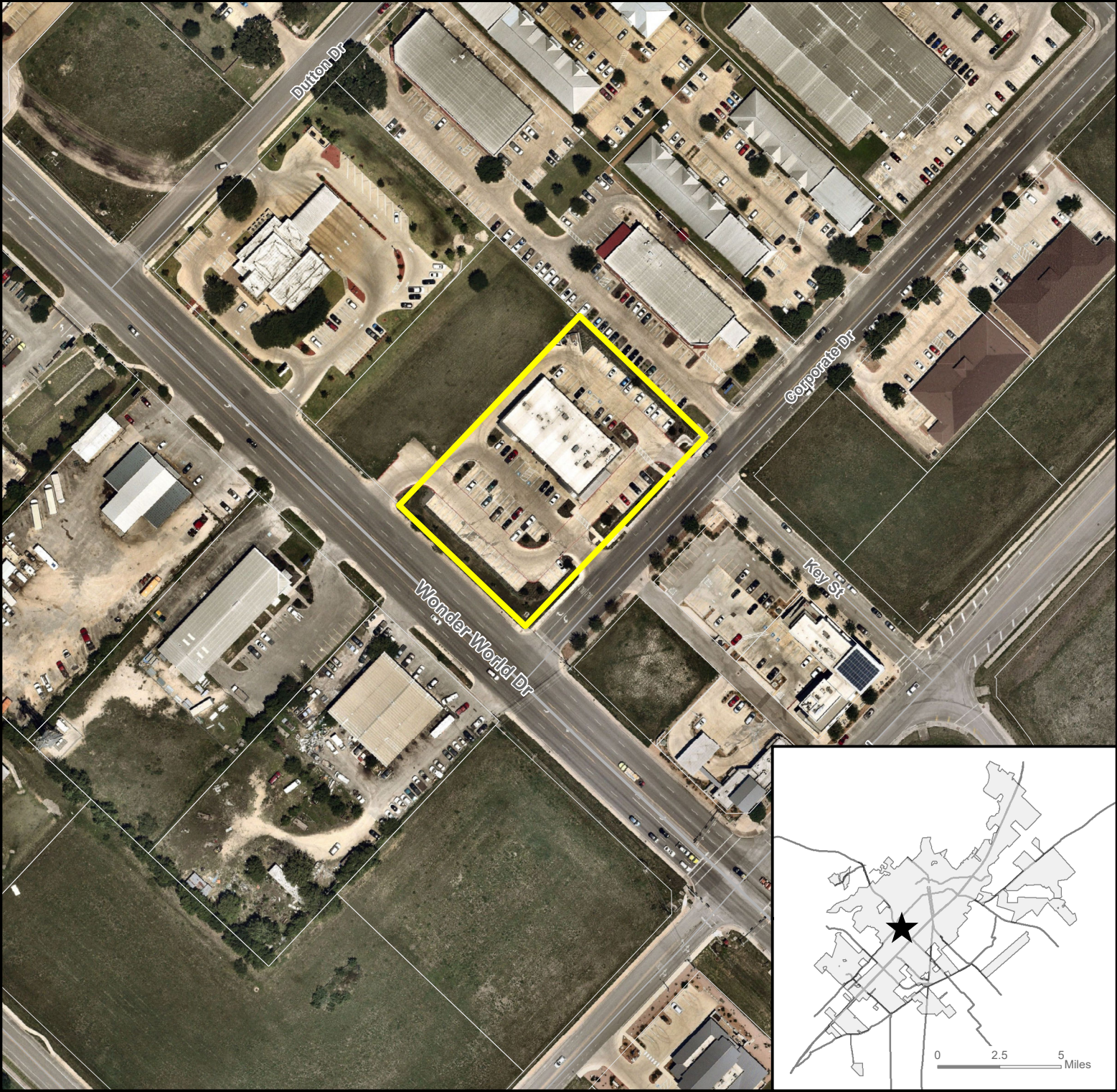
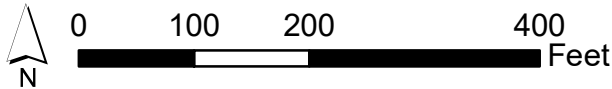


CUP-21-20
Aerial View
Figaros Pizza — 243 Wonder World Dr, Ste 100



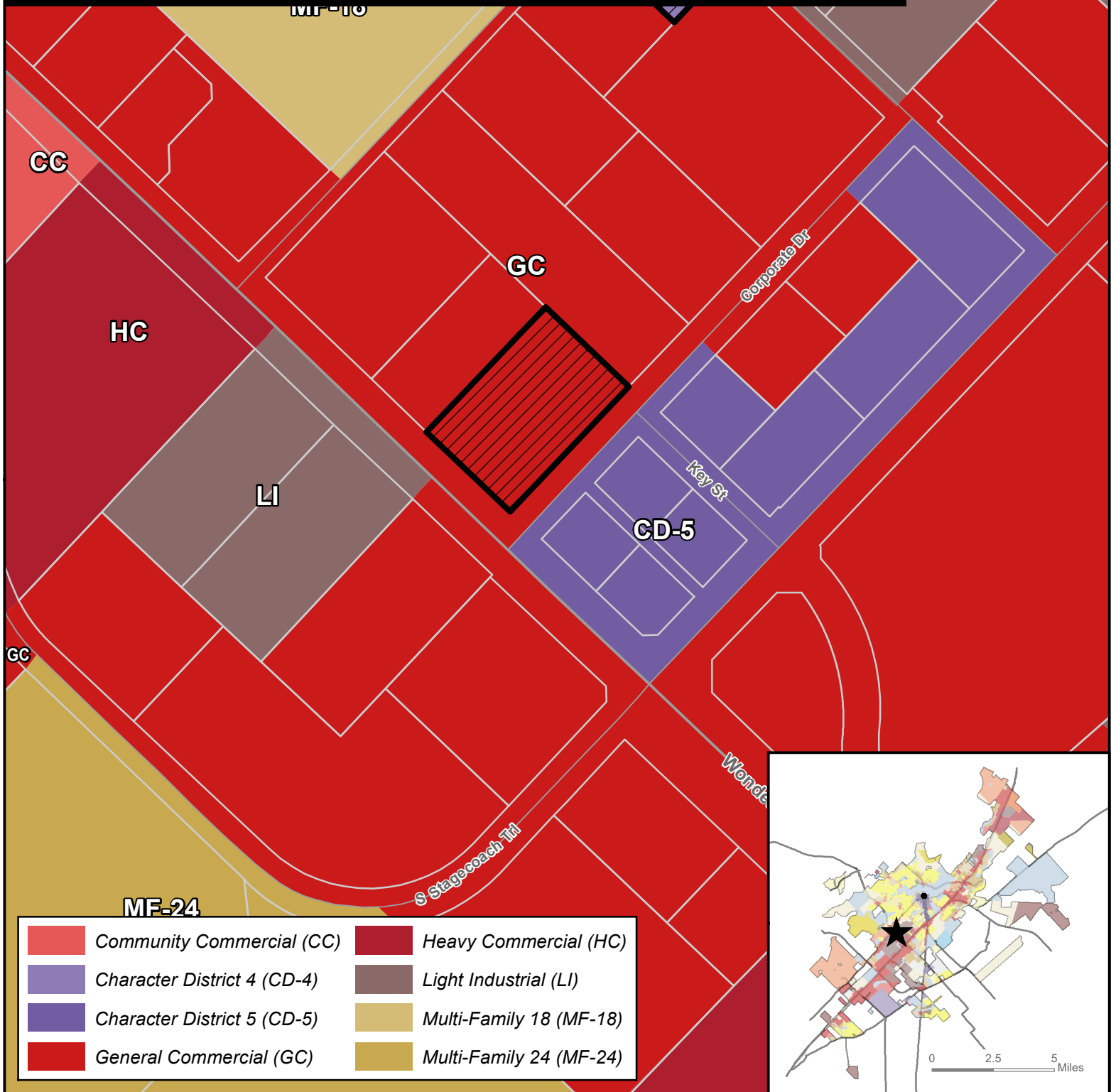
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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. Imagery from 2017.

Map Date: 6/4/2021

CUP-21-20 Existing Zoning Figaros Pizza — 243 Wonder World Dr, Ste 100



- Site Location**
- Subject Property**
- Parcels**
- City Limit**



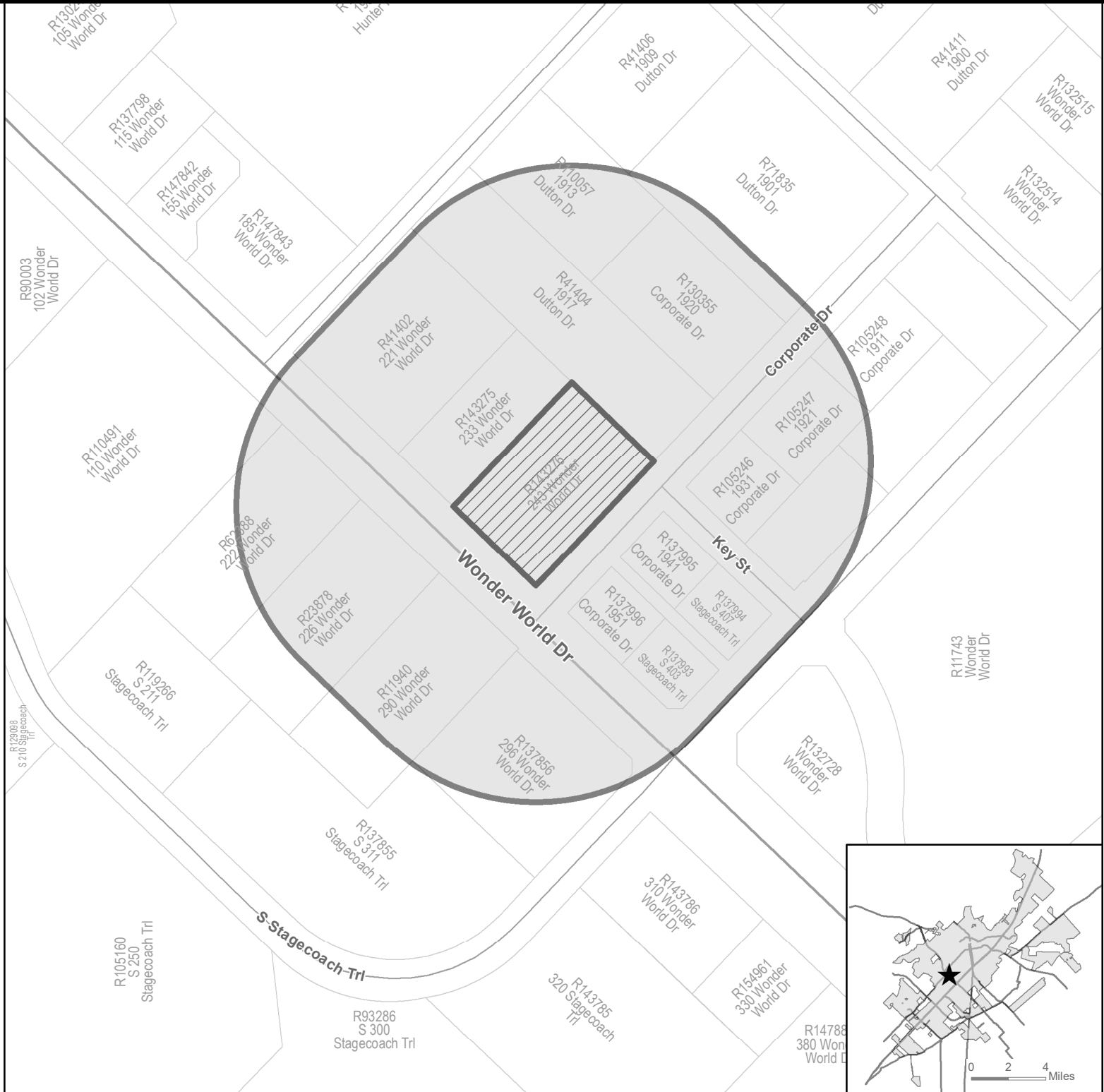
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Map Date: 6/4/2021

CUP-21-20

400' Notification Buffer

Figaros Pizza — 243 Wonder World Dr, Ste 100



Site Location



Subject Property



400' Buffer



Parcel



City Limit



0 150 300 600 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.

Map Date: 5/20/2021

PLANNING AND DEVELOPMENT SERVICES

6/3/2021



CUP-21-20

**Notice of Public Hearing
Conditional Use Permit
On-Premise Consumption of Mixed Beverages
Figaro's Pizza & Pub
243 Wonder World Dr., Ste. 100**

CUP-21-20 (Figaro's Pizza CUP Renewal) Hold a public hearing and consider a request by Figaro's Pizza & Pub, on behalf of GREFF INV. Inc, for a renewal of an existing Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 243 Wonder World Dr., Ste. 100 (W. Rugeley).

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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, June 22 2021 at 6:00 p.m.** You may watch the public hearing on Grande channel 16 or 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 by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. All interested citizens are invited to watch or participate in the public hearing by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission if they are received before 12 PM on the day of the meeting.

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Will Rugeley at 512.805.2613**. When calling, please refer to case number **CUP-21-20**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

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 CUP-21-20

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City, State, Zip
62388	222 WONDER WORLD DR, STE #101, 102, 301, SAN MARCOS, TX 78666	AJP-222 WONDER WORLD LLC	675 BERING DR	STE 580	HOUSTON, TX 77057-2266
23878	226 WONDER WORLD DR, SAN MARCOS, TX 78666	AJP-226 WONDER WORLD LLC	675 BERING DR	STE 580	HOUSTON, TX 77057
144519	1913 CORPORATE DR, UNIT #305, SAN MARCOS, TX 78666-6171	ARNETT RICHARD L & WALKER LESLIE L	304 LEISUREWOODS DR		BUDA, TX 78610-2418
144526	1913 CORPORATE DR #404, SAN MARCOS, TX 78666	ARNETT RICHARD L & WALKER LESLIE L	304 LEISUREWOODS DR		BUDA, TX 78610-2418
130355	1920 CORPORATE DR, BLDG #A, UNIT 101, SAN MARCOS, TX 78666	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
130358	1920 CORPORATE DR, BLDG #A, UNIT 104, SAN MARCOS, TX 78666	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
138554	1920-B CORPORATE DR, BLDG #B, UNIT 205, SAN MARCOS, TX 78666-6171	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
130359	1920 CORPORATE DR, BLDG #A, UNIT 105, SAN MARCOS, TX 78666	BRIGHTLEAF PARTNERS LTD	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
137995	1941 CORPORATE DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
137996	1951 CORPORATE DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
105246		CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
132512		CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
137994	407 S STAGECOACH TRL, SAN MARCOS, TX 78666	CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
132511		CARSON DIVERSIFIED LAND 1 LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
41406	1909 DUTTON DR, SAN MARCOS, TX 78666	CARSON HAYSCO HOLDINGS LP	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666
138556	1920-B CORPORATE DR, BLDG #B, UNIT 208, SAN MARCOS, TX 78666-6171	CROAKER TIME PROPERTIES LLC	PO BOX 1621		SAN MARCOS, TX 78667
27390		DILLON CATHY	1000 BURLESON ST		SAN MARCOS, TX 78666
144530	1913 CORPORATE DR #408, SAN MARCOS, TX 78666	EQUITY TRADING HOLDING CO LLC	PO BOX 2120		SAN MARCOS, TX 78667-2120
88348	290 D WONDER WORLD DR, SAN MARCOS, TX 78666	FLYING W WRECKER SERVICE BRIAN K WOOD	P O BOX 922		SAN MARCOS, TX 78667-0922
11940	290 WONDER WORLD DR, SAN MARCOS, TX 78666	H B MOTT LIMITED PARTNERSHIP	115 W HILLCREST DR		SAN MARCOS, TX 78666-3415
144520	1913 CORPORATE DR, UNIT #306, SAN MARCOS, TX 78666-6171	HANUSCH HAROLD W & LISA M	310 QUAIL RUN RD		MARTINDALE, TX 78655
144515	1913 CORPORATE DR, UNIT #301, SAN MARCOS, TX 78666	HAYS COUNTY FARM BUREAU	P O BOX 1649		SAN MARCOS, TX 78666
130361	1920 CORPORATE DR, BLDG #A, UNIT 107, SAN MARCOS, TX 78666	KHOSRAVIAN INVESTMENTS LLC	1920 CORPORATE DR	# 107	SAN MARCOS, TX 78666-6077
48340		KIRWIN AMY	1131 W MLK DR		SAN MARCOS, TX 78666
144523	1913 CORPORATE DR #401, SAN MARCOS, TX 78666	LC3 CAPITAL PARTNERS LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
144529	1913 CORPORATE DR #407, SAN MARCOS, TX 78666	LC3 CAPITAL PARTNERS LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
144528	1913 CORPORATE DR #406, SAN MARCOS, TX 78666	LC3 CAPITAL PARTNERS LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
144524	1913 CORPORATE DR #402, SAN MARCOS, TX 78666	LC3 CAPITAL PARTNERS LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
144525	1913 CORPORATE DR #403, SAN MARCOS, TX 78666	LC3 CAPITAL PARTNERS LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
144527	1913 CORPORATE DR #405, SAN MARCOS, TX 78666	LHH INVESTMENTS LLC	301 QUAIL RUN RD		MARTINDALE, TX 78655-3950
105248	1911 CORPORATE DR, SAN MARCOS, TX 78666	LIVINGSTON FAMILY TRUST	13901 FM 1826		AUSTIN, TX 78737-9627
144521	1913 CORPORATE DR, UNIT #307, SAN MARCOS, TX 78666-6171	LYTTLE LAW FIRM PLLC	2222 WESTERN TRAILS BLVD	STE 103	AUSTIN, TX 78745-1601
138550	1920 CORPORATE DR, BLDG #B, UNIT 201, SAN MARCOS, TX 78666	MALORGIO COMMERCIAL HOLDINGS LLC	1920 CORPORATE DR	STE B201	SAN MARCOS, TX 78666
110491	110 WONDER WONDER WORLD DR, SAN MARCOS, TX 78666	MCCOY CORPORATION THE ATTN REAL ESTATE	MCCOY CORP #900	P O BOX 1028	SAN MARCOS, TX 78667-1028
130362	1920 CORPORATE DR, BLDG #A, UNIT 108, SAN MARCOS, TX 78666	MIDNIGHT MATADOR PROPERTIES LLC	102 WONDER WORLD DR	STE 304-215	SAN MARCOS, TX 78666
138551	1920-B CORPORATE DR, BLDG #B, UNIT 202, SAN MARCOS, TX 78666-6171	MIDNIGHT MATADOR PROPERTIES LLC	102 WONDER WORLD DR	# 304-215	SAN MARCOS, TX 78666
130356	1920 CORPORATE DR, BLDG #A, UNIT 102, SAN MARCOS, TX 78666	MIDNIGHT MATADOR PROPERTIES LLC	102 WONDER WORLD DR	# 304-215	SAN MARCOS, TX 78666
138555	1920-B CORPORATE DR, BLDG #B, UNIT 207, SAN MARCOS, TX 78666-6171	MOHAN, SUMEDHA P	6 SABLE VLY		SAN ANTONIO, TX 78258
143276	243 WONDER WORLD DR, STE #100,102,104,106,108, SAN MARCOS, TX 78666	NOMAD CAPITAL LLC & WONDER 243 LLC	11940 JOLLYVILLE RD	STE 300S	AUSTIN, TX 78759-2346
144518	1913 CORPORATE DR, UNIT #304, SAN MARCOS, TX 78666-6171	OZONA NATIONAL BANK	P O BOX 430		OZONA, TX 76943-0430
144517	1913 CORPORATE DR, UNIT #303, SAN MARCOS, TX 78666-6171	OZONA NATIONAL BANK	P O BOX 430		OZONA, TX 76943-0430
144516	1913 CORPORATE DR, UNIT #302, SAN MARCOS, TX 78666-6171	OZONA NATIONAL BANK	P O BOX 430		OZONA, TX 76943-0430
137993	403 STAGECOACH TRL, SAN MARCOS, TX 78666	PIONEER BANK SSB	3 SUGAR CREEK CENTER BLVD	STE 200	SUGARLAND, TX 77478
130360	1920 CORPORATE DR, BLDG #A, UNIT 106, SAN MARCOS, TX 78666	RUIZ, RUBEN, Jr	P O BOX 1186		SAN MARCOS, TX 78667-1186
105247	1921 CORPORATE DR, SAN MARCOS, TX 78666	RUN LIZARD RUN LLC	1711 DEERFIELD RD		DRIPPING SPRINGS, TX 78620
144522	1913 CORPORATE DR, UNIT #308, SAN MARCOS, TX 78666-6171	SAN MARCOS-WONDER WORLD LLC	2400 DALLAS PKWY	STE 560	PLANO, TX 75093-4381
138553	1920-B CORPORATE DR, BLDG #B, UNIT 204, SAN MARCOS, TX 78666-6171	SPELLMAN JOHN W & DORIS A	125 SOWING OAK DR		SAN MARCOS, TX 78666-3372
138552	1920-B CORPORATE DR, BLDG #B, UNIT 203, SAN MARCOS, TX 78666-6171	SPELLMAN JOHN W & DORIS A	125 SOWING OAK DR		SAN MARCOS, TX 78666-3372
41402	221 WONDER WORLD DR, SAN MARCOS, TX 78666	STATE BANK & TRUST CO TREASURER'S DIVISION	111 W HOUSTON ST	FL 11	SAN ANTONIO, TX 78205-2112
71835	1901 DUTTON DR, SAN MARCOS, TX 78666	SVEA INDUSTRIAL VI LLC	100 E. HOUSTON STREET	7TH FLOOR, BOX #171	SAN MARCOS, TX 78205
137856	296 WONDERWORLD DR, SAN MARCOS, TX	TEXAS STAGECOACH LLC	2540 VILLAGE COMMON DR		ERIE, PA 16506
41404	1917 DUTTON DR, SAN MARCOS, TX 78666	THE OAKS AT DUTTON DRIVE LLC	1917 DUTTON	STE 100	SAN MARCOS, TX 78666
130357	1920 CORPORATE DR, BLDG #A, UNIT 103, SAN MARCOS, TX 78666	VERLEYE DAX A CPA PC	1920 CORPORATE DR	# A-103	SAN MARCOS, TX 78666
143275	233 WONDER WORLD DR, SAN MARCOS, TX 78666	VIZZA WASH LIMITED PARTNERSHIP	2208 NW LOOP 410		SAN ANTONIO, TX 78230-5354