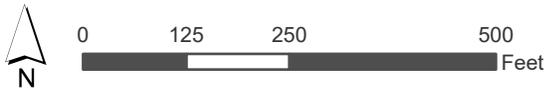


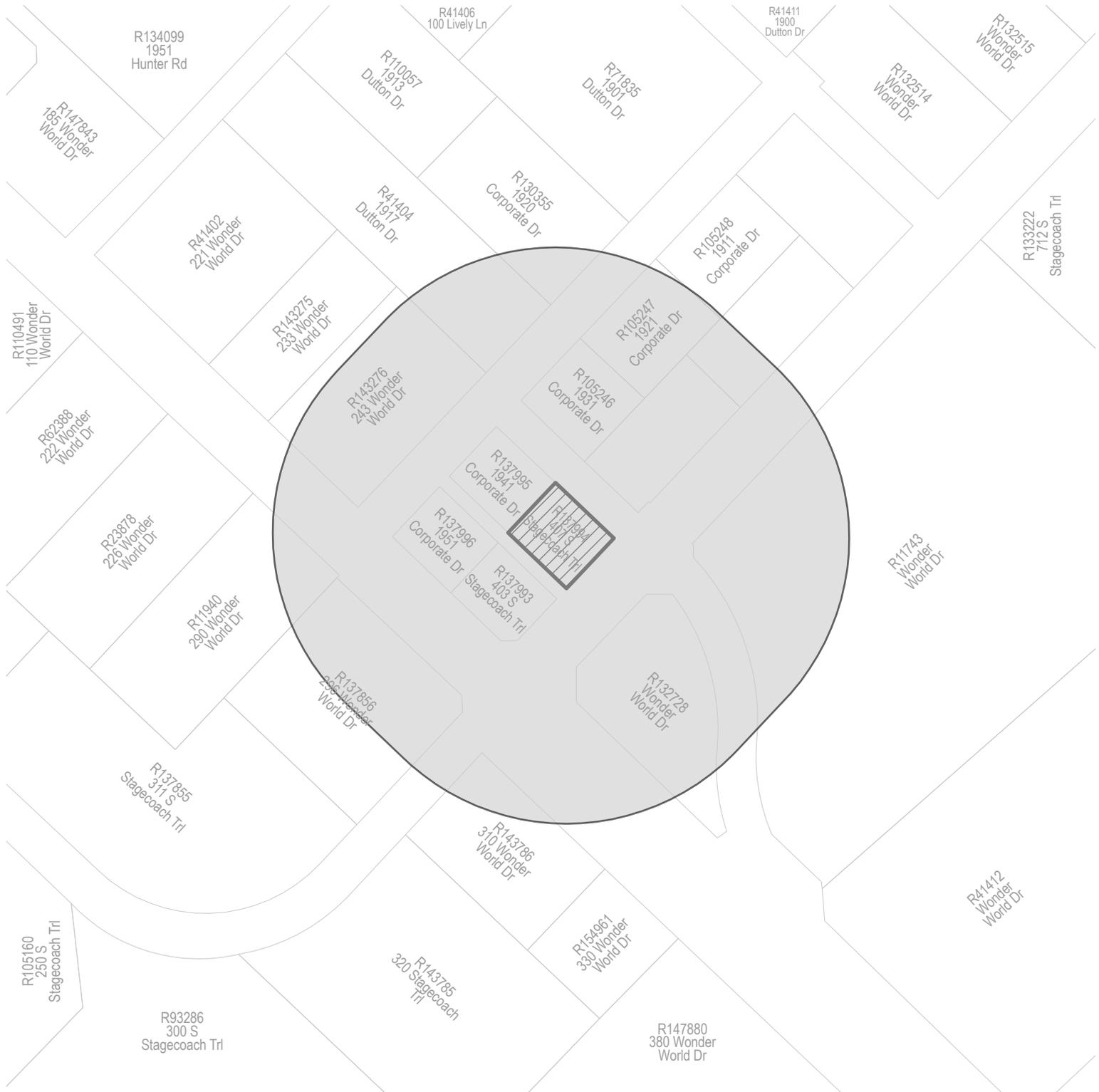
-  Subject Property
-  Parcel
-  HC
-  LI
-  CD-4
-  MF-18
-  CD-5
-  MF-24
-  GC



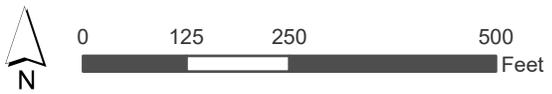
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/9/2026





-  400 ft. Buffer
-  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: 3/4/2026



PLANNING AND DEVELOPMENT SERVICES



3/6/2026

CUP-26-08

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
407 S Stagecoach Trail Suite 201**

CUP-26-08 (Balcon Comedor y Bar) Hold a public hearing and consider a request by Judith Equihua, on behalf of Balcon Comedor y Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 407 S Stagecoach Trail Suite 201. (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, March 24, 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-26-08**.

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
138555	1920-B CORPORATE DR, BLDG #B, UNIT 207, SAN MARCOS, TX 78666-6171	1920-B CORPORATE DRIVE SERIES A PROTECTED SERIES OF HC REAL	5900 BALCONES DR	AUSTIN, TX 78731-4298
138554	1920-B CORPORATE DR, BLDG #B, UNIT 205, SAN MARCOS, TX 78666-6171	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
132517	S STAGECOACH TRL, SAN MARCOS, TX 78666	CARSON HAYSCO HOLDINGS LP	407 S STAGECOACH TRL	SAN MARCOS, TX 78666
138556	1920-B CORPORATE DR, BLDG #B, UNIT 208, SAN MARCOS, TX 78666-6171	CROAKER TIME PROPERTIES LLC	859 OAK BLUFF TRL	NEW BRAUNFELS, TX 78132-4180
138551	1920-B CORPORATE DR, BLDG #B, UNIT 202, SAN MARCOS, TX 78666-6171	DIXON VENTURE GROUP LLC	4610 JACK C HAYS TRL	BUDA, TX 78610-9306
138553	1920-B CORPORATE DR, BLDG #B, UNIT 204, SAN MARCOS, TX 78666-6171	DORIS A SPELLMANN FAMILY TRUST	125 SOWING OAK DR	SAN MARCOS, TX 78666-3372
105247	1921 CORPORATE DR, SAN MARCOS, TX 78666	EXECUTIVE GROUNDS LLC	8400 BLANCO RD	SAN ANTONIO, TX 78216
88348	290 D WONDER WORLD DR, SAN MARCOS, TX 78666	FLYING W WRECKER SERVICE	BRIAN K WOOD	SAN MARCOS, TX 78667-0922
130361	1920 CORPORATE DR, BLDG #A, UNIT 107, SAN MARCOS, TX 78666	KHOSRAVIAN INVESTMENTS LLC	1920 CORPORATE DR	SAN MARCOS, TX 78666-6077
138550	1920 CORPORATE DR, BLDG #B, UNIT 201, SAN MARCOS, TX 78666	MALORGIO COMMERCIAL HOLDINGS LLC	1920 CORPORATE DR	SAN MARCOS, TX 78666
11940	290 WONDER WORLD DR, SAN MARCOS, TX 78666	MOTT HELEN BERGMANN LIVING TRUST	HELEN BERGMANN MOTT TRUSTEE	NEW BRAUNFELS, TX 78130-2433
143276	243 WONDER WORLD DR, STE #100,102,104,106,108, SAN MARCOS, TX 78666	NOMAD CAPITAL LLC & WONDER 243 LLC	11940 JOLLYVILLE RD	AUSTIN, TX 78759-2346
130362	1920 CORPORATE DR, BLDG #A, UNIT 108, SAN MARCOS, TX 78666	NRRP LLC	1001 DEERTRAIL DR	SAN MARCOS, TX 78666-8863
137993	403 STAGECOACH TRL, SAN MARCOS, TX 78666	PIONEER BANK SSB	SUNFLOWER BANK	SALINA, KS 67402-2420
130360	1920 CORPORATE DR, BLDG #A, UNIT 106, SAN MARCOS, TX 78666	RUIZ, RUBEN, Jr	P O BOX 1186	SAN MARCOS, TX 78667-1186
137856	296 WONDERWORLD DR, SAN MARCOS, TX	SAN MARCOS-STAGECOACH/PONDEROSA LLC	4545 POST OAK PLACE DR	HOUSTON, TX 77027-3182
154960	310 WONDER WORLD DR, SAN MARCOS, TX 78666	TEXAS REGIONAL BANK	6770 W EXPRESSWAY 83	HARLINGEN, TX 78552-3603
111096	STAGECOACH TRL, SAN MARCOS, TX 78666	TEXAS STATE OF	PO BOX 15426	AUSTIN, TX 78761-5426
41404	1917 DUTTON DR, SAN MARCOS, TX 78666	THE OAKS AT DUTTON DRIVE LLC	1917 DUTTON	SAN MARCOS, TX 78666
130357	1920 CORPORATE DR, BLDG #A, UNIT 103, SAN MARCOS, TX 78666	VERLEYE DAX A CPA PC	1920 CORPORATE DR	SAN MARCOS, TX 78666
		Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666
		Jason Valdez	244 Mary Max Cir	SAN MARCOS, TX 78666
		Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666