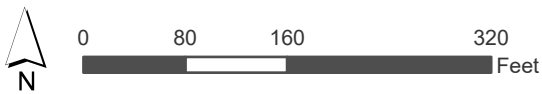


- Subject Property
- Parcel

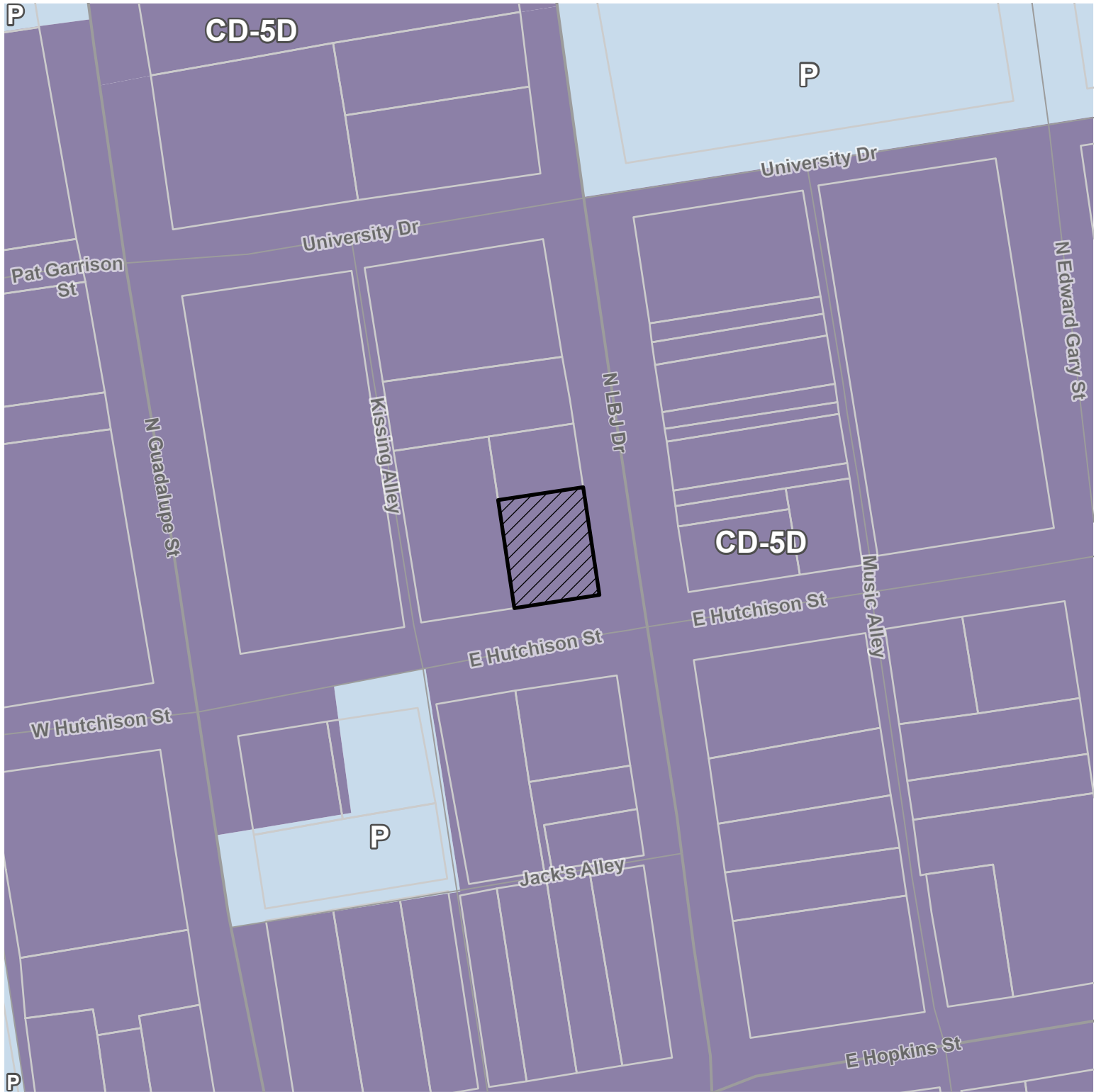





Site Location

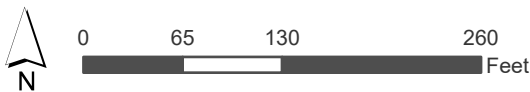


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/17/2026



-  Subject Property
-  CD-5D
-  P






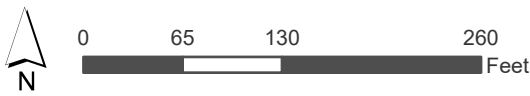
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Date: 4/17/2026





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 4/17/2026

PLANNING AND DEVELOPMENT SERVICES



04/24/2026

CUP-26-21

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
301 N LBJ Dr, Ste 119**

CUP-26-21 (Archies) Hold a public hearing and consider a request by Ryan Bunger, on behalf of Archies, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 301 N LBJ Dr, Ste 119. (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 12, 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-26-21**.

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
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
41646	318 HOLDINGS LLC	215 N LBJ DR	SAN MARCOS, TX 78666- 5621	318 N LBJ DR, SAN MARCOS, TX 78666
41630	AIKEN, C H	242 WHITNEY RUN	BUDA, TX 78610-3008	101 E HOPKINS ST, 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
41625	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611	145 E HOPKINS 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
41623	CASEY MANAGEMENT TRUST	7801 HEATHERCREST CIRCLE	AUSTIN, TX 78731	237-245 N LBJ DR, SAN MARCOS, TX 78666
41476	CHAD BACCUS REAL ESTATE II LLC	PO BOX 609	GEORGETOWN, TX 78627	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666
41622	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132- 4608	225 N LBJ DR, SAN MARCOS, TX 78666
41643	CJJUICE LLC	330 N LBJ DR	SAN MARCOS, TX 78666- 5624	330 N LBJ DR, SAN MARCOS, TX 78666
41645	CONDOR RAICES LLC	208 E MIMOSA CIR	SAN MARCOS, TX 78666- 3708	328 N LBJ DR, SAN MARCOS, TX 78666
41628	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	109-119 E HOPKINS ST, SAN MARCOS, TX 78666

41651	GOMEZ JESSE G & MARTINA	308 N LBJ DR	SAN MARCOS, TX 78666	308 N LBJ DR, SAN MARCOS, TX 78666
41617	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431	242 N GUADALUPE ST, SAN MARCOS, TX 78666
135947	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	15542 BRIARWOOD DR	SHERMAN OAKS, CA 91403-4303	301 N GUADALUPE ST, SAN MARCOS, TX 78666
41652	HARTNETT ENTERPRISES SAN MARCOS LLC	2407 BALLANTRAE DR	COLLEYVILLE, TX 76034-5304	300 N LBJ DR, 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
41657	JACK IN THE BOX PROPERTIES LLC	9357 SPECTRUM CENTER BLVD	SAN DIEGO, CA 92123-1444	343 N LBJ DR, SAN MARCOS, TX 78666
41620	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392	235 N LBJ DR, SAN MARCOS, TX 78666
60592	KERCHEVILLE A B EST	1133 AUSTIN HWY	SAN ANTONIO, TX 78209-4806	101 UNIVERSITY DR, SAN MARCOS, TX 78666
60593	KERCHEVILLE PROPERTIES LLC	PO BOX 711	SAN MARCOS, TX 78666	415 N LBJ DR, SAN MARCOS, TX 78666
41650	KEYSTONE REAL ESTATE INVESTMENT TX LLC	18695 PONY EXPRESS DR, UNIT 1599	PARKER, CO 80134-1564	211/215 E HUTCHISON ST, SAN MARCOS, TX 78666
41649	KND'S BOUTIQUE LLC	312 N LBJ DR	SAN MARCOS, TX 78666	312 N LBJ DR, SAN MARCOS, TX 78666
41472	MATT PATTERSON INS AGENCY INC	222 E HUTCHISON ST	SAN MARCOS, TX 78666-5682	222 E HUTCHISON ST, SAN MARCOS, TX 78666
41626	ONIONS R US LLC	710 ARROW POINT DR, UNIT 21	CEDAR PARK, TX 78613-6655	129 E HOPKINS ST, SAN MARCOS, TX 78666
41658	OS BOBCAT LLC	2420 GARNETFIELD LN	FRIENDSWOOD, TX 77546-4668	350 N GUADALUPE ST, SAN MARCOS, TX 78666
41466	PIPER JAMES M & TAMARA P	186 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
27242	SAYYED INVESTMENTS HOLDINGS INC	2611 MARCUS ABRAMS BLVD	AUSTIN, TX 78748-2954	339 N GUADALUPE ST, SAN MARCOS, TX 78666

41647	SERUR JOHN & JUDITH L LIVING TRUST	14550 NUTTY BROWN RD	AUSTIN, TX 78737-8856	314-316 N LBJ DR, SAN MARCOS, TX 78666
41655	SERUR TERRY WARREN & GRANBERRY SHERI SERUR	PO BOX 874	SAN MARCOS, TX 78667-0874	313/315 N LBJ DR, SAN MARCOS, TX 78666
41656	SHOW PLACE CINEMA	1250 WONDER WORLD DR	SAN MARCOS, TX 78666-7530	321-323 N LBJ DR, SAN MARCOS, TX 78666
41654	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179	119 E HUTCHISON ST, SAN MARCOS, TX 78666
41624	SLOAN JAMES LLC	139 E HOPKINS ST	SAN MARCOS, TX 78666-5678	139 E HOPKINS ST, 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
41510	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666	231 N GUADALUPE ST, SAN MARCOS, TX 78666
41621	TEXAS STATE UNIVERSITY-SAN MARCOS	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684	E HUTCHISON ST, SAN MARCOS, TX 78666
41474	TWMJ INTEREST LLC	811 ALTO ST	SAN MARCOS, TX 78666-3252	226 N LBJ DR, SAN MARCOS, TX 78666
	Neighborhood Commissioner 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	