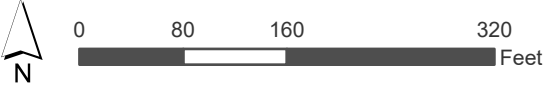




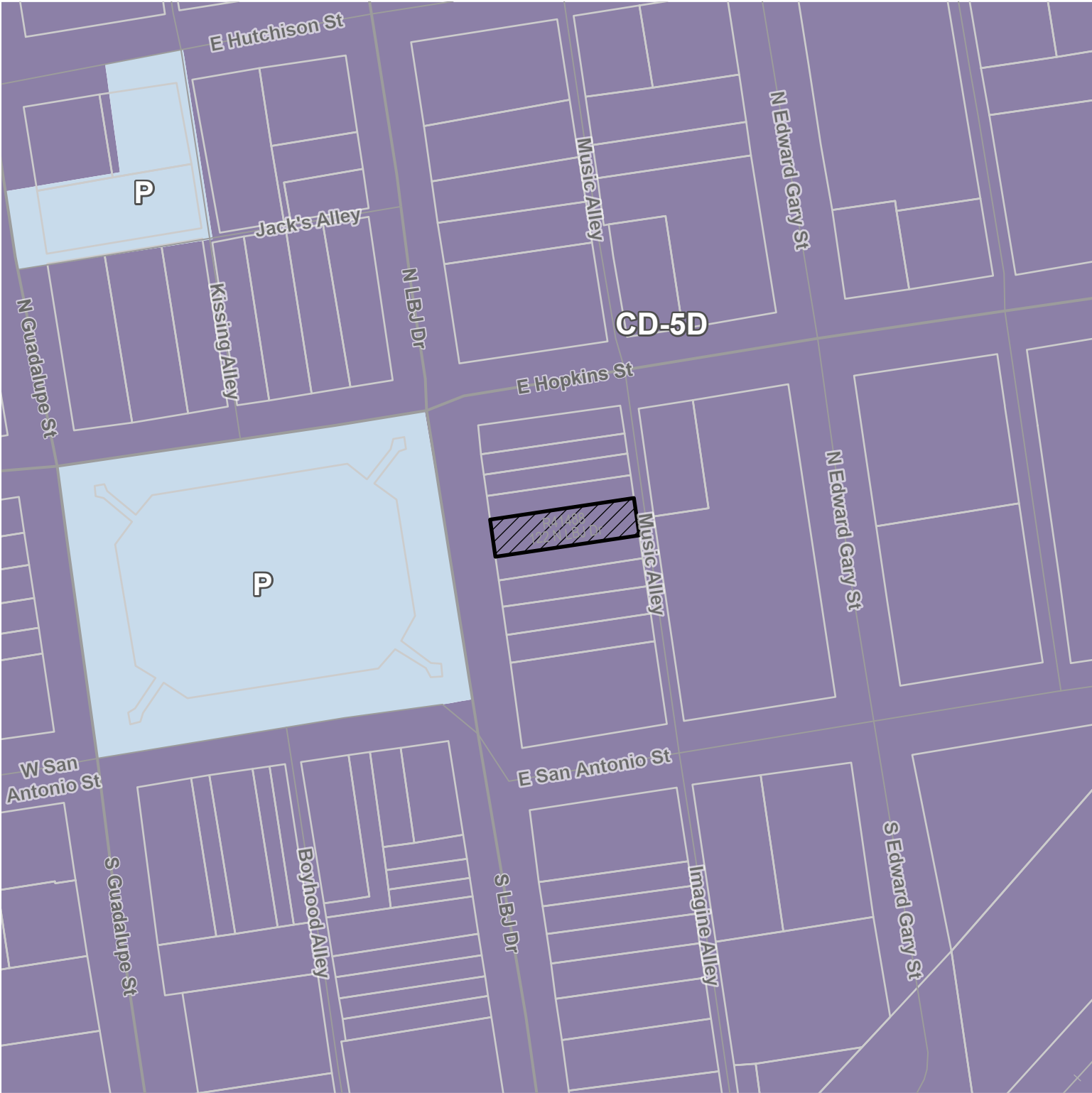
 Subject Property



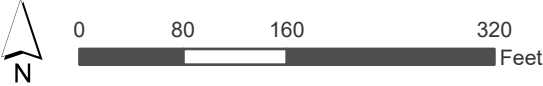
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/9/2026





-  Subject Property
-  CD-5D
-  P



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Date: 7/9/2026





 Subject Property
 400 ft. Buffer
 Parcel



A horizontal number line is shown with tick marks at 0, 80, 160, and 320. The word "Feet" is written at the right end of the line. The segment between 80 and 160 is shaded gray, while the segments from 0 to 80 and from 160 to 320 are white.

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: 7/9/2026



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES

7/10/26



CUP-26-34

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
122 N LBJ Drive**

CUP-26-34 (The Cigar Vault) Hold a public hearing and consider a request by Jeff Beal, on behalf of The Cigar Vault, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 122 N LBJ Drive. (C.GARRISON)

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, July 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 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-26-34**.

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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
41487	118-120 N LBJ DR, SAN MARCOS, TX 78666	118-120 N LBJ LLC	118 N LBJ DR	SAN MARCOS, TX 78666-5620
41485	138 N LBJ DR, SAN MARCOS, TX 78666	126 & 138 N LBJ SERIES	901 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4205
41480	202 N LBJ DR, SAN MARCOS, TX 78666	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N	AUSTIN, TX 78734-2628
41470	209 N EDWARD GARY ST, SAN MARCOS, TX 78666	214HUTCHISON LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41475	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666	230 N LBJ LLC	912 NARANJO DR	GEORGETOWN, TX 78628
103995	311 E HOPKINS ST, SAN MARCOS, TX 78666	311 EAST HOPKINS LLC	4330 GAINES RANCH LOOP	AUSTIN, TX 78735-6758
41554	118 S LBJ DR, SAN MARCOS, TX 78666	78 TRIPLE 6 INVESTMENTS LLC	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707
41625	145 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611
41560	114 E SAN ANTONIO ST, SAN MARCOS, TX 78666	BW BOWDEN PROPERTIES INC	307 HUNTERS GLEN DR	SAN MARCOS, TX 78666-7154
41478	212 N LBJ DR, SAN MARCOS, TX 78666	CARSON FAMILY PROPERTIES	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41622	225 N LBJ DR, SAN MARCOS, TX 78666	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608
41628	109-119 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733
41486	124 N LBJ DR, SAN MARCOS, TX 78666	EFW HOLDINGS INC	124 N LBJ DR	SAN MARCOS, TX 78666-5620
41458	301 E HOPKINS ST, SAN MARCOS, TX 78666	GEAUXNU HOLDINGS LLC	3267 BEE CAVES RD	AUSTIN, TX 78746-9996
41559	118 E SAN ANTONIO ST, SAN MARCOS, TX 78666	GRIZZLE DAVID RANDAL	118 E SAN ANTONIO ST	SAN MARCOS, TX 78666
41461	100 N EDWARD GARY ST, SAN MARCOS, TX 78666	HANSON-SKILES CONSTANCE MARIE FAMILY BYPASS TRUST	4111 HAMILTON HOLLOW RD	SAN MARCOS, TX 78666-9542
41467	219 E HOPKINS ST, SAN MARCOS, TX 78666	HAYSCO SM LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41562	110 E SAN ANTONIO ST, SAN MARCOS, TX 78666	HOHN JOHN Y LIFE ESTATE	MARK B JANSSEN	SAN MARCOS, TX 78666
41561	108 E SAN ANTONIO ST, SAN MARCOS, TX 78666	JAMES K WISE REAL ESTATES INC	6325 REDWOOD RD	SAN MARCOS, TX 78666
41620	235 N LBJ DR, SAN MARCOS, TX 78666	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392
41553	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666	LARRY W MURPHREE SPOUSAL TRUST	MURPHREE DONNA A TRUSTEE	SAN MARCOS, TX 78666
129054	214 E SAN ANTONIO, SAN MARCOS, TX 78666	LINDSEY LOFTS LTD	P O BOX 91383	AUSTIN, TX 78709-1383
41496	101 S LBJ DR, SAN MARCOS, TX 78666	LONGHORN INVESTMENTS LLP	3308 AVENAL DR	AUSTIN, TX 78738-5367
41555	120 S LBJ DR, SAN MARCOS, TX 78666	MENDEZ, RONNIE A	120 S LBJ DR	SAN MARCOS, TX 78666
41490	110 N LBJ DR, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
41460	308 E HOPKINS ST, SAN MARCOS, TX 78666	NCNB TEXAS NATIONS BANK	BANK OF AMERICA, CORPORATE RE	CHARLOTTE, NC 28232-2547
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	710 ARROW POINT DR	CEDAR PARK, TX 78613-6655
41483	142 N LBJ DR, SAN MARCOS, TX 78666	OUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666-7335
41466	217 E HOPKINS ST, SAN MARCOS, TX 78666	PIPER JAMES M & TAMARA P	186 PICO CT	SAN MARCOS, TX 78666-1847
41498	125 S LBJ DR, SAN MARCOS, TX 78666	S LBJ 125 LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
41479	214 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY PARTNERS LLC	LATIPAC COMMERCIAL	AUSTIN, TX 78716-2304
41455	210 N EDWARD GARY ST, SAN MARCOS, TX 78666	SAN MARCOS TX STUDENT HOUSING LLC	999 SHADY GROVE RD S	MEMPHIS, TN 38120-4130
41556	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SCANIO MICHAEL E TRUSTEE	SCANIO BUILDING MANAGEMENT T	SAN MARCOS, TX 78666
41488	122 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L LIVING TRUST	SERUR JOHN & JUDITH L CO-TRUST	AUSTIN, TX 78737-8856
41624	139 E HOPKINS ST, SAN MARCOS, TX 78666	SLOAN JAMES LLC	139 E HOPKINS ST	SAN MARCOS, TX 78666-5678
41558	130 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SMTX COMMERCIAL BENEFIT AID LLC	PO BOX 911	SAN MARCOS, TX 78667-0911
41477	218-220 N LBJ DR, SAN MARCOS, TX 78666	TARRANT, LINDA LEWIS	P O BOX 199	HUNT, TX 78024-0199
41482	216 E HOPKINS ST, SAN MARCOS, TX 78666	TEXAS P B REAL ESTATE LP	113 W PUBLIC SQUARE STE 200	GLASOW, KY 42141-2413
41621	E HUTCHISON ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	Attn: VP FOR FINANCE AND SUPPO	SAN MARCOS, TX 78666-4684
41557	120 E SAN ANTONIO ST, SAN MARCOS, TX 78666	THE MARC ON THE SQUARE LLC	1101 TATE TRL	SAN MARCOS, TX 78666-5225
41474	226 N LBJ DR, SAN MARCOS, TX 78666	TWMJ INTEREST LLC	Attn: MARY WILLIAMS	SAN MARCOS, TX 78666-3252
41494	119 S EDWARD GARY ST, SAN MARCOS, TX 78666	VICTORIA BANK & TRUST	100 CONGRESS AVE	AUSTIN, TX 78701-2750
41489	114-116 N LBJ DR, SAN MARCOS, TX 78666	WALDRIP, MARTHA JANE	PO BOX 805	SAN MARCOS, TX 78667-0805
41550	126 S LBJ DR, SAN MARCOS, TX 78666	WARREN, ROBERT L	126 S LBJ DR	SAN MARCOS, TX 78666
0		Samantha Benavides	455 Lindsey St.	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666