



Subject Property  
 Parcel



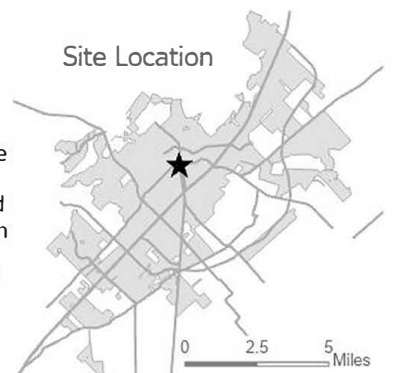
0 50 100 200 Feet

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: 6/20/2025




**SAN MARCOS** Planning and Development Services

Site Location







-  Subject Property
-  CD-5D
-  P



0 65 130 260 Feet

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Date: 7/3/2025





- 400ft Buffer
- Subject Property
- Parcel

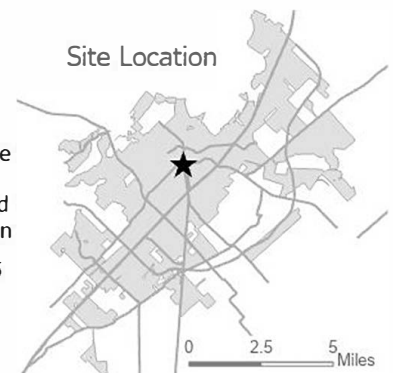


0 75 150 300 Feet

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Date: 6/20/2025

Site Location



# RENOTICE

## PLANNING AND DEVELOPMENT SERVICES

07/25/2025



CUP-25-30

**Notice of Public Hearing**  
**UPDATED HEARING DATE**  
**Conditional Use Permit Request**  
**Sale of Mixed Beverages**  
**100 W Hopkins St**

*CUP-25-30 (The Vault & Saké) Hold a public hearing and consider a request by Mike Keysen, on behalf of The Vault & Saké, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 100 W 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, August 12, 2025**, 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-25-30**.

*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
41506	AIKEN CARL & JEAN REVOCABLE TRUST	242 WHITNEY RUN	BUDA, TX 78610-3008	106-112 W HOPKINS ST, SAN MARCOS, TX 78666
41630	AIKEN, C H	242 WHITNEY RUN	BUDA, TX 78610-3008	101 E HOPKINS ST, SAN MARCOS, TX 78666
41627	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611	127 E HOPKINS ST, SAN MARCOS, TX 78666
41517	CARBAJAL GUADALUPE R & DIANA L	714 WILLOW CREEK CIR	SAN MARCOS, TX 78666-5058	125 N GUADALUPE ST, SAN MARCOS, TX 78666
41623	CASEY MANAGEMENT TRUST	7801 HEATHERCREST CIRCLE	AUSTIN, TX 78731	237-245 N LBJ DR, SAN MARCOS, TX 78666
41577	CAV TRAMWAY LLC & MAV TRAMWAY LLC	4211 LONG CHAMP DR	AUSTIN, TX 78746-1161	205 W HOPKINS ST, SAN MARCOS, TX 78666
41622	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608	225 N LBJ DR, SAN MARCOS, TX 78666
41629	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	105-107 E HOPKINS ST, SAN MARCOS, TX 78666
43609	FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST	SAN MARCOS, TX 78666	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666
137833	FOGLIA DAVID	4613 PINEHURST DR S, APT B	AUSTIN, TX 78747-1917	206 W SAN ANTONIO ST, STE #A-B, SAN MARCOS, TX 78666
41617	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431	242 N GUADALUPE ST, SAN MARCOS, TX 78666
135947	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	15542 BRIARWOOD DR	SHERMAN OAKS, CA 91403-4303	301 N GUADALUPE ST, SAN MARCOS, TX 78666
41518	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666	131 N GUADALUPE ST, SAN MARCOS, TX 78666
41571	H-E-B LP	646 S FLORES ST	SAN ANTONIO, TX 78204-1219	200 W HOPKINS ST, SAN MARCOS, TX 78666

41508	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896	100 W HOPKINS ST, SAN MARCOS, TX 78666
41620	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392	235 N LBJ DR, SAN MARCOS, TX 78666
41519	MLKSM LLC	510 HEARN ST, # 200	AUSTIN, TX 78703-4516	137 N GUADALUPE ST, SAN MARCOS, TX 78666
41626	ONIONS R US LLC	2533 DEER STAND LOOP	SAN MARCOS, TX 78666-5094	129 E HOPKINS ST, SAN MARCOS, TX 78666
41658	OS BOBCAT LLC	2420 GARNETFIELD LN	FRIENDSWOOD, TX 77546-4668	350 N GUADALUPE ST, SAN MARCOS, TX 78666
41514	PAPLPC TRUST	1101 THORPE LN, STE 105-142	SAN MARCOS, TX 78666	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666
41516	SECTOR I-35 LLC	7117 AVIGNON DR	ROUND ROCK, TX 78681-5332	115 N GUADALUPE ST, SAN MARCOS, TX 78666
41624	SLOAN JAMES LLC	139 E HOPKINS ST	SAN MARCOS, TX 78666-5678	139 E HOPKINS ST, SAN MARCOS, TX 78666
173662	SML OWNER I LLC	1933 W WELLINGTON AVE	CHICAGO, IL 60657-4029	141 W HOPKINS ST, SAN MARCOS, TX 78666
41510	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666	231 N GUADALUPE ST, SAN MARCOS, TX 78666
41621	TEXAS STATE UNIVERSITY-SAN MARCOS	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684	E HUTCHISON ST, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666	
	CONA Rep Darla Munoz	1128 West MLK Dr.	San Marcos, TX 78666	
	Neighborhood Rep Samantha Benavides	455 Lindsey St	San Marcos, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666	