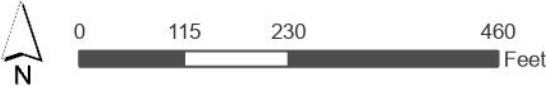


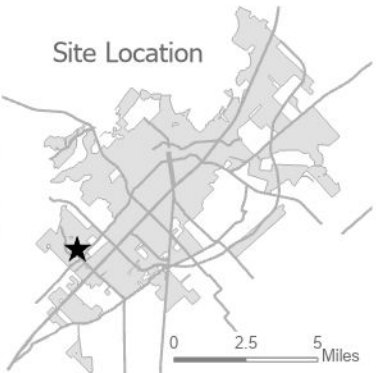


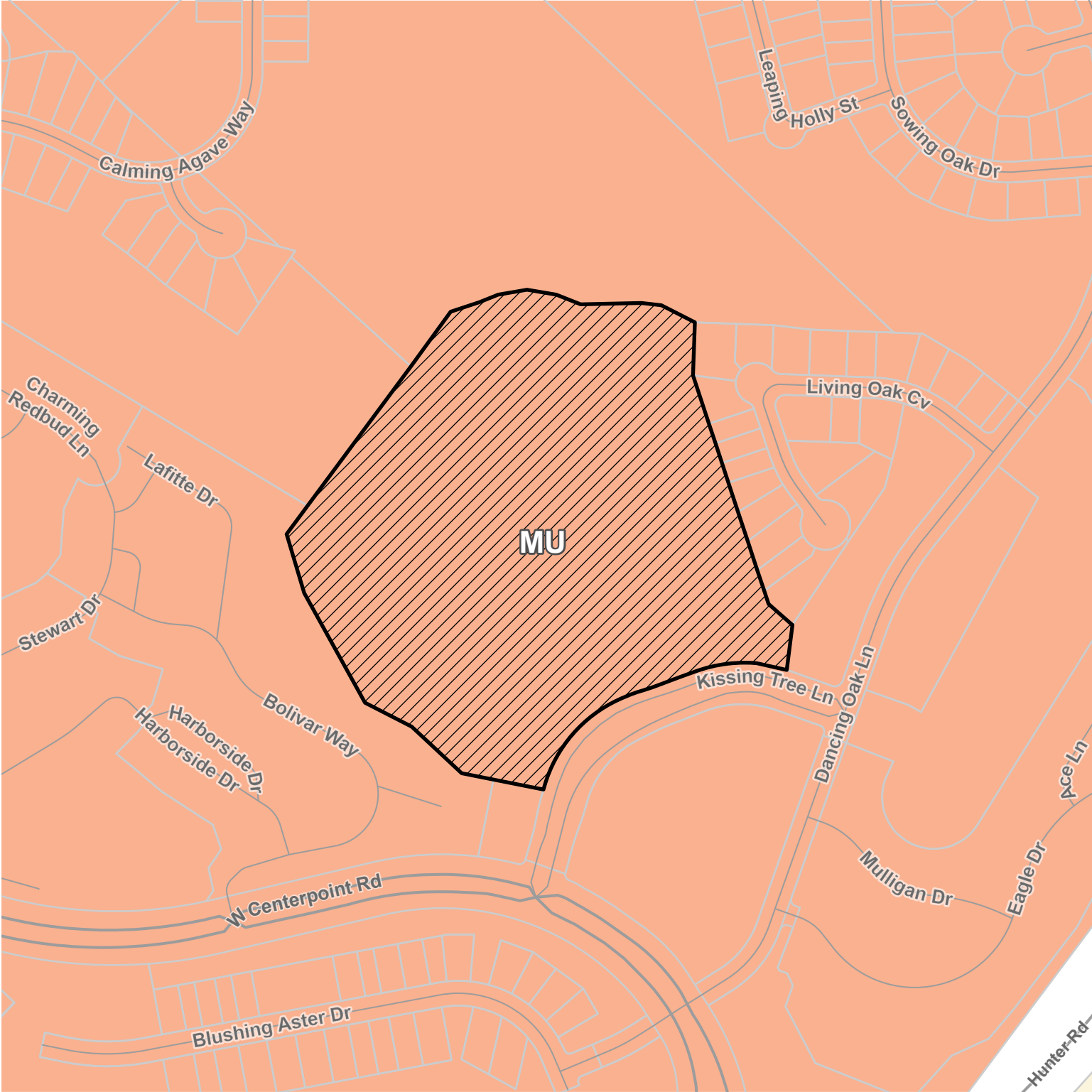
-  Subject Property
-  Parcel



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: 10/8/2025





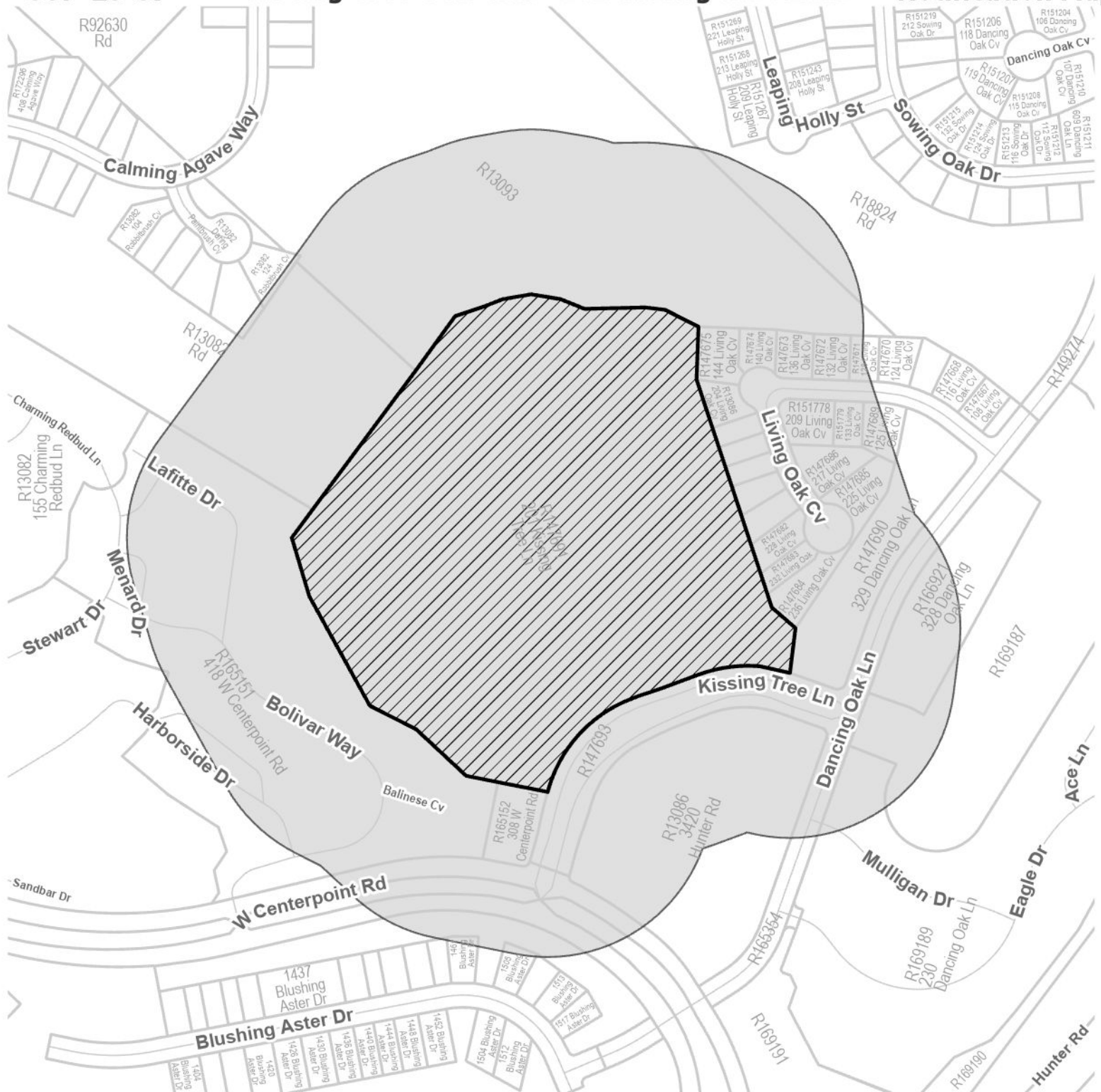
-  Subject Property
-  FD
-  MU



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: 10/10/2025





 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: 10/8/2025



PLANNING AND DEVELOPMENT SERVICES

10/9/2025



CUP-25-57

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
201 Kissing Tree Lane**

CUP-25-57 (The Stump – Kissing Tree Golf Course) Hold a public hearing and consider a request by Kissing Tree Golf Club, LLC, on behalf of The Stump – Kissing Tree Golf Course, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 201 Kissing Tree Lane. (C. Garrison)

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, October 28, 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-57**.

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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
174158	113 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	AHMANSON, JONATHAN DAVID	113 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174197	208 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	ALBERT, MERCEDES M	208 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174191	109 BALINESE CV, UNIT #101, SAN MARCOS, TX 78666	ANDREWS JERE & DEGOLIER TRACI ANDREWS & DEGOLIER JOHN	8922 COMANCHE PATH	SAN ANTONIO, TX 78266-2926
174238	305 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	AVERY REVOCABLE TRUST	GEORGE PIERCE AVERY (TRUSTEE)	SAN MARCOS, TX 78666-3904
174178	121 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	AVVAKOUM, GINA	121 BOLIVAR WAY	SAN MARCOS, TX 78666
174182	213 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	BAKER, VICKIE L	213 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
201843	337 DANCING OAK LN, UNIT #101, SAN MARCOS, TX 78666	BARNES JAY T & BARNES BERNADETTE V	337 DANCING OAK LN	SAN MARCOS, TX 78666-3929
147682	228 LIVING OAK CV, SAN MARCOS, TX 78666	BROOKFIELD RESIDENTIAL KISSING TREE LLC	9600 N MOPAC EXPY	AUSTIN, TX 78759-6568
174174	108 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	BROWN, ELDON R & SHERI J	108 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174179	121 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	BROWN-HORAK JUDY L TRUST	JUDY LYNN BROWN-HORAK TRUSTEE	SAN MARCOS, TX 78666-3902
174225	125 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	CARLUCCI, RICHARD	125 LAFITTE DR	SAN MARCOS, TX 78666-3899
201936	313 DANCING OAK LN #105, SAN MARCOS, TX 78666	CARMA PASO ROBLES LLC	9600 N MOPAC EXPY	AUSTIN, TX 78759-6568
174224	125 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	CASTRO, LEOPOLDO F & GLORIA O	125 LAFITTE DR	SAN MARCOS, TX 78666-3899
174173	112 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	CATHCART, PATRICIA	112 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174170	116 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	CHASE, SHERYL TRAHAN	116 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174214	116 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	CHINORANSKY, MICHAEL J & SUSAN E	116 LAFITTE DR	SAN MARCOS, TX 78666-3899
174216	120 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	COLE, DAN MAURICE JR & LORENA	120 LAFITTE DR	SAN MARCOS, TX 78666-3899
174232	104 MENARD DR, UNIT #101, SAN MARCOS, TX 78666	COPPEL-SALLOW, SHERYL	104 MENARD DR	SAN MARCOS, TX 78666-3901
174253	318 DANCING OAK LN, UNIT #105, SAN MARCOS, TX 78666	CORNELL TRUST	CORNELL KAREN LOUISE TRUSTEE	SAN MARCOS, TX 78666-3927
174217	120 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	COUCH BYRON D & COUCH PAMELA A	2629 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4935
174234	108 MENARD DR, UNIT #101, SAN MARCOS, TX 78666	CRAIN GARRY D & CRAIN CARRIE L	108 MENARD DR	SAN MARCOS, TX 78666-3901
174171	116 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	DALTON, JON DAREN	1365 HANZ DR	NEW BRAUNFELS, TX 78130-3447
174198	212 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	DEAN, PATRICIA W	212 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174156	109 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	DEGRAFFENRIED, SUSAN	4008 SINCLAIR AVE	AUSTIN, TX 78756-3523
174176	117 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	DENTON ROSEMARY DIANNE REVOCABLE TRUST	DENTON ROSEMARY DIANNE TRUSTEE	ARLINGTON, TX 76005-1506
174168	120 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	DENTON THOMAS W & DENTON JUDY E	253 SANDBAR DR	SAN MARCOS, TX 78666-1279
174203	220 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	DOAK, JOHN MICHAEL	17027 APPLE RIVER DR	CYPRESS, TX 77433-3135
174172	112 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	DREWRY, DARLENE	112 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
201937	313 DANCING OAK LN #102, SAN MARCOS, TX 78666	DUNKS, PATRICIA ANNE	313 DANCING OAK LN	SAN MARCOS, TX 78666-3925
174251	318 DANCING OAK LN, UNIT #103, SAN MARCOS, TX 78666	DUSTY TRUST FUND	MCGURK ELIAL PAUL & CHICCO JOANNE, TRUSTEES	SAN MARCOS, TX 78666-3927
174252	318 DANCING OAK LN, UNIT #104, SAN MARCOS, TX 78666	EASTMAN DONALD & SHARON REVOCABLE TRUST	EASTMAN DONALD GERARD & SHARON LEE MARX TRUSTEES	SAN MARCOS, TX 78666-3927
174220	128 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	ENGLISH JOHN D & CASTANEDA-ENGLISH PATRICIA	128 LAFITTE DR	SAN MARCOS, TX 78666-3899
174186	108 BALINESE CV, UNIT #101, SAN MARCOS, TX 78666	ESCALANTE, PATRICE	108 BALINESE CV	SAN MARCOS, TX 78666-3906
174219	124 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	FICKLIN, BLEEC C	124 LAFITTE DR	SAN MARCOS, TX 78666-3899
174223	132 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	FLORES ULYSSES & MCLEAN MARIELLEN	132 LAFITTE DR	SAN MARCOS, TX 78666-3899
174190	109 BALINESE CV, UNIT #102, SAN MARCOS, TX 78666	FRIAR HELEN & JERRY FAMILY TRUST	HELEN ANNE & JERRY DON FRIAR TRUSTEES	SAN MARCOS, TX 78666-3906
174204	224 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	GALLION, THERESA M	4705 UNITY CIR	AUSTIN, TX 78731-6607
174207	228 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	GORDON, ERNEST & MARILYN RENE A	228 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174215	116 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	GRAUKE, DIRCE	116 LAFITTE DR	SAN MARCOS, TX 78666-3899
174231	105 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	HAMBY, CLIFFORD ARTHUR	105 LAFITTE DR	SAN MARCOS, TX 78666-3899
137960	HUNTER RD, SAN MARCOS, TX 78666-5376	HAYS COUNTY EMERGENCY SERVICE DIST #3	3528 HUNTER RD	SAN MARCOS, TX 78666-9349
174201	216 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	HERNANDEZ ROCKY & ALEXIS TRUST	RAUL RAFAEL HERNANDEZ JR & KATHRYN ALEXI JONES HERENADEZ TRUSTEES	SAN MARCOS, TX 78666-3903
174167	124 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	HERRERA, ARTHUR, Jr	124 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174250	318 DANCING OAK LN, UNIT #102, SAN MARCOS, TX 78666	HOELZER, BARBARA ANN & THOMAS HAROLD	318 DANCING OAK LN	SAN MARCOS, TX 78666-3927
174210	108 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	HOLLISTER CATHERINE L & HOLLISTER MARK R	6873 BARRISDALE DR	.
174213	112 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	HORTON, CHERYLE B	112 LAFITTE DR	SAN MARCOS, TX 78666-3899
174205	224 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	HUBBARD, LAURA	224 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174187	108 BALINESE CV, UNIT #102, SAN MARCOS, TX 78666	HUNTSINGER, DEBORAH KATHLEEN	108 BALINESE CV	SAN MARCOS, TX 78666
174527	105 MULLIGAN DR, UNIT #102, SAN MARCOS, TX 78666	JASPER COTTAGE LLC	420 CALMING AGAVE WAY	SAN MARCOS, TX 78666-3997
174237	112 MENARD DR, UNIT #102, SAN MARCOS, TX 78666	JOE & MARY OVERSTREET LIVING TRUST	OVERSTREET JOE W & MARY H, CO-TRUSTEES	SAN MARCOS, TX 78666-3901
174155	105 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	JONES PHILLIP & MORILLO LISA	9803 HIGHWAY 242	CONROE, TX 77385-4369
174241	309 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	KELLOGG, LYNDA SUE	309 BOLIVAR WAY	SAN MARCOS, TX 78666-3904
165152		KISSING TREE MASTER COMMUNITY INC	18001 N 79TH AVE	GLENDALE, AZ 85308-8394
174194	204 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	KOLENDA DONALD G & KOLENDA CAROL M	2518 BURNSD BLVD	THE VILLAGES, FL 32163-2704
174227	121 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	KOSS GARY EVANS & KOSS EDITH LAVERNE	2948 OAK HOLLOW DR	NEW BRAUNFELS, TX 78132-5101
174157	109 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	LINDLEY, JOHN R & ALICE V	109 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174228	109 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	LONG, WELDON P	109 LAFITTE DR	SAN MARCOS, TX 78666-3899
174211	108 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	MARSHALL, JOHN	108 LAFITTE DR	SAN MARCOS, TX 78666-3899

174222	132 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	MARTIN, DAVID	132 LAFITTE DR	SAN MARCOS, TX 78666-3899
174181	209 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	MCKAY FAMILY TRUST	MCKAY PATRICIA S TRUSTEE	SAN MARCOS, TX 78666-3901
174235	108 MENARD DR, UNIT #102, SAN MARCOS, TX 78666	MCKAY, PATRICIA S	108 MENARD DR	SAN MARCOS, TX 78666-3901
201940	313 DANCING OAK LN #103, SAN MARCOS, TX 78666	MEHLER KAREN	313 DANCING OAK LN	SAN MARCOS, TX 78666-3925
174218	124 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	MEHTA, VIJAY K	124 LAFITTE DR	SAN MARCOS, TX 78666-3899
174212	112 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	MEREDITH JAMES & MEREDITH PATRICIA	4230 LUCKENBACH RD	SAN ANTONIO, TX 78251-4306
174169	120 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	MILLER, TRACY	120 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174233	104 MENARD DR, UNIT #102, SAN MARCOS, TX 78666	MOORMAN, ROBERT	104 MENARD DR	SAN MARCOS, TX 78666-3901
174177	117 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	NATION, SUE LYNN	117 BOLIVAR WAY	SAN MARCOS, TX 78666-3902
174183	213 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	NEW, LINDA J	213 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174166	124 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	NOVAK MATTHEW JOSEPH & NOVAK SANDRA KAY	89 SUNDOWN RIDGE PL	TOMBALL, TX 77375-4843
174188	113 BALINESE CV, UNIT #102, SAN MARCOS, TX 78666	PAJAK THEODORE P & PAJAK PEGGY A FAMILY TRUST	PAJAK THEODORE P & PAJAK PEGGY A TRUSTEES	PALOS HILLS, IL 60465-1916
174200	216 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	PARKER, MARTHA ANN	216 BOLIVAR DR	SAN MARCOS, TX 78666
201935	313 DANCING OAK LN #106, SAN MARCOS, TX 78666	PATTERSON, PETRA	313 DANCING OAK LN	SAN MARCOS, TX 78666-3925
174221	128 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	PORTER, TIMOTHY J & KATHLEEN A	128 LAFITTE DR	SAN MARCOS, TX 78666-3899
174202	220 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	PTOMEY, MARSHA ANNE	220 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174160	117 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	PURNELL, JULIE A	117 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174239	305 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	ROBERTS, STEPHEN CHARLES	305 BOLIVAR WAY	SAN MARCOS, TX 78666-3904
174185	104 BALINESE CV, UNIT #102, SAN MARCOS, TX 78666	ROSS, LISE K	3300 BEE CAVES RD	WEST LAKE HILLS, TX 78746-6797
174189	113 BALINESE CV, UNIT #101, SAN MARCOS, TX 78666	RUSO, JEANNINE	15625 ERIN LN	ORLANDO PARK, IL 60462
174236	112 MENARD DR, UNIT #101, SAN MARCOS, TX 78666	SEALE FRED & KIMBERLY FAMILY TRUST	SEALE FRED & KIMBERLY, TRUSTEES	CANYON LAKE, TX 78133-5526
174154	105 HARBORSIDE DR, UNIT #101, SAN MARCOS, TX 78666	SIEBERTH JAMES & SIEBERTH KATHRIN	105 HARBORSIDE	SAN MARCOS, TX 78666
174159	113 HARBORSIDE DR, UNIT #102, SAN MARCOS, TX 78666	SIEVERS, CHERYL	113 HARBORSIDE DR	SAN MARCOS, TX 78666-3905
174196	208 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	SMITH KATHLEENE H 1964 TRUST	PROSPERITY BANK TRUSTEE	LUBBOCK, TX 79401-3911
174192	105 BALINESE CV, UNIT #102, SAN MARCOS, TX 78666	TARVER LIVING TRUST	TARVER PERRY LYNN & TARVER DENISE KAY TRUSTEES	SAN MARCOS, TX 78666-3383
174209	104 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	TAYLOR ALISON J & YOUNG PETER K	23220 SONOMA LN	CICERO, IN 46034-9281
201844	337 DANCING OAK LN, UNIT #102, SAN MARCOS, TX 78666	THOMAS, ANGELA	337 DANCING OAK LN	SAN MARCOS, TX 78666-3929
174206	228 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	TRAHAN, ZONA LINN	228 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
174229	109 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	VANDERMAUSE, SHERI LYNNE	109 LAFITTE DR	SAN MARCOS, TX 78666-3899
174193	105 BALINESE CV, UNIT #101, SAN MARCOS, TX 78666	VILLARREAL ELIZONDO TRUST	VILLARREAL UBALDO SERGIO & VILLARREAL ARMANDINA ELIZONDO TRUSTEES	SAN MARCOS, TX 78666-3906
174199	212 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	WATSON THOMAS CROFT & WATSON MARY ELIZABETH	112 WADING GROTTO CV	SAN MARCOS, TX 78666-4837
174208	104 LAFITTE DR, UNIT #101, SAN MARCOS, TX 78666	WELLS, JEFFREY WARREN	104 LAFITTE DR	SAN MARCOS, TX 78666-3899
174526	105 MULLIGAN DR, UNIT #101, SAN MARCOS, TX 78666	WIGHTMAN, MARGERY G	105 MULLIGAN DR	SAN MARCOS, TX 78666-3908
174230	105 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	WILLIS, DAVID	105 LAFITTE DR	SAN MARCOS, TX 78666-3899
174249	318 DANCING OAK LN, UNIT #101, SAN MARCOS, TX 78666	WOODS, ROBERT EARL & DEBORAH ANN	318 DANCING OAK LN	SAN MARCOS, TX 78666-3927
174240	309 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	YATES REVOCABLE LIVING TRUST	IKUKO YATES TRUSTEE	SAN MARCOS, TX 78666-3904
127204	3413 HUNTER RD, SAN MARCOS, TX 78666	YELLOW ROCK BUSINESS PARK LLC	3413 HUNTER ROAD	SAN MARCOS, TX 78666
174180	209 BOLIVAR WAY, UNIT #101, SAN MARCOS, TX 78666	YOUNG JOHN V & MARY C TRUST	YOUNG JOHN V & MARY C TRUSTEES	SAN MARCOS, TX 78666-3903
174226	121 LAFITTE DR, UNIT #102, SAN MARCOS, TX 78666	ZACHARY VIC ALLEN & ZACHARY ITZA MERCEDES	121 LAFITTE DR	SAN MARCOS, TX 78666-3899
174195	204 BOLIVAR WAY, UNIT #102, SAN MARCOS, TX 78666	ZIMMERMAN, WILLIAM DAVID	204 BOLIVAR WAY	SAN MARCOS, TX 78666-3903
		Sharon Goembel	219 Playing Cypress Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666