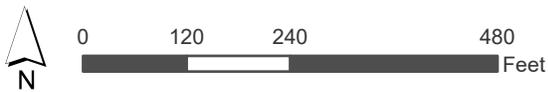




- Subject Property
- Parcel



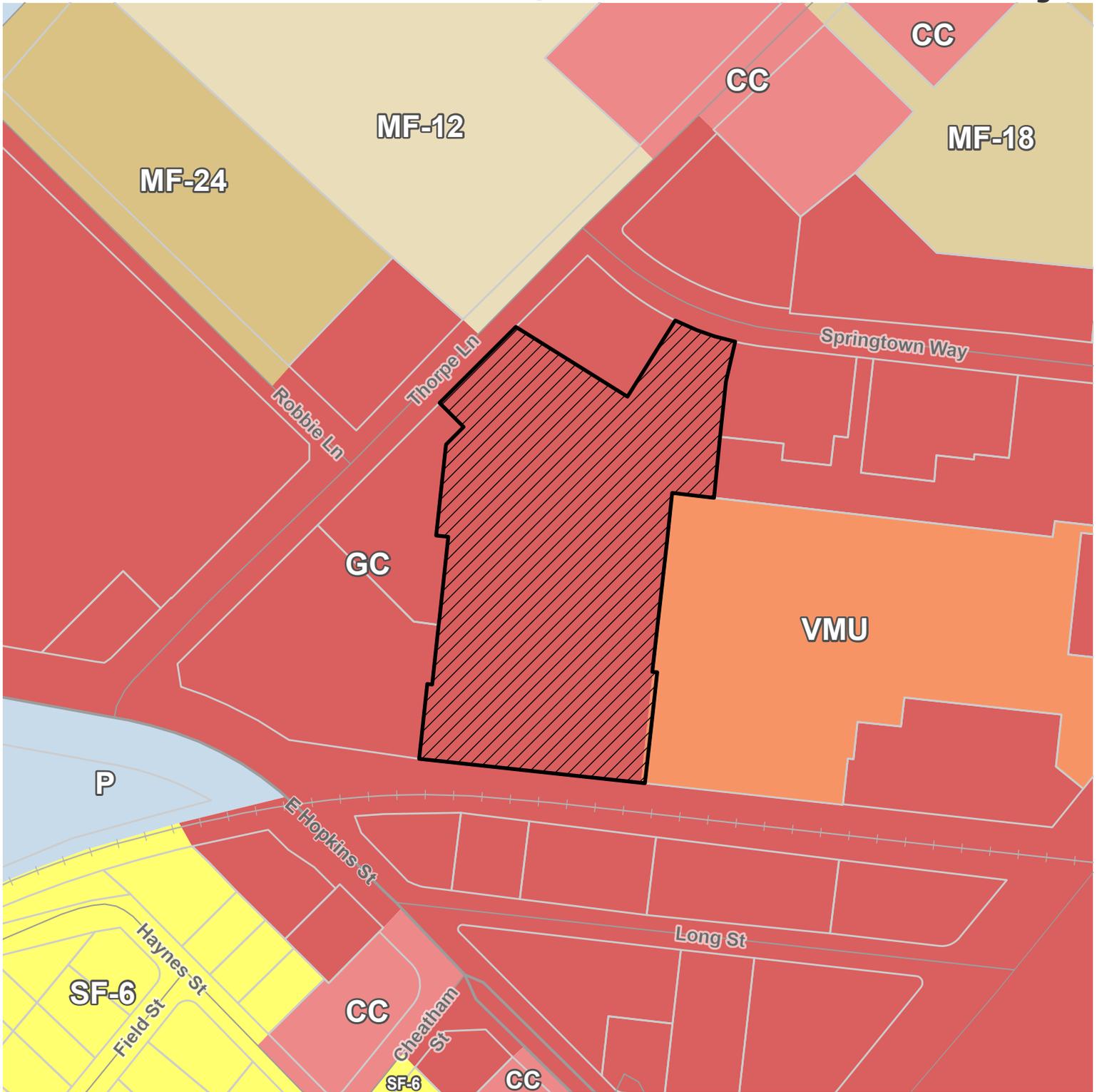
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/28/2026

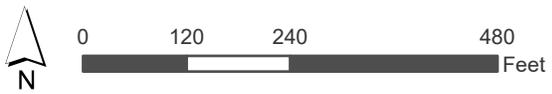
**EVO Entertainment -
1180 Thorpe Lane Suite 130**

CUP-25-70

Zoning Map



-  Subject Property
-  CC
-  GC
-  MF-12
-  SF-6
-  VMU
-  MF-24
-  P



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: 1/28/2026



PLANNING AND DEVELOPMENT SERVICES



1/23/2026

CUP-25-70

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1180 Thorpe Lane Suite 130**

CUP-25-70 (Evo Entertainment Springtown) Hold a public hearing and consider a request by Springtown Entertainment LLC, on behalf of Evo Entertainment Springtown, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1180 Thorpe Lane Suite 130. (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, 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 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-25-70**.

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
99955	127 LONG ST, SAN MARCOS, TX 78666	CARLTON FAMILY SURVIVOR'S TRUST	Attn: CARLTON ROBBIE LEE TRUSTEE	GLENDALE, CA 91207-1018
12173	1104 THORPE LN, STE #D, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 1 LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
166781	200 SPRINGTOWN WAY, SAN MARCOS, TX 78666	CH RETAIL FUND II/SAN MARCOS LYNDON I LP	3819 MAPLE AVE	DALLAS, TX 75219-3913
164741	1180 THORPE LN, SAN MARCOS, TX 78666	GOMEZ SEPARATE PROPERTY TRUST	GOMEZ ALBERT J TRUSTEE	HILLSBOROUGH, CA 94010-6212
137003	641 E HOPKINS ST, SAN MARCOS, TX 78666	H E BUTT GROCERY CO LP	PROPERTY TAX DEPT	SAN ANTONIO, TX 78283-3999
70820	115 LONG ST, SAN MARCOS, TX 78666	HAOLE II LLC	8705 WHITE CLIFF DR	AUSTIN, TX 78759-7725
92454	1201 THORPE LN, SAN MARCOS, TX 78666	HOUSING AUTHORITY OF THE CITY OF SAN MARCOS	1201 THORPE LN	SAN MARCOS, TX 78666-6565
166780	200 SPRINGTOWN WAY, STE #114, 116 & 118, SAN MARCOS, TX 78666	HSRE LYNDON LP	444 W LAKE ST	CHICAGO, IL 60606-0069
91797	1160 THORPE LN, SAN MARCOS, TX 78666	JWJ ASSOCIATES LLC	1010 W 11TH ST	AUSTIN, TX 78731
25367	651 E HOPKINS ST, SAN MARCOS, TX 78666	MOTHERS WINDOW TINT & ALARMS	16274 SAN PEDRO AVE	SAN ANTONIO, TX 78232-3070
164742	1180 THORPE LN, SAN MARCOS, TX 78666	SAN MARCOS PLAZA LLC	1626 NORTH WILCOX AVE, STE 275	LOS ANGELES, CA 90028
27104	200 ROBBIE LN, SAN MARCOS, TX 78666	SM ENGLEBROOK LP	3517 CYPRESS WAY	SANTA ROSA, CA 95405
27105	1101 THORPE LN, STE #101, 103, 105, 107, SAN MARCOS, TX 78666	TIANUS CORP	8000 W INTERSTATE 10	SAN ANTONIO, TX 78230-3869
0		Ana Mendoza	1114 Field St	SAN MARCOS, TX 78666
		Heidi Mckitrick	325 Durata Dr	SAN MARCOS, TX 78666
		Bobbie Garza-Hernandez	122 Riviera St.	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666