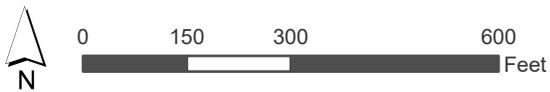


- Subject Property
- Parcel

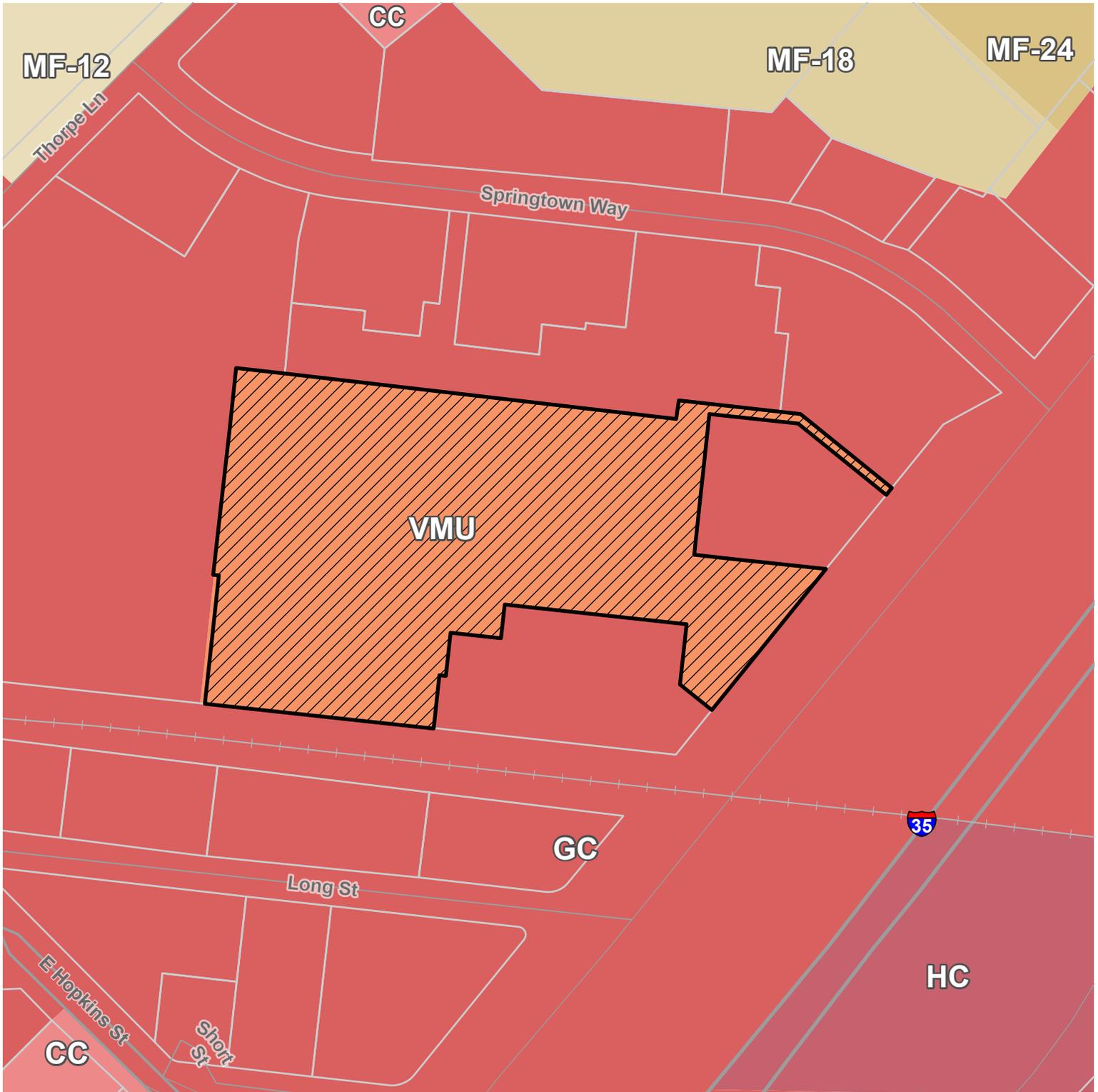


Site Location



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: 1/15/2026



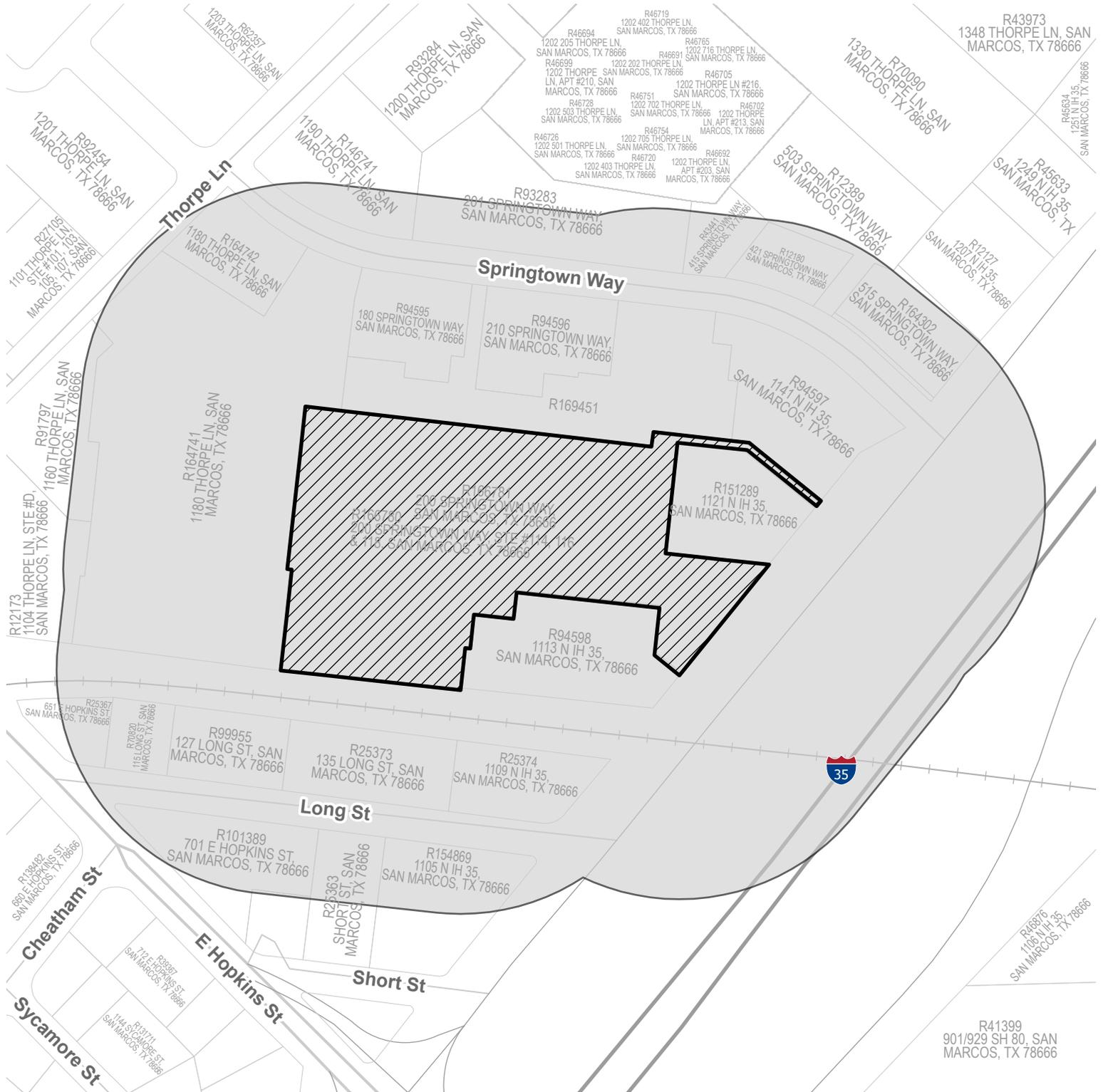
-  Subject Property
-  CC
-  GC
-  HC
-  MF-12
-  MF-18
-  MF-24
-  VMU



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Date: 1/15/2026





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 1/15/2026



PLANNING AND DEVELOPMENT SERVICES



01/23/2026

CUP-26-03

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Beer & Wine  
200 Springtown Way, Ste 124**

*CUP-26-03 (LabC Food Kitchen) Hold a public hearing and consider a request by Helen Le, on behalf of LabC Food Kitchen, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 200 Springtown Way, Ste 124. (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, February 10, 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-26-03**.

*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
164302	35 SPRINGTOWN WR LP	215 S SAN SABA, STE 120	SAN ANTONIO, TX 78207-3113	515 SPRINGTOWN WAY, SAN MARCOS, TX 78666
94596	BWB2 LP	4311 TEXAS WILDLIFE TRL	AUSTIN, TX 78735-1751	210 SPRINGTOWN WAY, SAN MARCOS, TX 78666
99955	CARLTON FAMILY SURVIVOR'S TRUST	620 BENOWE SCOTIA RD	GLENDALE, CA 91207-1018	127 LONG ST, SAN MARCOS, TX 78666
12173	CARSON DIVERSIFIED PROPERTIES 1 LLC	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063	1104 THORPE LN, STE #D, SAN MARCOS, TX 78666
166781	CH RETAIL FUND II/SAN MARCOS LYNDON I LP	3819 MAPLE AVE	DALLAS, TX 75219-3913	200 SPRINGTOWN WAY, SAN MARCOS, TX 78666
12180	CHRIST COMMUNITY CHURCH OF SAN MARCOS	421 SPRING TOWN WAY	SAN MARCOS, TX 78666	421 SPRINGTOWN WAY, SAN MARCOS, TX 78666
101389	COLE WY PORTFOLIO TX LLC	4288 W DUBLIN GRANVILLE RD	DUBLIN, OH 43017-2093	701 E HOPKINS ST, SAN MARCOS, TX 78666
94598	CWH SAN MARCOS LTD	2161 NW MILITARY HWY, STE 300	SAN ANTONIO, CA 78213	1113 N IH 35, SAN MARCOS, TX 78666
25373	CWH TACO CABANA LTD	1077 CENTRAL PKWY S, STE 600	SAN ANTONIO, TX 78232-5066	135 LONG ST, SAN MARCOS, TX 78666
25374	ENC FOOD GROUP LLC	2006 MISTYWOOD DR	AUSTIN, TX 78746-7808	1109 N IH 35, SAN MARCOS, TX 78666
164741	GOMEZ SEPARATE PROPERTY TRUST	40 CINNAMON CT	HILLSBOROUGH, CA 94010-6212	1180 THORPE LN, SAN MARCOS, TX 78666
70820	HAOLE II LLC	8705 WHITE CLIFF DR	AUSTIN, TX 78759-7725	115 LONG ST, SAN MARCOS, TX 78666
94595	HEWELL MARK E & HEWELL SABRINA L LIVING TRUST	9208 VISTA DEL MONTE CT	GILROY, CA 95020-9409	180 SPRINGTOWN WAY, SAN MARCOS, TX 78666
12389	HOUSING AUTHORITY OF SAN MARCOS	503 SPRINGTOWN WAY	SAN MARCOS, TX 78666	503 SPRINGTOWN WAY, SAN MARCOS, TX 78666

166780	HSRE LYNDON LP	444 W LAKE ST, STE 2100	CHICAGO, IL 60606-0069	200 SPRINGTOWN WAY, STE #114, 116 & 118, SAN MARCOS, TX 78666
91797	JWJ ASSOCIATES LLC	1010 W 11TH ST	AUSTIN, TX 78731	1160 THORPE LN, SAN MARCOS, TX 78666
154869	MCDONALD'S REAL ESTATE CO	110 N CARPENTER ST	CHICAGO, IL 60607	1105 N IH 35, SAN MARCOS, TX 78666
25367	MOTHERS WINDOW TINT & ALARMS	16274 SAN PEDRO AVE	SAN ANTONIO, TX 78232-3070	651 E HOPKINS ST, SAN MARCOS, TX 78666
94597	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE, STE 900	ORLANDO, FL 32801	1141 N IH 35, SAN MARCOS, TX 78666
101390	PEVETO, JOHN, JR	320 E NAKOMA	SAN ANTONIO, TX 78216	201 SHORT ST, SAN MARCOS, TX 78666
93283	ROBINSON CAROLINE J LLP	6600 N Military TRL	Boca Raton, FL 33496-2434	201 SPRINGTOWN WAY, SAN MARCOS, TX 78666
164301	SAN MARCOS CITY OF	300 E HOPKINS ST	SAN MARCOS, TX 78666-5717	
164742	SAN MARCOS PLAZA LLC	1626 NORTH WILCOX AVE, STE 275	LOS ANGELES, CA 90028	1180 THORPE LN, SAN MARCOS, TX 78666
43441	SHORE CAPITAL REAL ESTATE PARTNERS HOLDCO LLC	1 E WACKER DR, STE 2900	CHICAGO, IL 60601-2026	415 SPRINGTOWN WAY, SAN MARCOS, TX 78666
169451	SPRINGTOWN HORIZONTAL POA INC	PO BOX 147	PARADISE, CA 95967-0147	
151289	T.A. COX TRUST	3060 DEVONSHIRE WAY	GERMANTOWN, TN 38139	1121 N IH 35, SAN MARCOS, TX 78666
146741	UNIVERSITY FEDERAL CREDIT UNION	8303 N MOPAC EXPY	AUSTIN, TX 78759-8374	1190 THORPE LN, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666	
	Heidi Mckitrick	325 Durata Dr	San Marcos, TX 78666	
	Michael Vernon	601 Barbara Dr	San Marcos, TX 78666	
	Bobbie Garza-Hernandez	122 Riviera St	San Marcos, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666	