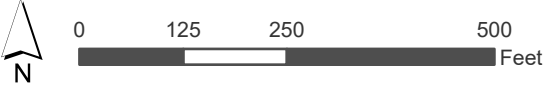




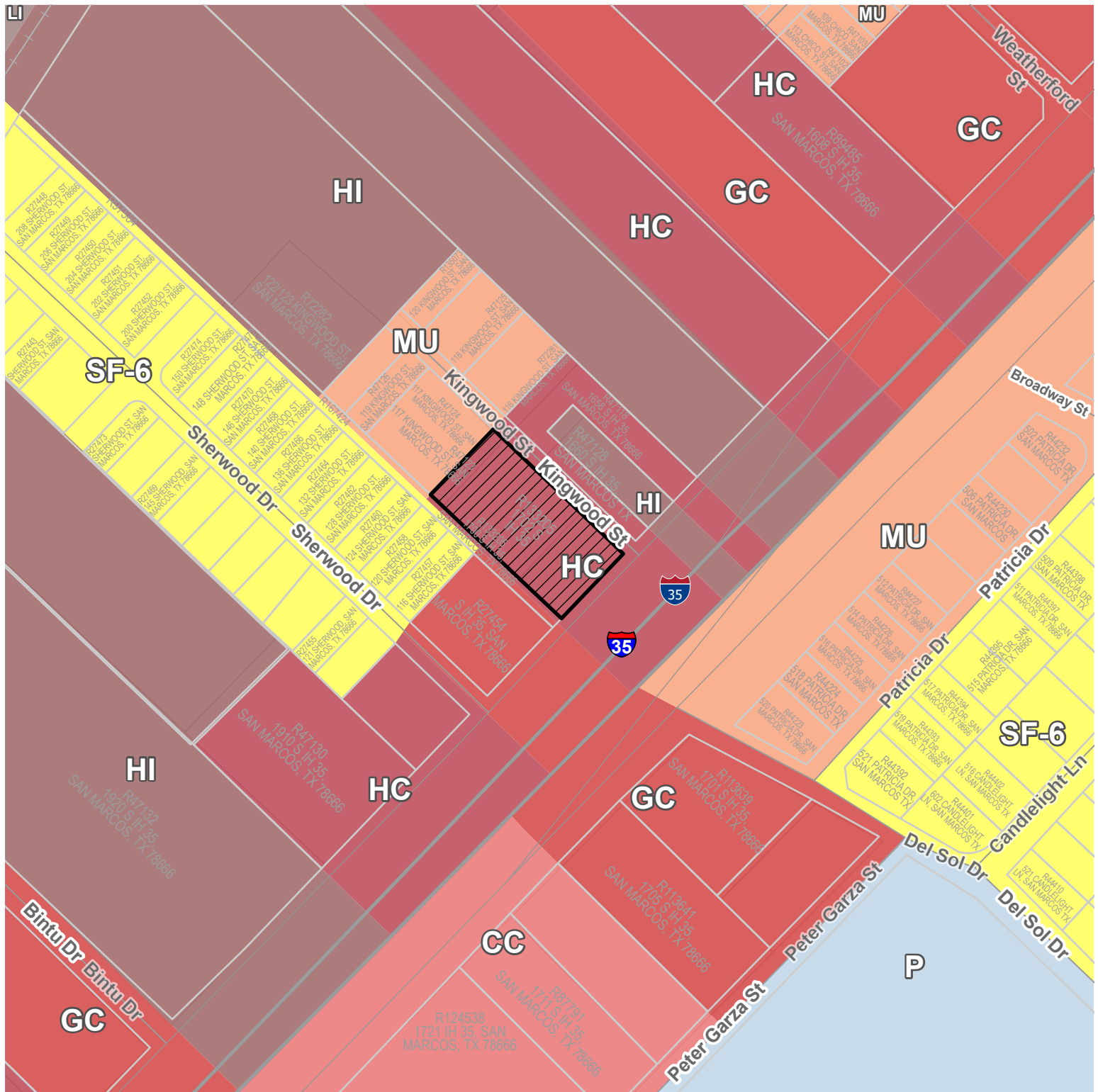
 Subject Property



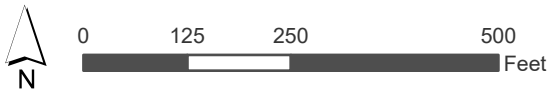
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/9/2026





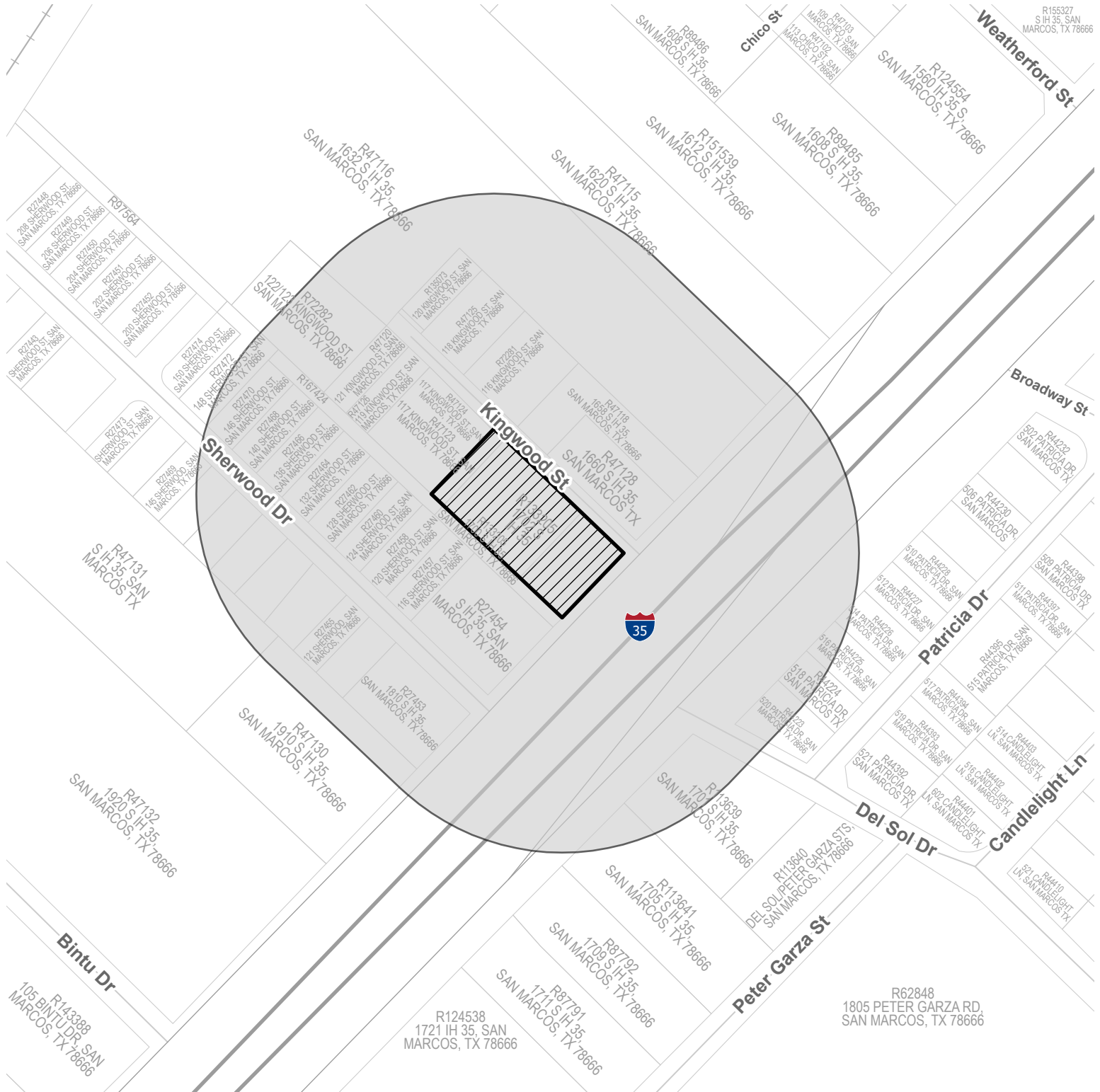
- Subject Property
- LI
- MU
- HI
- GC
- CC
- P
- SF-6
- Parcel



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Date: 7/9/2026





-  Subject Property
-  400 ft. Buffer
-  Parcel



0 125 250 500
Feet

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Date: 7/9/2026

Site Location



PLANNING AND DEVELOPMENT SERVICES

7/23/26



CUP-26-16

RENOTICE of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1700 S IH 35

CUP-26-16 (One Time Tavern) Hold a public hearing and consider a request by Florencio Cuevas, on behalf of One Time Tavern, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1700 S IH 35 (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, August 11, 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-26-16**.

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
47131	S IH 35, SAN MARCOS TX	1900 S IH 35 LLC	5808 BALCONES DR	AUSTIN, TX 78731
27460	124 SHERWOOD ST, SAN MARCOS, TX 78666	ALANIZ GILA KELA (ESTATE)	SAMUEL K ALANIZ	SAN MARCOS, TX 78666-6015
27459	125 SHERWOOD ST, SAN MARCOS, TX 78666	ALDAPE, ISABEL JR & ROSA	125 SHERWOOD ST	SAN MARCOS, TX 78666-6014
27453	1810 S IH 35, SAN MARCOS, TX 78666	AML REAL ESTATE LLC	1810 SOUTH IH-35	SAN MARCOS, TX 78666
27469	145 SHERWOOD, SAN MARCOS, TX 78666	BALDERAS, AMELIA C	145 SHERWOOD ST	SAN MARCOS, TX 78666-6014
113639	1701 S IH 35, SAN MARCOS, TX 78666	BBQ WAY LLC	510 LAZY LN	SAN MARCOS, TX 78666-9458
72282	122/123 KINGWOOD ST, SAN MARCOS, TX 78666	BRISTER NANCY A ETAL	617 STAGECOACH TRL	SAN MARCOS, TX 78666
44224	518 PATRICIA DR, SAN MARCOS TX	CAPETILLO DORA A (LIFE ESTATE)	518 PATRICIA DR	SAN MARCOS, TX 78666-7405
27468	140 SHERWOOD ST, SAN MARCOS, TX 78666	CERDA LOUIS H & REFUGIA	121 SHERWOOD ST	SAN MARCOS, TX 78666-6014
47128	1660 S IH 35, SAN MARCOS TX	CONGER LORI Z TRUST UWO ZIEGLER THAD M	PO BOX 6053	SAN ANTONIO, TX 78209-0053
47123	117 KINGWOOD ST, SAN MARCOS, TX 78666	CRAYTON, CLESTER H	117 KINGWOOD ST	SAN MARCOS, TX 78666
27458	120 SHERWOOD ST, SAN MARCOS, TX 78666	CUELLAR EMILIO & EVA	120 SHERWOOD ST	SAN MARCOS, TX 78666
27461	129 SHERWOOD ST, SAN MARCOS, TX 78666	DE LA CRUZ, MICHAEL	2637 RED BUD WAY	NEW BRAUNFELS, TX 78132-4283
27454	S IH 35, SAN MARCOS, TX 78666	FREY, STEPHEN A & FREY, ELISA	1205 OSPREY RIDGE LOOP	LAGO VISTA, TX 78645-8055
133205	1700 S IH 35, SAN MARCOS, TX 78666	GARZA FREDDIE & SYLVIA	302 S MITCHELL	SAN MARCOS, TX 78666
27457	116 SHERWOOD ST, SAN MARCOS, TX 78666	GARZA, CARLOS MORALES	116 SHERWOOD ST	SAN MARCOS, TX 78666
27464	132 SHERWOOD ST, SAN MARCOS, TX 78666	GILGAN LAUREN & GILGAN CURTIS	9207 SAUTELLE LN	AUSTIN, TX 78749-1149
47116	1632 S IH 35, SAN MARCOS, TX 78666	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746
47126	119 KINGWOOD ST, SAN MARCOS, TX 78666	GUTIERREZ, YSABEL, SR	119 KINGWOOD ST	SAN MARCOS, TX 78666
27463	133 SHERWOOD ST, SAN MARCOS, TX 78666	HISSONG KAITLYN & ROSENTHAL DARRYL PHIL	133 SHERWOOD ST	SAN MARCOS, TX 78666-6014
27467	139 SHERWOOD ST, SAN MARCOS, TX 78666	HOUSING AUTHORITY OF THE CITY OF SAN MARCOS	1201 THORPE LN	SAN MARCOS, TX 78666-6565
44223	520 PATRICIA DR, SAN MARCOS, TX 78666	JAIMES MICHAEL H & MATTHEW J & MARK A & JULIE M	125 COLUMBIA CIR	SAN MARCOS, TX 78666
27456	117 SHERWOOD ST, SAN MARCOS, TX 78666	PUEBLA, FRANCISCO	706 LOBO ST	CEDAR PARK, TX 78613-2350
113641	1705 S IH 35, SAN MARCOS, TX 78666	RES PROPERTIES LLC	1705 N INTERSTATE 35	SAN MARCOS, TX 78666-6713
47125	118 KINGWOOD ST, SAN MARCOS, TX 78666	REYES, JESSER JOSUE RIVERA	118 KINGSWOOD ST	SAN MARCOS, TX 78666-6013
44226	514 PATRICIA DR, SAN MARCOS, TX 78666	RODRIGUEZ CHRISTINE V	1020 COLUMBIA DR	LEWISVILLE, TX 75067
44225	516 PATRICIA DR, SAN MARCOS, TX 78666	RODRIGUEZ PETRONILO PETE V	921 HIDALGO RD	CARLSBAD, NM 88220
47130	1910 S IH 35, SAN MARCOS, TX 78666	SAN MARCOS PUBLISHING LP	105 E MAIN ST	BRENNHAM, TX 77833-3785
27465	137 SHERWOOD ST, SAN MARCOS, TX 78666	SANCHEZ JOSE L & SANCHEZ MICAELA	137 SHERWOOD ST	SAN MARCOS, TX 78666-6014
27462	128 SHERWOOD ST, SAN MARCOS, TX 78666	SMTX RENTALS LLC	250 HILLTOP DR	SEGUIN, TX 78155-7122
47120	121 KINGWOOD ST, SAN MARCOS, TX 78666	SOUTHERN REHAB LLC	401 REIMER AVE	SAN MARCOS, TX 78666-5046
47115	1620 S IH 35, SAN MARCOS, TX 78666	SOVRAN ACQUISITION LP	PO BOX 71870	SALT LAKE CITY, UT 84171
47118	1658 S IH 35, SAN MARCOS, TX 78666	TOM & PAULA HAMILTON FAMILY LIMITED PARTNERSHIP LP	610 BLANCO RIVER RANCH BLVD	SAN MARCOS, TX 78666
27466	136 SHERWOOD ST, SAN MARCOS, TX 78666	TORRES, ARTURO V	406 MILL ST	SAN MARCOS, TX 78666-6616
27472	148 SHERWOOD ST, SAN MARCOS, TX 78666	VILLALPANDO UBANIA	148 SHERWOOD ST	SAN MARCOS, TX 78666-6015
72281	116 KINGWOOD ST, SAN MARCOS, TX 78666	VILLANUEVA ADRIAN	116 KINGWOOD ST	SAN MARCOS, TX 78666
27470	146 SHERWOOD ST, SAN MARCOS, TX 78666	ZAMORA, ANDREW TRINIDAD	146 SHERWOOD ST	SAN MARCOS, TX 78666-6017
		Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666
		John Thomaides	813 Arizona	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony St.	SAN MARCOS, TX 78666
		Bobbie Garza-Hernandez	122 Riviera St.	SAN MARCOS, TX 78666