





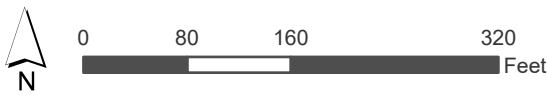


-  Subject Property
-  Parcel
-  CD-4
-  CD-5D
-  MF-18
-  P



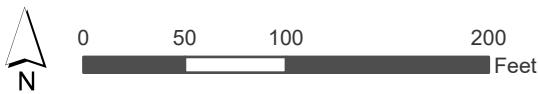
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/7/2026





- Subject Property
- Parcel






Site Location



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Date: 4/7/2026



-  Subject Property
-  400 ft. Buffer
-  Parcel



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Date: 4/7/2026

PLANNING AND DEVELOPMENT SERVICES



4/10/2026

CUP-26-13

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
206 W San Antonio Street**

CUP-26-13 (Eden Bar) Hold a public hearing and consider a request by David Foglia, on behalf of Eden Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 206 W San Antonio 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, April 28, 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-26-13**.

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
38004	421 J3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	33 KINGSTON GARDENS TRUST	747 EASTON DR	SAN MARCOS, TX 78666-5389
41506	106-112 W HOPKINS ST, SAN MARCOS, TX 78666	AIKEN CARL & JEAN REVOCABLE TRUST	AIKEN CARL & JEAN, TRUSTEES	BUDA, TX 78610-3008
37999	421 I2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	AIX INTERESTS INC	214 W MIMOSA CIR	SAN MARCOS, TX 78666-3711
37977	421 D6 W SAN ANTONIO ST, SAN MARCOS, TX 78666	ARROYO, GLORIVEL	2676 E TOWHEE ST	ONTARIO, CA 91761-8592
38008	421 K3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	BEASLEY MARLENE	111 EAST KINGFISH	SOUTH PADRE ISLAND, TX 78597
38013	421 L4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	BEEHIVE PROPERTIES LLC	104 MEDALIST ST	LAKEWAY, TX 78734-4228
41575	225 W HOPKINS ST, SAN MARCOS, TX 78666	BENCHMARK INSURANCE GROUP INC	P O BOX 1687	SAN MARCOS, TX 78667-1687
38011	421 L2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	BOK, MARVIN & JANET	5508 COUNTY ROAD 27	AUBURN, IN 46706-9605
41608	301 W HOPKINS ST, SAN MARCOS, TX 78666	BUP PROPERTY HOLDINGS LLC- SERIES 1	1900 OAK VIEW CT	AUBREY, TX 76227-2483
41604	310 W SAN ANTONIO ST, SAN MARCOS, TX 78666	C.S. MEEKS LLC	130 W SAN ANTONIO ST	SAN MARCOS, TX 78666
41517	125 N GUADALUPE ST, SAN MARCOS, TX 78666	CARBAJAL GUADALUPE R & DIANA L	125 N GUADALUPE	SAN MARCOS, TX 78666
41577	205 W HOPKINS ST, SAN MARCOS, TX 78666	CAV TRAMWAY LLC & MAV TRAMWAY LLC	4211 LONG CHAMP DR	AUSTIN, TX 78746-1161
41576	217 W HOPKINS ST, SAN MARCOS, TX 78666	COLASURD HOLDINGS LLC	1006 BARBARA DR	SAN MARCOS, TX 78666-8012
37984	421 F3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	COLE, BRENNER	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5558
41532	127 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	CONTRERAS, ALFONSO P	127 S FREDERICKSBURG ST	SAN MARCOS, TX 78666-5527
37994	421 H1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	CRAZY 6 PROPERTY LLC	1105 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4934
37982	421 F1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	CURTIS WILLIAM & KENNA	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666
37990	421 G3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	DAILEY, SHAWN D	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666
38005	421 J4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	DONNELLY, JAMES ROBERT	724 WILLOW RIDGE DR	SAN MARCOS, TX 78666-4912
41602	302 SAN ANTONIO ST, SAN MARCOS, TX 78666	DON'T MESS WITH TEXAS LLC	3620 GOODLAND DR	STUDIO CITY, CA 91604-2321
38003	421 J2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	ESPARZA SALVADOR S & ESPARZA SOBEYDA T (ESTATE)	Attn: ANN MARIE VAZQUEZ	MONTGOMERY, TX 77356-8170
93798	129 W HUTCHISON ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST	SAN MARCOS, TX 78666
137833	206 W SAN ANTONIO ST, STE #A-B, SAN MARCOS, TX 78666	FOGLIA DAVID	337 JEFFERS	KYLE, TX 78640-3876
37992	421 G5 W SAN ANTONIO ST, SAN MARCOS, TX 78666	FRIEDMAN KELLY	6017 OPEN RANGE TRL	AUSTIN, TX 78749
37961	421 A4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	FRUGONI JAMES J & ELIZABETH A	3101 OAK PARK WAY	SAN MARCOS, TX 78666
37975	421 D4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	GENTRY MATTHEW LUKE	& KELMAN LINDSEY	SAN MARCOS, TX 78666-5565
37960	421 A3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	GOJO CAPITAL LLC	6005 SHOAL CREEK BLVD	AUSTIN, TX 78757-3127
205661	124 W HOPKINS ST #201, SAN MARCOS, TX 78666	GREGSON J SCOTT	120 W HOPKINS ST	SAN MARCOS, TX 78666-5637
41518	131 N GUADALUPE ST, SAN MARCOS, TX 78666	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666
41571	200 W HOPKINS ST, SAN MARCOS, TX 78666	H-E-B LP	646 S FLORES ST	SAN ANTONIO, TX 78204-1219
38009	421 W SAN ANTONIO ST, APT #K4, SAN MARCOS, TX 78666	HERVEY ROBERT R & KIM W	414 SCARLET CT	CANYON LAKE, TX 78133-4920
41607	309 W HOPKINS ST, SAN MARCOS, TX 78666	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4907
37981	421 E4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	HOLT, BRAZ	7201 SUNGATE DR	AUSTIN, TX 78731-2140
37965	421 B4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	HOOPER DAVID R & ANGELA C	604 JUSTEFORD DR	PFLUGERVILLE, TX 78660-5138
41508	100 W HOPKINS ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896
37966	421 C1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	HURT, BRIAN M	9 TIMBERCREST ST	SAN MARCOS, TX 78666-3017
38006	421 K1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	HUTTON JEFFREY A & HUTTON ELIZABETH ANN	111 W MULBERRY ST	FREDERICKSBURG, TX 78624-3403
37973	421 D2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	HUTTON WALTER A & VICTORIA N & HUTTON, JEFFREY A	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5564
37995	421 H2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	JEFFREY, BRIAN	3308 AVENAL DR	AUSTIN, TX 78738-5367
37964	421 B3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	JESSEN DOUGLAS	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5562
37983	421 F2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	JONES, PATRICK DAVIS	105 HILL DR	SAN MARCOS, TX 78666
37996	421 H3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	K2J PROPERTIES LLC	4500 DIAMANTE DR	SPICEWOOD, TX 78669-6977
37978	421 E1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	KELLEY STEPHANIE LARHEA	22650 NAMELESS RD	LEANDER, TX 78641-7515
37962	421 B1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	KLEMCHE TSU LLC	270 SUNRISE TER	CEDAR PARK, TX 78613-9027
38000	421 I3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LARRISON, RENEE	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5559
37959	421 A2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LEE ROBERT & JENNIFER	7506 WEDGEWOOD DR	MAGNOLIA, TX 77354-5585
41530	119 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LIMITED PARTNERSHIP OF THE GILCREASE FAMILY LP	704 COUNTRY ESTATES DR	SAN MARCOS, TX 78666-1106
37968	421 C3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LUNA-WELCH, KATHRYN & JD	400 ANCHOR HILL RD	SAN MARCOS, TX 78666-8363
38010	421-1L W SAN ANTONIO ST, SAN MARCOS, TX 78666	LUND JAMES R & MERRIE ELLEN	1002 TATE LTR	SAN MARCOS, TX 78666-5178
41582	215 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LUTA HOLDINGS LLC	715 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666
37993	421 G6 W SAN ANTONIO ST, SAN MARCOS, TX 78666	MARETH ADAM & STEPHANIE	303 CHANDLER CROSSING CV	ROUND ROCK, TX 78665-2835
38012	421 L3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	MASONI MICHAEL	3130 SABLE CROSSING	SAN ANTONIO, TX 78232
37963	421 B2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	MATHIS, SARAH	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666
37972	421 D1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	MCINTYRE, MIKE D	421 W SAN ANTONIO ST #D1	SAN MARCOS, TX 78666
37980	421 W SAN ANTONIO ST, APT #E3, SAN MARCOS, TX 78666	MILLER, IDA F	811 W HOPKINS ST	SAN MARCOS, TX 78666-4206
37989	421 G2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	MILLER, ROBERT	365 LOGANS WAY	BLANCO, TX 78606-4602
41519	137 N GUADALUPE ST, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
41596	215 COMANCHE ST, SAN MARCOS, TX 78666	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	AUSTIN, TX 78749
37986	421 F5 W SAN ANTONIO ST, SAN MARCOS, TX 78666	ODEN MICHAEL & ANNETTE	227 ANY WAY ST	LAKE JACKSON, TX 77566-4151
37974	421 D3 W SAN ANTONIO ST, SAN MARCOS, TX 78666	OLSON MARK & SULLIVAN JOLIE	117 QUIET OAK RD	SAN MARCOS, TX 78666-3981
37969	421 C4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	OLSON, BRIAN	432 STAGECOACH TRL	SAN MARCOS, TX 78666-5204
37987	421 F6 W SAN ANTONIO ST, SAN MARCOS, TX 78666	OLSON, BRIAN	432 STAGECOACH TRL	SAN MARCOS, TX 78666-5204
137834	208-212 W SAN ANTONIO ST, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
37998	421 I1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	PAGE, KAYLON CODY	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5562
41514	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666	PAPLPC TRUST	1101 THORPE LN	SAN MARCOS, TX 78666
37997	421 H4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	PEARCE ERIC ROBERT & JANEL ELIZABETH	9007 CORNWALL DR	SPRING BRANCH, TX 78070
37971	421 O6 W SAN ANTONIO ST, SAN MARCOS, TX 78666	PETERSON LISA M & JOHN P III	2902 WINCHESTER	ROUND ROCK, TX 78665
37979	421 E2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	PETREA STACEY	PO BOX 1139	FORNEY, TX 75126
37967	421 C2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	PHILLIPS JOHN B & PATRICIA J	2289 HOLZ RD	LOCKHART, TX 78644
41595	302 W HOPKINS ST, SAN MARCOS, TX 78666	REGENCY REAL ESTATE HOLDINGS LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995
37970	421 C5 W SAN ANTONIO ST, SAN MARCOS, TX 78666	ROSENTHAL, JONAS	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5564
41580	140 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	RUDI & RENE LLC	1915 ALAMEDA DR	AUSTIN, TX 78704-3150
134855	126 S GUADALUPE ST, SAN MARCOS, TX 78666	SAN MARCOS ASSETS LLC	126 S GUADALUPE ST	SAN MARCOS, TX 78666-5532
37991	421 G4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SCOZARI FAMILY TRUST	MARK F SCOZZARI & CATHERINE M SCOZZARI (CO-TRUSTEES)	MOUNTAIN HOME, TX 78058-5009
37988	421 G1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SEABAUGH BETTY S REVOCABLE LIVING TRUST	SEABAUGH BETTY S, TRUSTEE	HUNTSVILLE, TX 77340-1104
41516	115 N GUADALUPE ST, SAN MARCOS, TX 78666	SECTOR I-35 LLC	7117 AVIGNON DR	ROUND ROCK, TX 78681-5332
41531	133 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SM BUILDING #1-CRP LTD	730 BELVIN ST	SAN MARCOS, TX 78666-4302
41534	153 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	SML OWNER II LLC	Attn: JARED SCHENK	CHICAGO, IL 60657-4029
41610	307 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SMTX COMMERCIAL BENEFIT AID LLC	PO BOX 911	SAN MARCOS, TX 78667-0911
37958	421 A1 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SMTX CONDO LLC	14209 MONTOUR DR	AUSTIN, TX 78717-4995
38002	421 W SAN ANTONIO ST #J1, SAN MARCOS, TX 78666	SULLINS, SHANE O & CATHY A	2620 WEBER RD	VICTORIA, TX 77905
41510	231 N GUADALUPE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666
41529	101 W SAN ANTONIO ST, SAN MARCOS, TX 78666	VGZ GROUP LLC	C/O ASSET MANAGEMENT SPECIALIST, INC	SAN MARCOS, TX 78666-5740
38001	421 I4 W SAN ANTONIO ST, SAN MARCOS, TX 78666	WALKER, GREGORY	421 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5559
41609	301 W SAN ANTONIO ST, SAN MARCOS, TX 78666	WARREN, BOBBY	126 S LBJ DR	SAN MARCOS, TX 78666
37976	421 D5 W SAN ANTONIO ST, SAN MARCOS, TX 78666	WASHBURN, JOHN & PAMELA	2117 ANNEX TRL	SAN MARCOS, TX 78666-1060
205658	121 W HOPKINS ST #101, SAN MARCOS, TX 78666	WELCH HORTON PROPERTIES LLC	277 OAK VHS	NEW BRAUNFELS, TX 78132-3562
38007	421 K2 W SAN ANTONIO ST, SAN MARCOS, TX 78666	ZIMMERMAN ARNOLD R & SANDRA G	2820 E LOCUST ST	LAREDO, TX 78043-1409
		Amy Thomalides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666