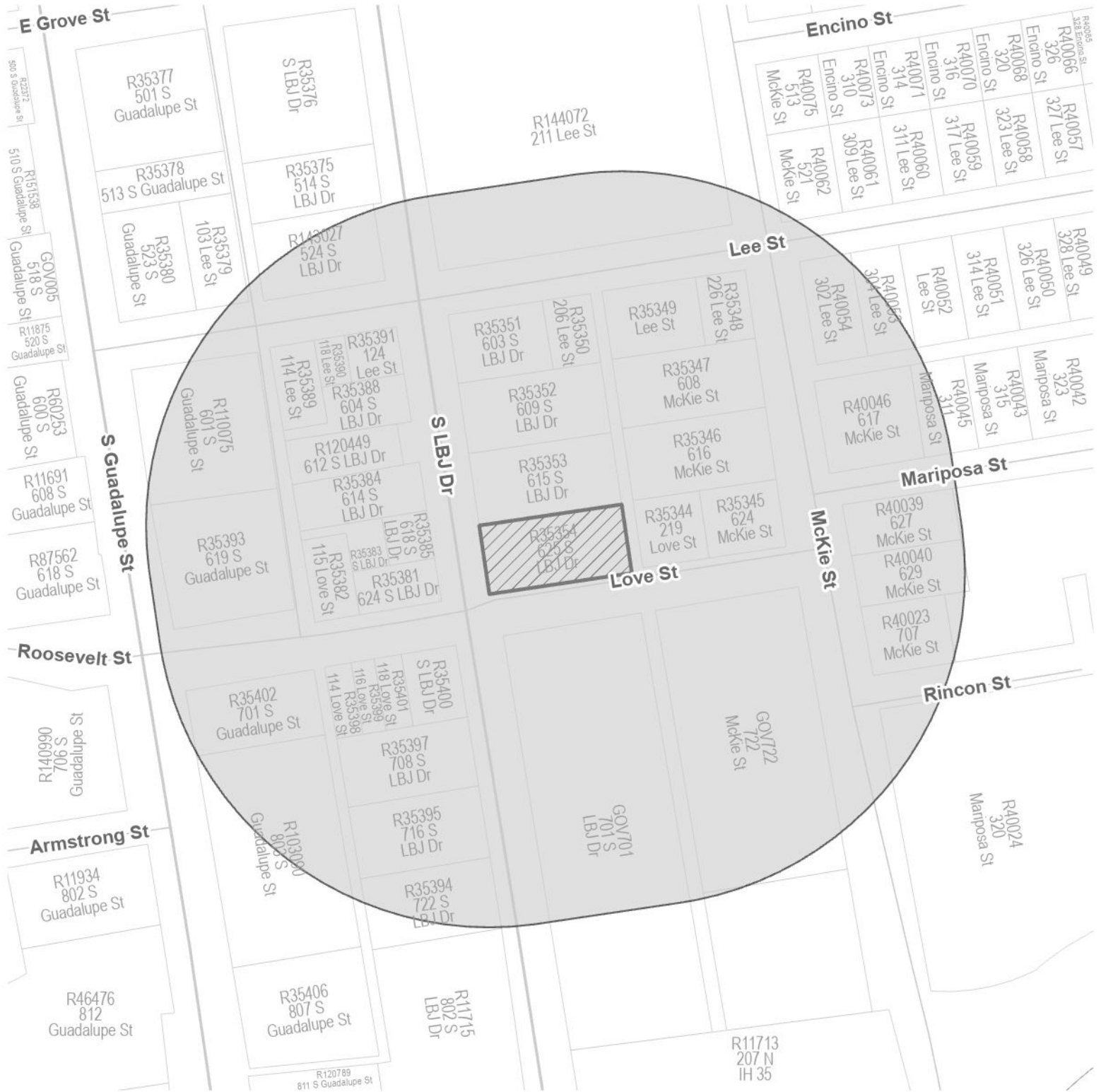


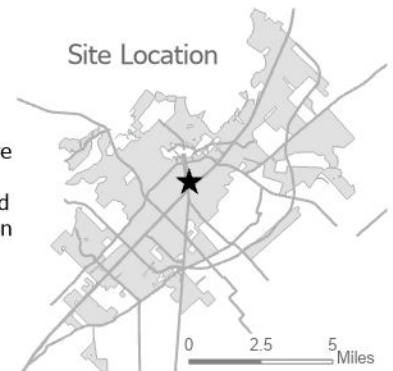


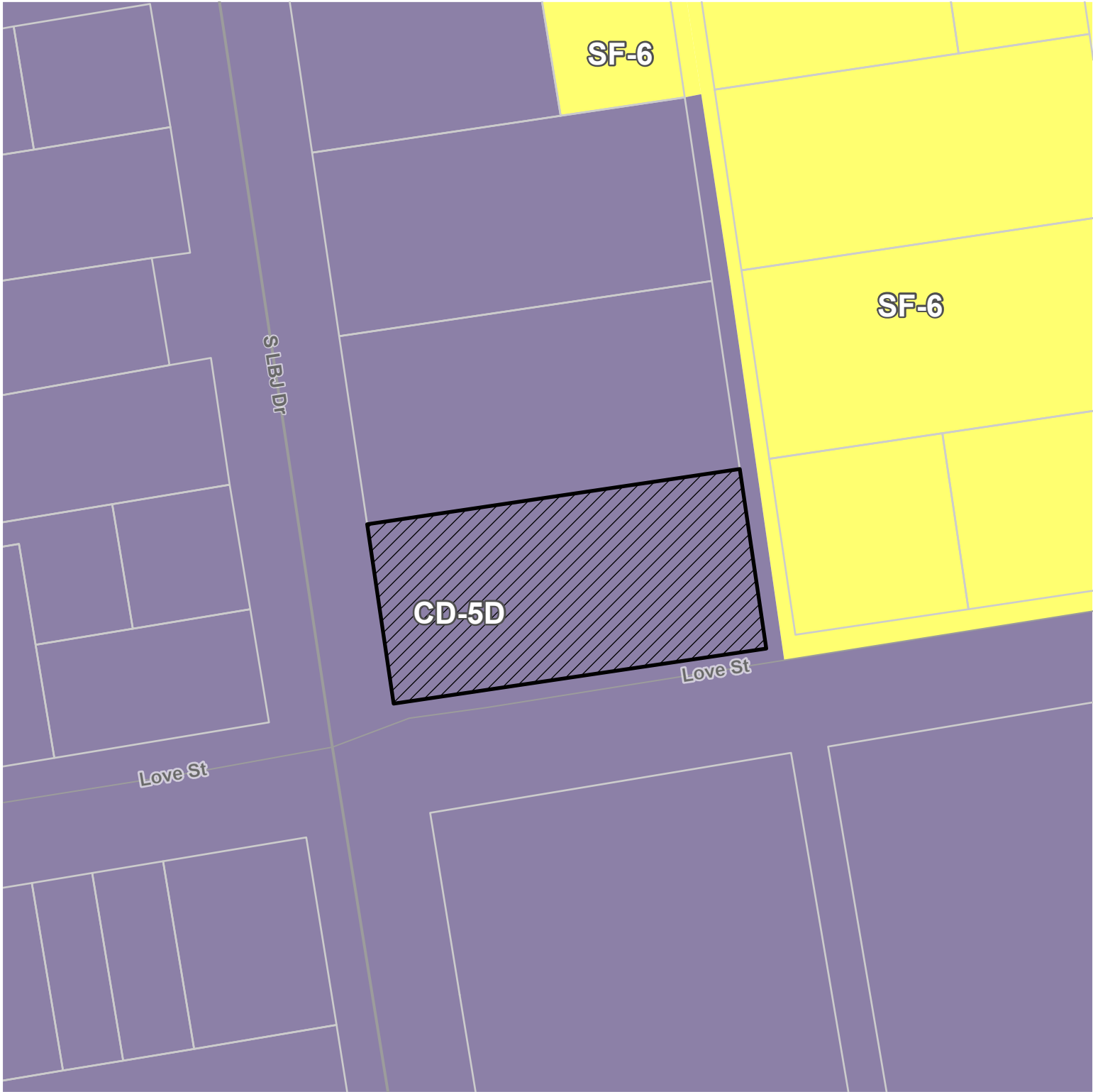
- 400ft Buffer
- Subject Property



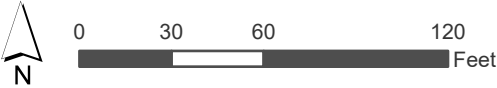
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/8/2025





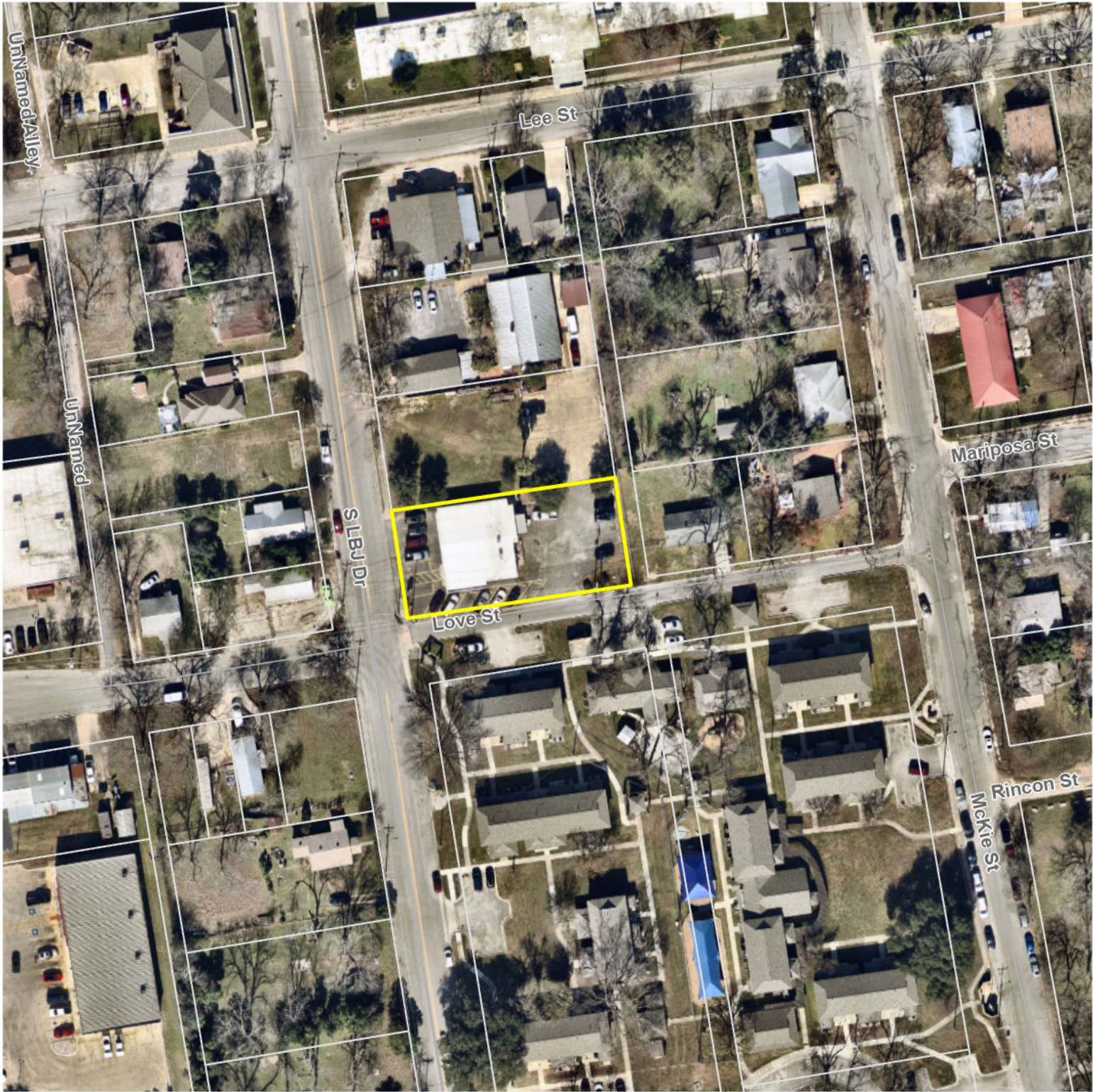
- CD-5D
- SF-6



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Date: 5/8/2025



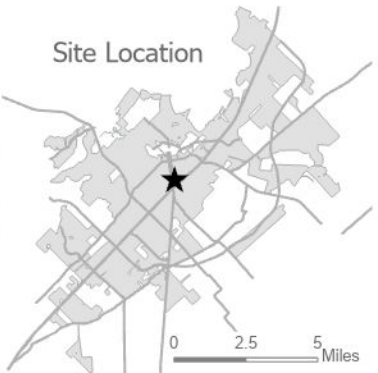


-  Subject Property
-  Parcel



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Date: 5/8/2025



PLANNING AND DEVELOPMENT SERVICES

05/09/2025



CUP-25-23

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
625 S LBJ Dr**

CUP-25-23 (Rogelio's) Hold a public hearing and consider a request by Pablo Nieto, on behalf of Rogelio's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 625 S LBJ Dr. (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, May 27, 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 City Council
www.sanmarcostx.gov/citizencommentssignup

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-25-23**.

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 Mailing Address	Owner City/State/Zip	Site Address
35395	ACOSTA HOLDING COMPANY INC	9860 FM 967	BUDA, TX 78610-3464	716 S LBJ DR, SAN MARCOS, TX 78666
40045	ALVARADO MANUEL & MAYRA	311 MARIPOSA ST	SAN MARCOS, TX 78666- 6919	311 MARIPOSA, SAN MARCOS, TX 78666
35346	ARZOLA OLIVIA B ESTATE	616 MCKIE ST	SAN MARCOS, TX 78666	616 MCKIE ST, SAN MARCOS, TX 78666
35393	AUTOZONE TEXAS LP	PO BOX 2198, DEPT 8088	MEMPHIS, TN 38101-2198	619 S GUADALUPE ST, SAN MARCOS, TX 78666
200510	CENTRO CULTURAL HISPANO DE SAN MARCOS	PO BOX 1553	SAN MARCOS, TX 78667- 1553	LEE ST, SAN MARCOS, TX 78666
35394	CHAPA MARIO & WILMA	PO BOX 807	LA JOYA, TX 78560-0807	S LBJ, SAN MARCOS, TX 78666
35351	COMPEAN, VIRGINIA	301 CAPISTRANO DR	SAN MARCOS, TX 78666- 2514	603 S LBJ DR, SAN MARCOS, TX 78666
35345	CONTRERAS, AURELIANO & LUPE	248 RIDGE DR	SAN MARCOS, TX 78666- 2094	624 MCKIE ST, SAN MARCOS, TX 78666
35388	COSTILLA, ALICE	606 S LBJ DR	SAN MARCOS, TX 78666	606 S LBJ DR, SAN MARCOS, TX 78666
40023	FIT FOR LIFE INC	PO BOX 7605	HORSESHOE BAY, TX 78657- 7605	707 MCKIE ST, SAN MARCOS, TX 78666
35402	FRITZ'S GULF INC	701 S GUADALUPE ST	SAN MARCOS, TX 78666	701 S GUADALUPE ST, SAN MARCOS, TX 78666
40054	GARRISON, GENENA ANN	P O BOX 27	SAN MARCOS, TX 78667- 0027	302 LEE ST, SAN MARCOS, TX 78666
40053	GARRISON, LYDIA	304 LEE ST	SAN MARCOS, TX 78666	304 LEE ST, SAN MARCOS, TX 78666
35347	KESSLER, MARIA DE ROCIO	121 EMERALD GARDEN RD	SAN MARCOS, TX 78666- 3487	608 MCKIE ST, SAN MARCOS, TX 78666

35381	MANAS #2	803 ALABAMA ST	SAN MARCOS, TX 78666	624 S LBJ DR, SAN MARCOS, TX 78666
35389	MEMORIAL PRESBYTERIAN CHURCH	P O BOX 1386	SAN MARCOS, TX 78667-1386	114 LEE ST, SAN MARCOS, TX 78666
35344	MENDEZ RONALD A & IRENE K	1204 MUSTANG LN	SAN MARCOS, TX 78666	219 LOVE ST, SAN MARCOS, TX 78666
40062	MONTELONGO ROBERT D	521 MCKIE ST	SAN MARCOS, TX 78666-6817	521 MCKIE ST, SAN MARCOS, TX 78666
35382	MORSE ROBERT S & BONNIE B	265 OAK MEADOW	SAN MARCOS, TX 78666	115 LOVE ST, SAN MARCOS, TX 78666
35352	NIETO-JAIMES, ROGELIO	613 S LBJ DR	SAN MARCOS, TX 78666-6823	609 & 613 S LBJ DR, SAN MARCOS, TX 78666
103090	O'REILLY AUTO ENTERPRISES LLC	PO BOX 9167	SPRINGFIELD, MO 65801-9167	803 S GUADALUPE ST, SAN MARCOS, TX 78666
120449	RAMOS FERNANDO	140 SEA MIST DR	LEAGUE CITY, TX 77573-6912	612 S LBJ DR, SAN MARCOS, TX 78666
35397	RIOS JOSE (ESTATE)	708 S LBJ DR	SAN MARCOS, TX 78666	708 S LBJ DR, SAN MARCOS, TX 78666
35349	ROBLES, ROSE M	721 W KINGSBURY ST	SEGUIN, TX 78155	LEE ST, SAN MARCOS, TX 78666
35348	RODRIGUEZ BASILISA C EST OF	226 LEE ST	SAN MARCOS, TX 78666	226 LEE ST, SAN MARCOS, TX 78666
40046	ROMERO MARY S LIFE ESTATE	617 MCKIE	SAN MARCOS, TX 78666	617 MCKIE ST, SAN MARCOS, TX 78666
35401	SACHTLEBEN, WELDON K	701 S GUADALUPE ST	SAN MARCOS, TX 78666	118 LOVE ST, SAN MARCOS, TX 78666
35350	SALAZAR, OLIVIA DELGADO	206 LEE ST	SAN MARCOS, TX 78666	206 LEE ST, SAN MARCOS, TX 78666
35379	SAN MARCOS AUTOMOTIVE INC	525 GIN RD	SEGUIN, TX 78155-1347	LEE ST, SAN MARCOS, TX 78666
144072	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087	501 S LBJ DR, SAN MARCOS, TX 78666
35400	SARZOZA JOHN R & ALICIA R	110 W DE ZAVALA DR	SAN MARCOS, TX 78666-7604	LOVE ST, SAN MARCOS, TX 78666

40039	SAUCEDO TOMAS & SAUCEDO JESSE	401 REIMER AVE	SAN MARCOS, TX 78666- 5046	627 MCKIE, SAN MARCOS, TX 78666
35384	SUAREZ GLORIA & GONZALES	1919 UHLAND RD	SAN MARCOS, TX 78666	614 S LBJ, SAN MARCOS, TX 78666
143027	SUAREZ HOLDINGS LLC	1517 PALOMINO LN	SAN MARCOS, TX 78666- 1171	513 S LBJ DR, SAN MARCOS, TX 78666
40012	URBAN RENEWAL	EXEMPT	SAN MARCOS, TX 78666	MCKIE ST, SAN MARCOS, TX 78666
35383	VILLALPANDO UBANIA	101 BRANCH VIEW DR	KYLE, TX 78640-9216	LOVE ST, SAN MARCOS, TX 78666
35385	WYONT BLANCHE	618 S LBJ DR	SAN MARCOS, TX 78666- 6824	618 S LBJ DR, SAN MARCOS, TX 78666
35390	YBARRA ROBERT & RICHARD & JOHN	118 LEE ST	SAN MARCOS, TX 78666- 6810	118 LEE ST, SAN MARCOS, TX 78666
40040	ZUNIGA, GUADALUPE	629 MCKIE ST	SAN MARCOS, TX 78666	629 MCKIE, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	Neighborhood Rep. Bobbie Garza- Hernandez	122 Riviera St	SAN MARCOS, TX 78666	