 78666
41466	PIPER JAMES M & TAMARA P	195 PICO CT	SAN MARCOS, TX 78666-1847	217 E HOPKINS ST, SAN MARCOS, TX 78666
41479	SAN MARCOS COMMUNITY PARTNERS LLC	P O BOX 162304	AUSTIN, TX 78716-2304	214 N LBJ DR, SAN MARCOS, TX 78666
41455	SAN MARCOS TX STUDENT HOUSING LLC	999 SHADY GROVE RD S, STE 600	MEMPHIS, TN 38120-4130	210 N EDWARD GARY ST, SAN MARCOS, TX 78666
41488	SERUR JOHN & JUDITH L LIVING TRUST	14550 NUTTY BROWN RD	AUSTIN, TX 78737-8856	122 N LBJ DR, SAN MARCOS, TX 78666
41473	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179	242 LBJ DR, SAN MARCOS, TX 78666
41476	SLACK JOHN MARK	112 DOLLY ST	SAN MARCOS, TX 78666	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666

41477	TARRANT, LINDA LEWIS	P O BOX 199	HUNT, TX 78024-0199	218-220 N LBJ DR, SAN MARCOS, TX 78666
41482	TEXAS P B REAL ESTATE LP	113 W PUBLIC SQUARE STE 200	GLASOW, KY 42141-2413	216 E HOPKINS ST, SAN MARCOS, TX 78666
41481	VICTORIA BANK & TRUST	100 CONGRESS AVE STE 1900	AUSTIN, TX 78701-2750	123 EDWARD GARY ST, SAN MARCOS, TX 78666
	VILLA PARK	SAYERS FAMILY LTD PARTNERSHIP	SAN MARCOS, TX 78666	
	Samantha Benavides	455 Lindsey St	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	
	Darla Munoz	1128 West MLK Dr.	SAN MARCOS, TX 78666	