



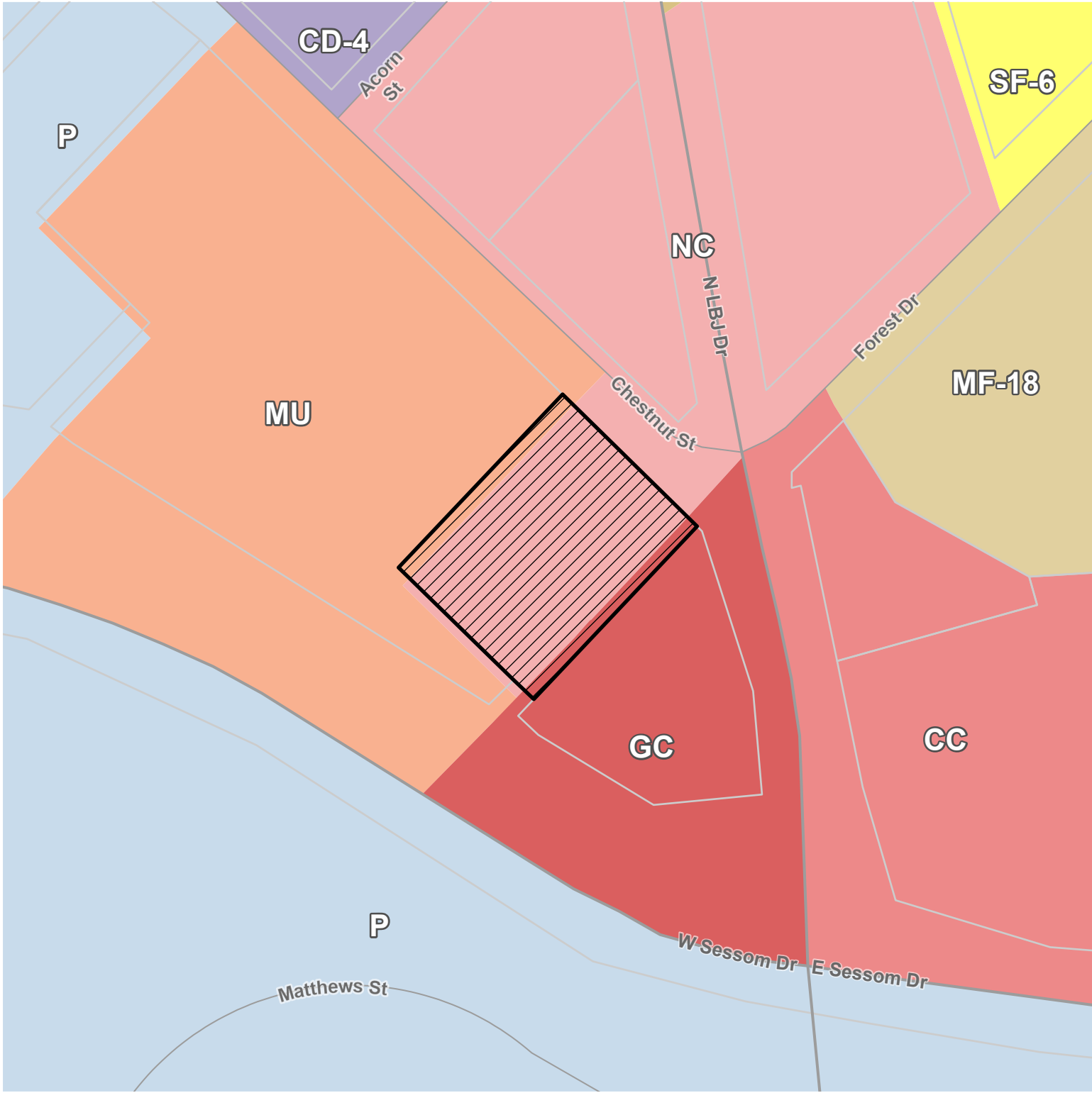
-  Subject Property
-  Parcel



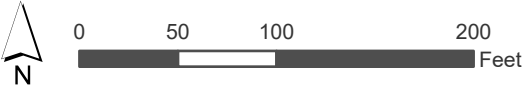
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/6/2026





- Subject Property
- P
- CD-4
- NC
- MU
- SF-6
- MF-18
- CC
- GC
- MF-24



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Date: 7/6/2026





- Subject Property
- 400ft Buffer
- Parcel



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Date: 7/6/2026



PLANNING AND DEVELOPMENT SERVICES



07/10/2026

CUP-26-09

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
801 Chestnut St**

CUP-26-09 (Siren's San Marcos) Hold a public hearing and consider a request by Manuel Alfau, on behalf of Siren's San Marcos, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 801 Chestnut St. (K. Buck)

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, July 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-26-09**.

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)

Notification List

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
60406	802 N LBJ DR LLC	1717 SAINT JAMES PL, STE 500	HOUSTON, TX 77056-3474	802 N LBJ DR, SAN MARCOS, TX 78666
37724	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788	801 CHESTNUT ST, SAN MARCOS TX
140973	ELLA LOFTS FUNDING COMPANY LLC	80 SW 8TH ST, STE 2000	MIAMI, FL 33130-3040	817 CHESTNUT ST, SAN MARCOS, TX 78666
23498	HJORTING FAMILY TRUST	1006 SAN ROQUE RD	SANTA BARBARA, CA 93105-2023	700 N LBJ DR, STE #110-114, 110C & 113A, SAN MARCOS, TX 78666
131659	HOFMANN DONALD R	801 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638	801 W BLUEBONNET DR, SAN MARCOS, TX 78666
37717	JENKINS BECKY JO REVOCABLE TRUST	132 HOPPING PEACH ST	SAN MARCOS, TX 78666-2899	906 CHESTNUT ST, SAN MARCOS TX
37722	LIN ANDREW A ETAL	185 LINDEN AVE	LAKE FOREST, IL 60045-2934	804 CHESTNUT ST, SAN MARCOS TX
10363	NEXT DOOR APARTMENTS - SAN MARCOS LLC	57 VIA DEL CIELO	RANCHO PALOS VERDES, CA 90275-2511	748 N LBJ DR, STE #101 & 102, SAN MARCOS, TX 78666
10365	NEXT DOOR APARTMENTS - SAN MARCOS LLC	57 VIA DEL CIELO	RANCHO PALOS VERDES, CA 90275-2511	800 N LBJ DR, SAN MARCOS, TX 78666
37721	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653	829 N LBJ DR, SAN MARCOS, TX 78666
37718	PERCEPTIVE TRIPLE SEVEN HOLDINGS LLC	600 CONGRESS AVE, FL 14	AUSTIN, TX 78701-3263	905 N LBJ DR, SAN MARCOS, TX 78666
27769	SAN MARCOS GREEN INVESTORS LLC	73 W MONROE ST, STE 507	CHICAGO, IL 60603-4910	810 N LBJ DR, SAN MARCOS, TX 78666
37725	SUSSER PETROLEUM OPERATING CO LLC	1300 MAIN ST	HOUSTON, TX 77002-6803	799 N LBJ DR, SAN MARCOS TX
	CONA Rep Paul Murray	102 Barclay	SAN MARCOS, TX 78666	
	CONA Rep Sharon O'Neil	421 E. Hillcrest	SAN MARCOS, TX 78666	

	CONA President Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	
	Neighborhood Commissioner Samantha Benavides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood Commissioner Rick Kennedy	212 Sierra Ridge Drive	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	