



- Subject Property
- Parcel

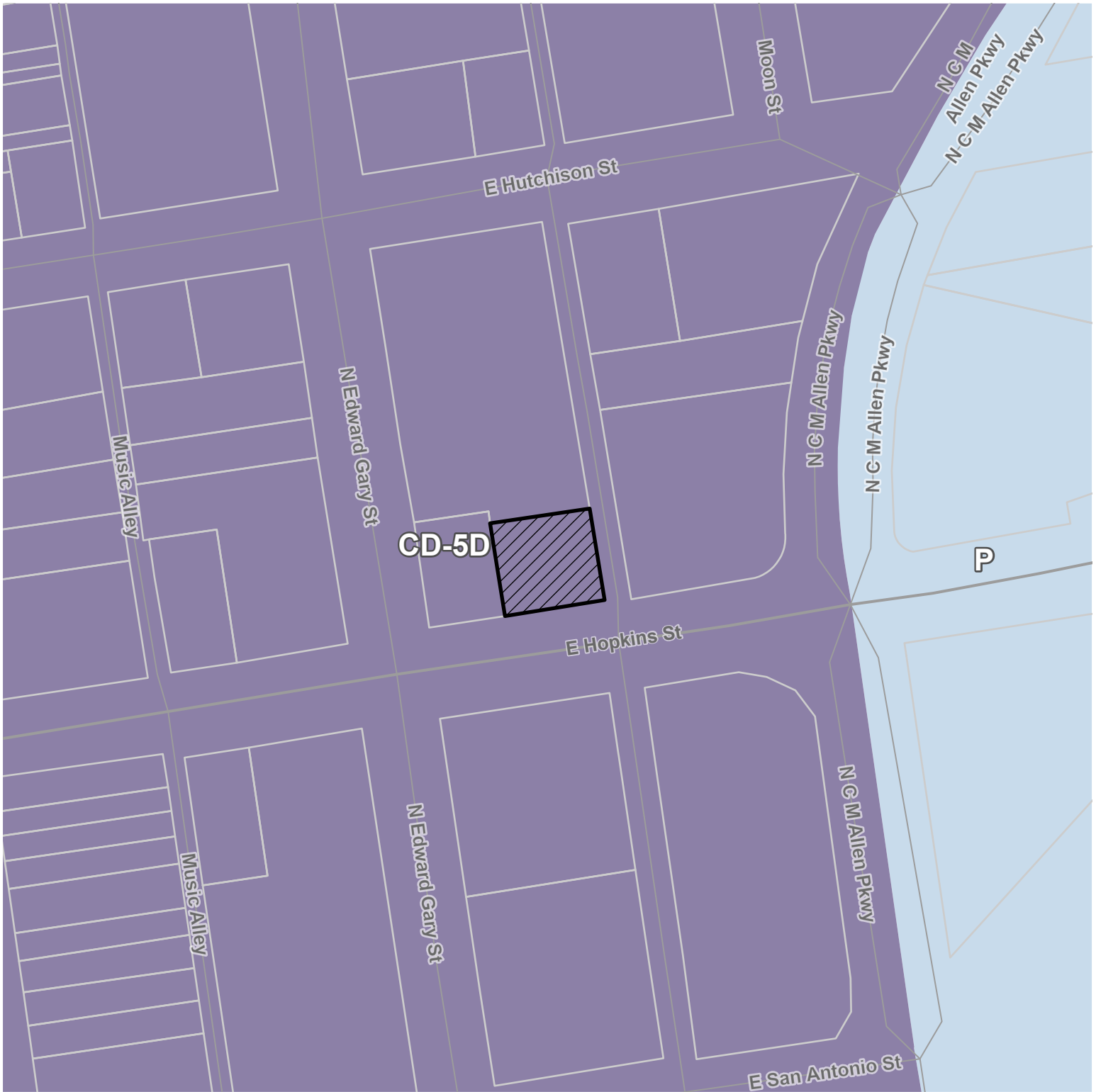





Site Location

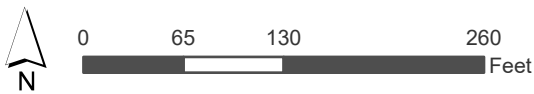


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/3/2026



-  Subject Property
-  CD-5D
-  P






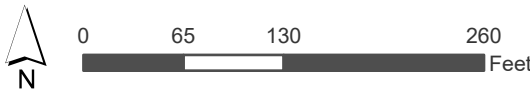
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Date: 4/3/2026





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 4/3/2026

PLANNING AND DEVELOPMENT SERVICES



04/10/2026

CUP-26-17

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Beer & Wine  
311 E Hopkins St**

*CUP-26-17 (Sabor Y Vida) Hold a public hearing and consider a request by Elvia Granados Leon, on behalf of Sabor Y Vida, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 311 E Hopkins 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, 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](mailto: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](mailto: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-26-17**.

*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](mailto: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                                 |
|-------------|--------------------------------|---------------------------------|---------------------------|--|
| 41487       | 118-120 N LBJ LLC              | 118 N LBJ DR                    | SAN MARCOS, TX 78666-5620 | 118-120 N LBJ DR, SAN MARCOS, TX 78666       |
| 41485       | 126 & 138 N LBJ SERIES         | 901 E CESAR CHAVEZ ST           | AUSTIN, TX 78702-4205     | 138 N LBJ DR, SAN MARCOS, TX 78666           |
| 41480       | 202 NORTH LBJ VENTURE GROUP LP | 2606 RANCH ROAD 620 N           | AUSTIN, TX 78734-2628     | 202 N LBJ DR, SAN MARCOS, TX 78666           |
| 41469       | 214HUTCHISON LLC               | 407 S STAGECOACH TRL, STE 203   | SAN MARCOS, TX 78666-5063 | 214 E HUTCHISON ST, SAN MARCOS, TX 78666     |
| 41475       | 230 N LBJ LLC                  | 912 NARANJO DR                  | GEORGETOWN, TX 78628      | 230 N LBJ DR, APT #201, SAN MARCOS, TX 78666 |
| 103995      | 311 EAST HOPKINS LLC           | 4330 GAINES RANCH LOOP, STE 150 | AUSTIN, TX 78735-6758     | 311 E HOPKINS ST, SAN MARCOS, TX 78666       |
| 41635       | AM PETROLEUM INC               | 1900 E ANDERSON LN, STE 103     | AUSTIN, TX 78752-1979     | 320 UNIVERSITY DR, SAN MARCOS, TX 78666      |
| 41641       | AURELIUS LTD                   | 216 SKIPPING CEDAR ST           | SAN MARCOS, TX 78666-3854 | 301 N EDWARD GARY ST, SAN MARCOS, TX 78666   |
| 41478       | CARSON FAMILY PROPERTIES       | 407 S STAGECOACH TRL, STE 203   | SAN MARCOS, TX 78666-5063 | 212 N LBJ DR, SAN MARCOS, TX 78666           |
| 41459       | CARSON SELECT INVESTMENTS LP   | 407 S STAGECOACH TRL, STE 203   | SAN MARCOS, TX 78666-5063 | 312 E HOPKINS ST, SAN MARCOS, TX 78666       |
| 41476       | CHAD BACCUS REAL ESTATE II LLC | PO BOX 609                      | GEORGETOWN, TX 78627      | 232 N LBJ DR, STE #101, SAN MARCOS, TX 78666 |
| 41450       | CHAMBER OF COMMERCE            | 202 N C M ALLEN PKWY            | SAN MARCOS, TX 78666-5732 | 202 CM ALLEN PKWY, SAN MARCOS, TX 78666      |
| 41486       | EFW HOLDINGS INC               | 124 N LBJ DR                    | SAN MARCOS, TX 78666-5620 | 124 N LBJ DR, SAN MARCOS, TX 78666           |
| 41458       | GEAUXNU HOLDINGS LLC           | 3267 BEE CAVES RD, STE 107-62   | AUSTIN, TX 78746-9996     | 301 E HOPKINS ST, SAN MARCOS, TX 78666       |

|       |  |                                  |                                  |   |
|-------|--|----------------------------------|----------------------------------|---|
| 41461 | HANSON-SKILES CONSTANCE<br>MARIE FAMILY BYPASS TRUST | 4111 HAMILTON HOLLOW<br>RD       | SAN MARCOS, TX 78666-<br>9542    | 100 N EDWARD GARY ST, SAN<br>MARCOS, TX 78666         |
| 41451 | HART, RONALD K                                       | P O BOX 11                       | SAN MARCOS, TX 78667-<br>0011    | 325 E HOPKINS ST, SAN<br>MARCOS, TX 78666             |
| 41467 | HAYSCO SM LLC  | 407 S STAGECOACH TRL,<br>STE 203 | SAN MARCOS, TX 78666-<br>5063    | 219 E HOPKINS ST, SAN<br>MARCOS, TX 78666             |
| 41640 | HOUSE OF INK INC                                     | 604 MOUNTAIN VIEW DR             | SAN MARCOS, TX 78666-<br>4907    | 313 E HUTCHISON ST, SAN<br>MARCOS, TX 78666           |
| 41454 | ICON PROPERTIES LTD                                  | 1801 CHALK ROCK CV               | AUSTIN, TX 78735-1733            | 221-223-225 CM ALLEN<br>PKWY, SAN MARCOS, TX<br>78666 |
| 41472 | MATT PATTERSON INS AGENCY INC                        | 222 E HUTCHISON ST               | SAN MARCOS, TX 78666-<br>5682    | 222 E HUTCHISON ST, SAN<br>MARCOS, TX 78666           |
| 41460 | NCNB TEXAS NATIONS BANK                              | PO BOX 32547                     | CHARLOTTE, NC 28232-2547         | 308 E HOPKINS ST, SAN<br>MARCOS, TX 78666             |
| 41483 | OUSEY, MICHAEL                                       | 211 CLAREMONT DR                 | SAN MARCOS, TX 78666-<br>7335    | 142 N LBJ DR, SAN MARCOS,<br>TX 78666                 |
| 41453 | PEGGY JONES PROPERTIES                               | 314 E HUTCHISON ST               | SAN MARCOS, TX 78666             | 314 E HUTCHISON ST, SAN<br>MARCOS, TX 78666           |
| 41466 | PIPER JAMES M & TAMARA P                             | 186 PICO CT                      | SAN MARCOS, TX 78666-<br>1847    | 217 E HOPKINS ST, SAN<br>MARCOS, TX 78666             |
| 41452 | SAARWA LLC - SERIES A                                | 1171 LAKE ISLAND DR              | CANYON LAKE, TX 78133-<br>3254   | 217 CM ALLEN PKWY, SAN<br>MARCOS, TX 78666            |
| 41479 | SAN MARCOS COMMUNITY<br>PARTNERS LLC                 | P O BOX 162304                   | AUSTIN, TX 78716-2304            | 214 N LBJ DR, SAN MARCOS,<br>TX 78666                 |
| 41455 | SAN MARCOS TX STUDENT<br>HOUSING LLC                 | 999 SHADY GROVE RD S,<br>STE 600 | MEMPHIS, TN 38120-4130           | 210 N EDWARD GARY ST, SAN<br>MARCOS, TX 78666         |
| 41488 | SERUR JOHN & JUDITH L LIVING<br>TRUST                | 14550 NUTTY BROWN RD             | AUSTIN, TX 78737-8856            | 122 N LBJ DR, SAN MARCOS,<br>TX 78666                 |
| 41473 | SHYPENN LTD  | 2686 BLACK BEAR DR               | NEW BRAUNFELS, TX 78132-<br>4179 | 242 LBJ DR, SAN MARCOS, TX<br>78666                   |
| 41477 | TARRANT, LINDA LEWIS                                 | P O BOX 199                      | HUNT, TX 78024-0199              | 218-220 N LBJ DR, SAN<br>MARCOS, TX 78666             |

|       |   |                                |                               |   |
|-------|---|--------------------------------|-------------------------------|---|
| 41482 | TEXAS P B REAL ESTATE LP                | 113 W PUBLIC SQUARE STE<br>200 | GLASOW, KY 42141-2413         | 216 E HOPKINS ST, SAN<br>MARCOS, TX 78666   |
| 41474 | TWMJ INTEREST LLC                       | 811 ALTO ST                    | SAN MARCOS, TX 78666-<br>3252 | 226 N LBJ DR, SAN MARCOS,<br>TX 78666       |
| 41481 | VICTORIA BANK & TRUST                   | 100 CONGRESS AVE STE<br>1900   | AUSTIN, TX 78701-2750         | 123 EDWARD GARY ST, SAN<br>MARCOS, TX 78666 |
| 41639 | VILLA PARK                              | P O BOX 160655                 | AUSTIN, TX 78716-0655         | N EDWARD GARY ST, SAN<br>MARCOS, TX 78666   |
|       | Neighborhood Rep Samantha<br>Benavides  | 455 Lindsey St.                | SAN MARCOS, TX 78666          |   |
|       | Neighborhood President Michael<br>Adams | 106 Losoya Dr                  | SAN MARCOS, TX 78666          |   |
|       | CONA President Amy Thomaides            | 1131 W. MLK St                 | SAN MARCOS, TX 78666          |   |