



- Subject Property
- Parcel

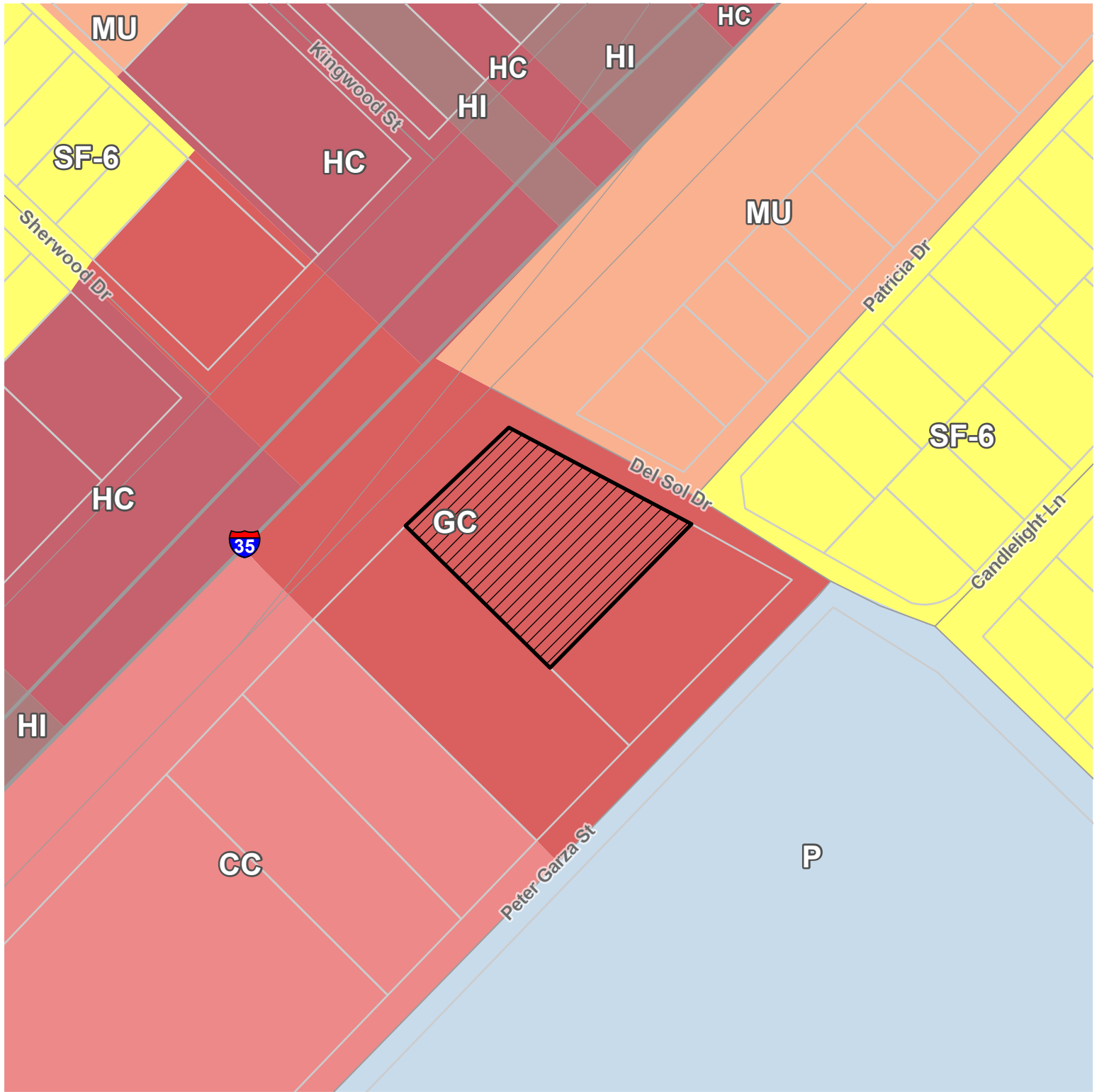


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.








Date: 11/19/2024

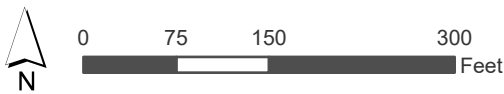
Site Location





 Subject Property

-  CC
-  GC
-  HC
-  HI
-  MU
-  P
-  SF-6



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Date: 11/15/2024



PLANNING AND DEVELOPMENT SERVICES



12/20/2024

VR-25-01

**Notice of Public Hearing
Alcohol Distance Variance
Bird Dog
1701 S IH 35**

VR-25-01 (Bird Dog Variance) Hold a public hearing and consider a request by Michael Delacruz, on behalf of Bird Dog, for a variance to Section 5.1.5.5 of the San Marcos Development Code, regarding the Sale and On Premise Consumption of Alcohol within 300 feet of a public or private school, located at 1701 S IH 35. (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. 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, January 14, 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 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 **VR-25-01**.

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 Address	Owner City/State/Zip	Site Address
44393	AGUILERA RENE DOMINGUEZ & PADILLA SILVIA ANTONIETA GARAY	519 PATRICIA DR	SAN MARCOS, TX 78666-7404	519 PATRICIA DR, SAN MARCOS, TX 78666
27453	AML REAL ESTATE LLC	1810 SOUTH IH-35	SAN MARCOS, TX 78666	1810 S IH 35, SAN MARCOS, TX 78666
44404	ARREDONDO, BAUDELIA E	512 CANDLELIGHT LN	SAN MARCOS, TX 78666-7411	512 CANDLELIGHT LN, SAN MARCOS, TX 78666
113639	BBQ WAY LLC	510 LAZY LN	SAN MARCOS, TX 78666-9458	1701 S IH 35, SAN MARCOS, TX 78666
47130	BUCKNER WALTER E & BUCKNER THOMAS A JR	PO BOX 1109	SAN MARCOS, TX 78666	1910 S IH 35, SAN MARCOS, TX 78666
44224	CAPETILLO DORA A & BENITO	518 PATRICIA DR	SAN MARCOS, TX 78666-7405	518 PATRICIA DR, SAN MARCOS TX
47128	CONGER LORI Z TRUST UWO ZIEGLER THAD M	PO BOX 6053	SAN ANTONIO, TX 78209-0053	1660 S IH 35, SAN MARCOS TX
44403	ENRIQUEZ, ESTELLA	514 CANDLELIGHT LN	SAN MARCOS, TX 78666-7411	514 CANDLELIGHT LN, SAN MARCOS TX
27454	FREY, STEPHEN A & FREY, ELISA	1205 OSPREY RIDGE LOOP	LAGO VISTA, TX 78645-8055	S IH 35, SAN MARCOS, TX 78666
133205	GARZA FREDDIE & SYLVIA	302 S MITCHELL	SAN MARCOS, TX 78666	1700 S IH 35, SAN MARCOS, TX 78666
44228	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746	510 PATRICIA DR, SAN MARCOS, TX 78666
44223	JAIMES MICHAEL H & MATTHEW J & MARK A & JULIE M	125 COLUMBIA CIR	SAN MARCOS, TX 78666	520 PATRICIA DR, SAN MARCOS, TX 78666
87792	LUCKY 13 PROPERTIES LLC	1709 S INTERSTATE 35	SAN MARCOS, TX 78666-6019	1709 S IH 35, SAN MARCOS, TX 78666
44395	MARTIN GENE L II & SHAILA M	2001 W MCCARTY LN	SAN MARCOS, TX 78666	515 PATRICIA DR, SAN MARCOS, TX 78666

44226	RODRIGUEZ CHRISTINE V	1020 COLUMBIA DR	LEWISVILLE, TX 75067	514 PATRICIA DR, SAN MARCOS, TX 78666
44225	RODRIGUEZ PETRONILO PETE V	921 HIDALGO RD	CARLSBAD, NM 88220	516 PATRICIA DR, SAN MARCOS, TX 78666
44401	RODRIGUEZ, DAVID & CLAUDIA SUGUEY	602 CANDLELIGHT LN	SAN MARCOS, TX 78666-7412	602 CANDLELIGHT LN, SAN MARCOS TX
44402	ROTHER INVESTMENTS LLC	PO BOX 911	SAN MARCOS, TX 78667-0911	516 CANDLELIGHT LN, SAN MARCOS TX
62848	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087	1805 PETER GARZA RD, SAN MARCOS, TX 78666
44410	SANCHEZ, GILBERT	521 CANDLELIGHT LN	SAN MARCOS, TX 78666-7401	521 CANDLELIGHT LN, SAN MARCOS TX
113641	SANDERS SUMANO LLC	1705 S IH 35	SAN MARCOS, TX 78666	1705 S IH 35, SAN MARCOS, TX 78666
124538	SFGC ENTERPRISES LP	3009 MARAVILLAS LOOP	AUSTIN, TX 78735	1721 IH 35, SAN MARCOS, TX 78666
44411	SHARON PETERS LLC	603 MUSTANG LN	SAN MARCOS, TX 78666-1186	519 CANDLELIGHT LN, SAN MARCOS TX
44227	SMITH, CYNTHIA	512 PATRICIA DR	SAN MARCOS, TX 78666-7405	512 PATRICIA DR, SAN MARCOS, TX 78666
47118	TOM & PAULA HAMILTON FAMILY LIMITED PARTNERSHIP LP	610 BLANCO RIVER RANCH BLVD	SAN MARCOS, TX 78666	1658 S IH 35, SAN MARCOS, TX 78666
44392	VIEYRA ANTONIO	109 W JACKSON LN	SAN MARCOS, TX 78666	521 PATRICIA DR, SAN MARCOS TX
	CONA Rep Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666	
	CONA Rep John Thomaides	813 Arizona	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666	
	Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666	