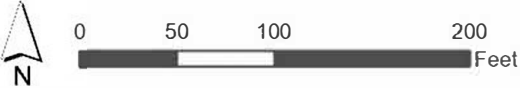


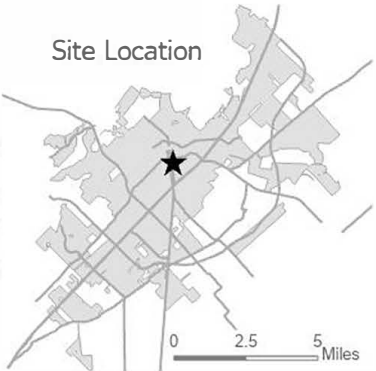


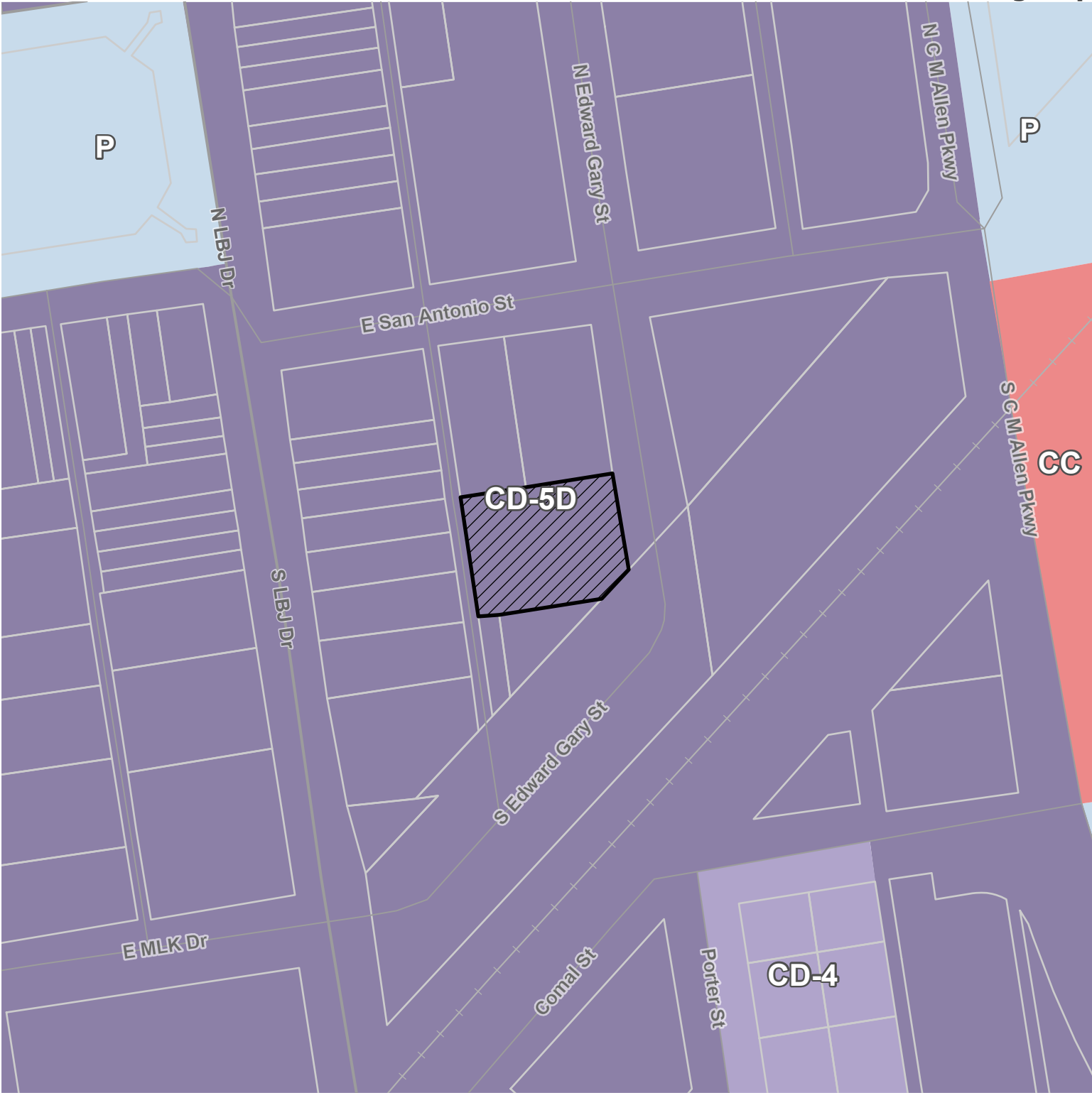
-  Subject Property
-  Parcel



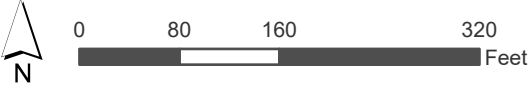
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/31/2025





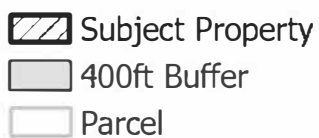
- Subject Property
- CC
- CD-4
- CD-5D
- P



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: 10/31/2025





Date: 10/31/2025

PLANNING AND DEVELOPMENT SERVICES

11/21/2025



CUP-25-65

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
116 S Edward Gary St**

CUP-25-65 (Boxcar Social) Hold a public hearing and consider a request by Arash Saberi, on behalf of Boxcar Social, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 116 S Edward Gary 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, December 9, 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-25-65**.

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
41465	110 S CM ALLEN PKWY LLC	609 WOOD ST, # A	AUSTIN, TX 78703-5417	110 CM ALLEN PKWY, SAN MARCOS, TX 78666
41499	133 S LBJ LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515	133 S LBJ DR, SAN MARCOS, TX 78666
41554	78 TRIPLE 6 INVESTMENTS LLC	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707	118 S LBJ DR, SAN MARCOS, TX 78666
131959	BREIHAN, STACY	1444 HIGHLAND DR	SAN MARCOS, TX 78666-3002	EDWARD GARY ST, SAN MARCOS, TX 78666
41546	BWB2 LP	11701 BEE CAVES RD, # 206	BEE CAVE, TX 78738-5014	150 S 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
41547	FINCH, JOHNNY	P O BOX 118	SAN MARCOS, TX 78667-0118	138 S LBJ DR, SAN MARCOS, TX 78666
41503	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629	145 S 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
138700	KNICKERBOCKER INTERESTS LLC	1502 THE HIGH RD	AUSTIN, TX 78746-2234	240 COMAL ST, SAN MARCOS, TX 78666
41553	LARRY W MURPHREE SPOUSAL TRUST	712 MOUNTAIN VIEW DRIVE	SAN MARCOS, TX 78666	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666
129054	LINDSEY LOFTS LTD	P O BOX 91383	AUSTIN, TX 78709-1383	214 E SAN ANTONIO, SAN MARCOS, TX 78666
41496	LONGHORN INVESTMENTS LLP	3308 AVENAL DR	AUSTIN, TX 78738-5367	101 S LBJ DR, SAN MARCOS, TX 78666
41504	MAY JUSTIN ALAN	214 River Hills DR	San Marcos, TX 78666-9536	151 S LBJ DR, SAN MARCOS, TX 78666
41555	MENDEZ, RONNIE A	120 S LBJ DR	SAN MARCOS, TX 78666	120 S LBJ DR, SAN MARCOS, TX 78666

41463	MERRITT CRAIG	4 TIMBERCREST ST	SAN MARCOS, TX 78666-3018	301 COMAL ST, SAN MARCOS, TX 78666
41490	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516	110 N LBJ DR, SAN MARCOS, TX 78666
38161	MOCEDADS LLC	11414 EDDIE EGAN LN	AUSTIN, TX 78748-4000	302 COMAL ST, SAN MARCOS, TX 78666
89491	NEW JOE DWAYNE & JULIA	2305 LEDGEROCK RD	WIMBERLEY, TX 78676-4239	112 CM ALLEN PKWY, SAN MARCOS, TX 78666
41501	NICOLA WILLIAM CHARLES &	1335 SILVERADO # 1008	HOUSTON, TX 77077	135-139 S LBJ DR, SAN MARCOS, TX 78666
133308	RADIANT SOLUTIONS INC	P O BOX 91383	AUSTIN, TX 78709-1383	116 S EDWARD GARY, SAN MARCOS, TX 78666
24460	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557	169-175 S LBJ DR, SAN MARCOS TX
41502	REIBER MATTHEW ALLEN &	511 WEST MLK DR	SAN MARCOS, TX 78666	143 S LBJ DR, SAN MARCOS, TX 78666
41498	S LBJ 125 LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515	125 S LBJ DR, SAN MARCOS, TX 78666
41556	SCANIO MICHAEL E TRUSTEE	121 N JOHNSON AVE	SAN MARCOS, TX 78666	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41549	SIERRA ALBERT PHILLIP	118 ALGARITA	SAN MARCOS, TX 78666	130 S LBJ DR, SAN MARCOS, TX 78666
41558	SMTX COMMERCIAL BENEFIT AID LLC	PO BOX 911	SAN MARCOS, TX 78667-0911	130 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41557	THE MARC ON THE SQUARE LLC	1101 TATE TRL	SAN MARCOS, TX 78666-5225	120 E SAN ANTONIO ST, SAN MARCOS, TX 78666
41494	VICTORIA BANK & TRUST	100 CONGRESS AVE, STE 1900	AUSTIN, TX 78701-2750	119 S EDWARD GARY ST, SAN MARCOS, TX 78666
41489	WALDRIP, MARTHA JANE	PO BOX 805	SAN MARCOS, TX 78667-0805	114-116 N LBJ DR, SAN MARCOS, TX 78666
41550	WARREN, ROBERT L	126 S LBJ DR	SAN MARCOS, TX 78666	126 S LBJ DR, SAN MARCOS, TX 78666
41505	WESTLAKE INVESTMENT CORP	1509 GUADALUPE STE 200	AUSTIN, TX 78701	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666

	Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	Amy Tomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	
	Samantha E Benavides	455 Lindsey St	SAN MARCOS, TX 78666	