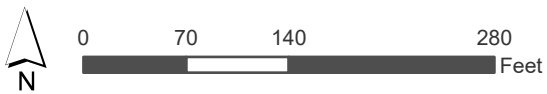




 Subject Property

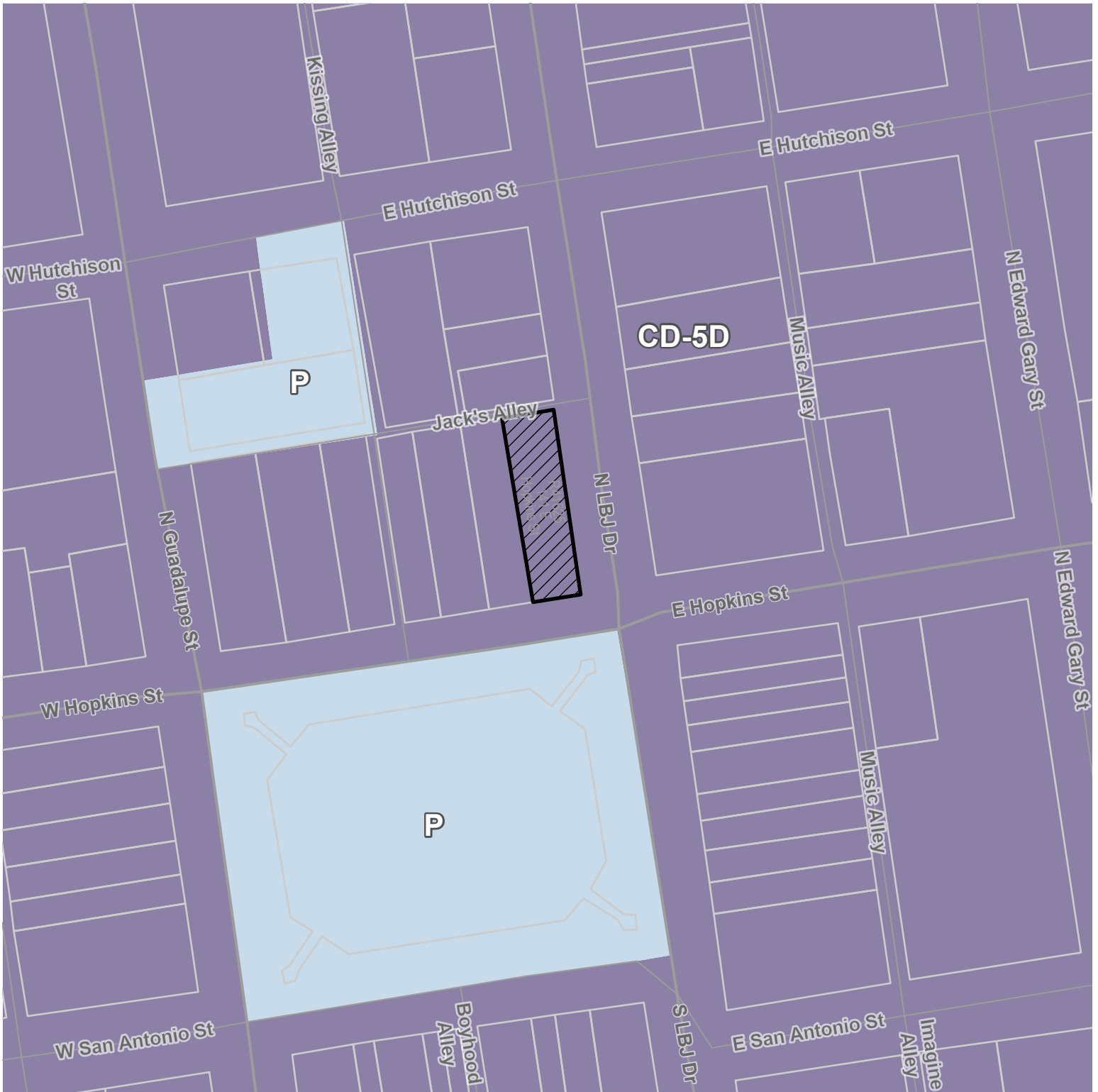





Site Location

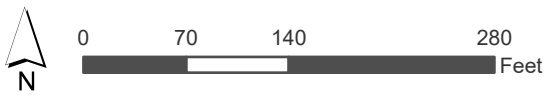


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/7/2026



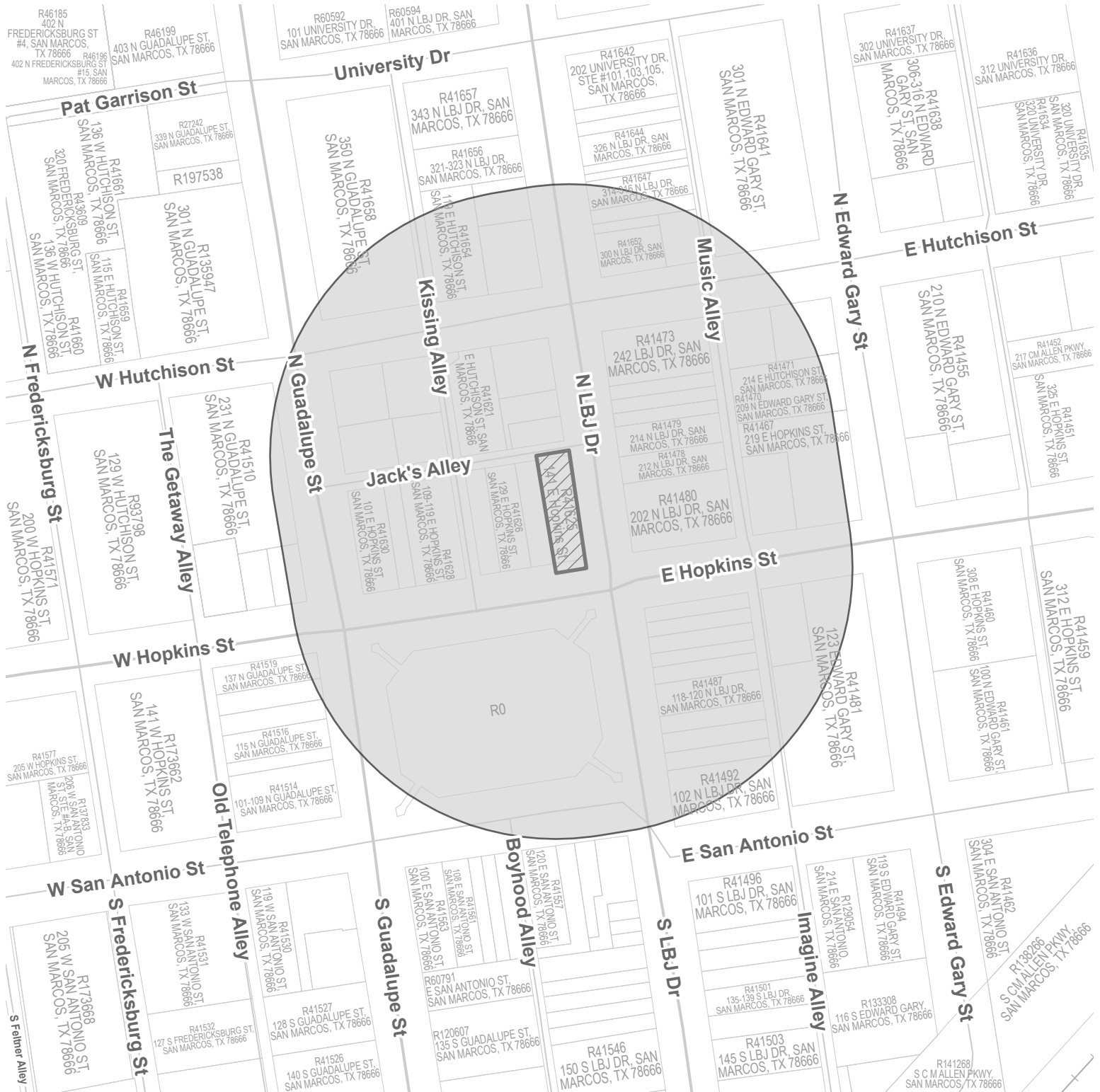
-  Subject Property
-  CD-5D
-  P



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: 5/7/2026





- SubjectPropert_PairwiseBuffe3
- 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: 5/7/2026

Site Location



PLANNING AND DEVELOPMENT SERVICES



5/7/2026

CUP-26-19

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
141 E Hopkins Street**

CUP-26-19 (Freddy C's Lounge) Hold a public hearing and consider a request by Sean Neal, on behalf of Freddy C's Lounge, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 141 E Hopkins Street. (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, May 26, 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-26-19**.

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
41487	118-120 N LBJ DR, SAN MARCOS, TX 78666	118-120 N LBJ LLC	118 N LBJ DR	SAN MARCOS, TX 78666-5620
41485	138 N LBJ DR, SAN MARCOS, TX 78666	126 & 138 N LBJ SERIES	901 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4205
41480	202 N LBJ DR, SAN MARCOS, TX 78666	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N	AUSTIN, TX 78734-2628
41469	214 E HUTCHISON ST, SAN MARCOS, TX 78666	214HUTCHISON LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41475	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666	230 N LBJ LLC	912 NARANJO DR	GEORGETOWN, TX 78628
41630	101 E HOPKINS ST, SAN MARCOS, TX 78666	AIKEN, C H	242 WHITNEY RUN	BUDA, TX 78610-3008
41641	301 N EDWARD GARY ST, SAN MARCOS, TX 78666	AURELIUS LTD	216 SKIPPING CEDAR ST	SAN MARCOS, TX 78666-3854
41625	145 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611
41517	125 N GUADALUPE ST, SAN MARCOS, TX 78666	CARBAJAL GUADALUPE R & DIANA L	125 N GUADALUPE	SAN MARCOS, TX 78666
41478	212 N LBJ DR, SAN MARCOS, TX 78666	CARSON FAMILY PROPERTIES	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41623	237-245 N LBJ DR, SAN MARCOS, TX 78666	CASEY MANAGEMENT TRUST	CASEY JAMES NEWMAN TRUSTEE	AUSTIN, TX 78731
41476	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666	CHAD BACCUS REAL ESTATE II LLC	PO BOX 609	GEORGETOWN, TX 78627
41622	225 N LBJ DR, SAN MARCOS, TX 78666	CHRYSAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608
41628	109-119 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733
41486	124 N LBJ DR, SAN MARCOS, TX 78666	EFW HOLDINGS INC	124 N LBJ DR	SAN MARCOS, TX 78666-5620
41651	308 N LBJ DR, SAN MARCOS, TX 78666	GOMEZ JESSE G & MARTINA	308 N LBJ DR	SAN MARCOS, TX 78666
41617	242 N GUADALUPE ST, SAN MARCOS, TX 78666	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431
41652	300 N LBJ DR, SAN MARCOS, TX 78666	HARTNETT ENTERPRISES SAN MARCOS LLC	2407 BALLANTRAE DR	COLLEYVILLE, TX 76034-5304
41518	131 N GUADALUPE ST, SAN MARCOS, TX 78666	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666
41467	219 E HOPKINS ST, SAN MARCOS, TX 78666	HAYSCO SM LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41508	100 W HOPKINS ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896
41620	235 N LBJ DR, SAN MARCOS, TX 78666	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392
41650	211/215 E HUTCHISON ST, SAN MARCOS, TX 78666	KEYSTONE REAL ESTATE INVESTMENT TX LLC	18695 PONY EXPRESS DR	PARKER, CO 80134-1564
41649	312 N LBJ DR, SAN MARCOS, TX 78666	KND'S BOUTIQUE LLC	312 N LBJ DR	SAN MARCOS, TX 78666
41472	222 E HUTCHISON ST, SAN MARCOS, TX 78666	MATT PATTERSON INS AGENCY INC	222 E HUTCHISON ST	SAN MARCOS, TX 78666-5682
41519	137 N GUADALUPE ST, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	710 ARROW POINT DR	CEDAR PARK, TX 78613-6655
41658	350 N GUADALUPE ST, SAN MARCOS, TX 78666	OS BOBCAT LLC	2420 GARNETFIELD LN	FRIENDSWOOD, TX 77546-4668
41483	142 N LBJ DR, SAN MARCOS, TX 78666	OUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666-7335
41466	217 E HOPKINS ST, SAN MARCOS, TX 78666	PIPER JAMES M & TAMARA P	186 PICO CT	SAN MARCOS, TX 78666-1847
41479	214 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY PARTNERS LLC	LATIPAC COMMERCIAL	AUSTIN, TX 78716-2304
41488	122 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L LIVING TRUST	SERUR JOHN & JUDITH L CO-TRUSTEES	AUSTIN, TX 78737-8856
41473	242 LBJ DR, SAN MARCOS, TX 78666	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179
41624	139 E HOPKINS ST, SAN MARCOS, TX 78666	SLOAN JAMES LLC	139 E HOPKINS ST	SAN MARCOS, TX 78666-5678
41477	218-220 N LBJ DR, SAN MARCOS, TX 78666	TARRANT, LINDA LEWIS	P O BOX 199	HUNT, TX 78024-0199
41482	216 E HOPKINS ST, SAN MARCOS, TX 78666	TEXAS P B REAL ESTATE LP	113 W PUBLIC SQUARE STE 200	GLASOW, KY 42141-2413
41621	E HUTCHISON ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	Attn: VP FOR FINANCE AND SUPPORT SERVICES	SAN MARCOS, TX 78666-4684
41474	226 N LBJ DR, SAN MARCOS, TX 78666	TWMJ INTEREST LLC	Attn: MARY WILLIAMS	SAN MARCOS, TX 78666-3252
41481	123 EDWARD GARY ST, SAN MARCOS, TX 78666	VICTORIA BANK & TRUST	100 CONGRESS AVE STE 1900	AUSTIN, TX 78701-2750
41489	114-116 N LBJ DR, SAN MARCOS, TX 78666	WALDRIP, MARTHA JANE	PO BOX 805	SAN MARCOS, TX 78667-0805
		Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666