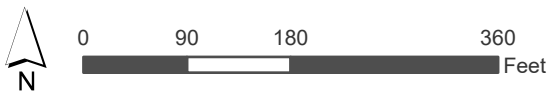


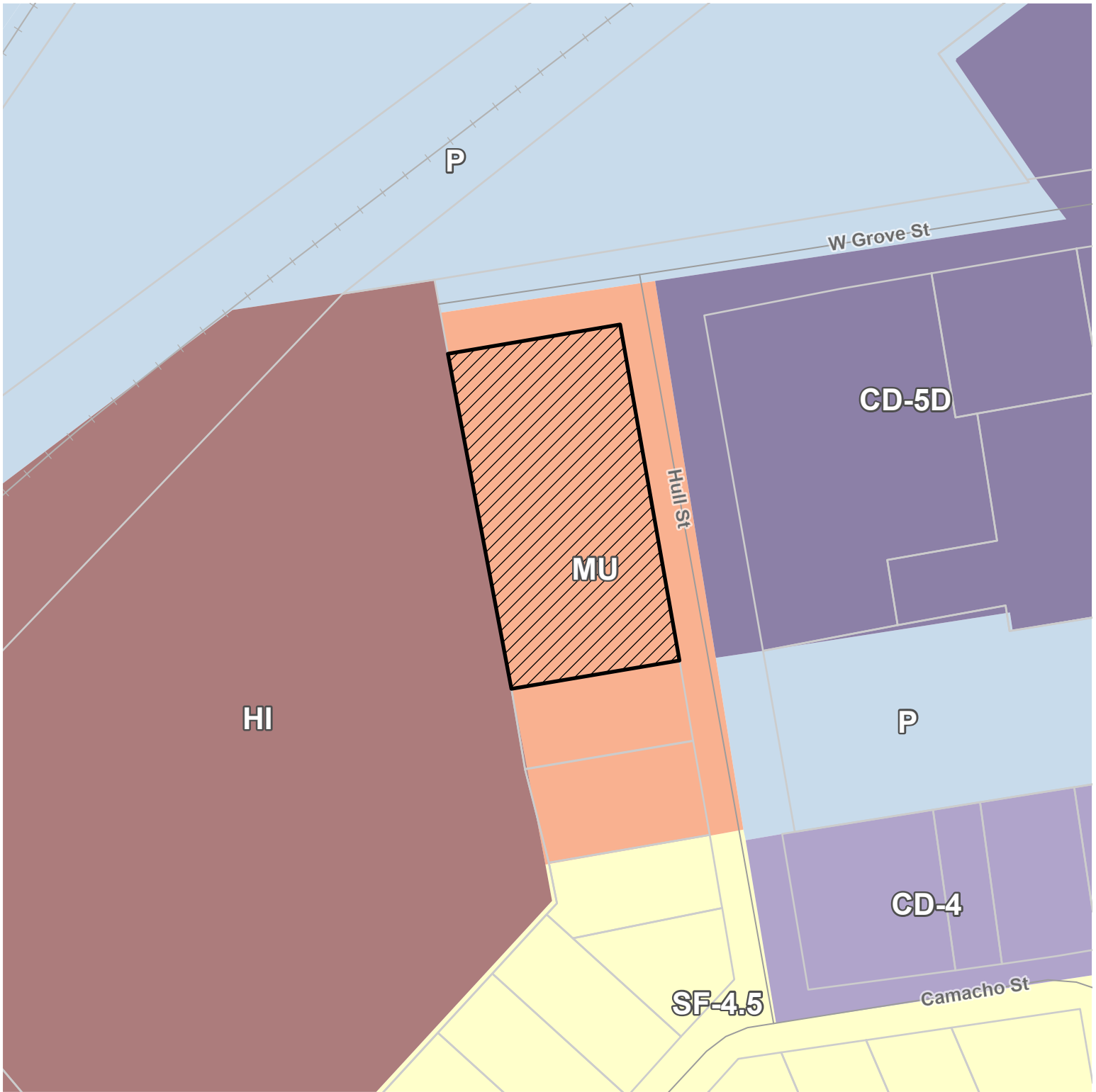









- Subject Property
- Parcel

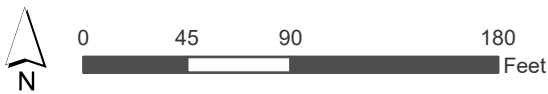


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/4/2025



-  Subject Property
-  CD-4
-  CD-5D
-  HI
-  MU
-  P
-  SF-4.5






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Date: 3/4/2025





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 3/4/2025

PLANNING AND DEVELOPMENT SERVICES



09/05/2025

CUP-25-51

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
510 Hull St**

CUP-25-51 (Black's Barbecue) Hold a public hearing and consider a request by Eric Lenderman, on behalf of Black's Barbecue, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverage, located at 510 Hull St. (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, September 23, 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 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-25-51**.

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
32119	440 S GUADALUPE LLC	801 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638	440 S GUADALUPE ST, SAN MARCOS, TX 78666
46362	BALLESTEROS, SALVADOR	100 MONTZ PT	KYLE, TX 78640-8910	206 CAMACHO ST, SAN MARCOS, TX 78666
181827	BRISTER, NANCY ANN	617 STAGECOACH TRL	SAN MARCOS, TX 78666-5070	534 HULL ST, SAN MARCOS, TX 78666
26140	CAPITAL AREA RURAL TRANSPORTATION SYSTEM	PO BOX 6050	AUSTIN, TX 78702-6050	338 S GUADALUPE ST, SAN MARCOS, TX 78666
46358	CORNEJO, OSCAR	6607 CASTLE PINE LN	SPRING, TX 77379-4268	226 CAMACHO ST, SAN MARCOS, TX 78666
46359	CUEVAS ANGEL	222 CAMACHO ST	SAN MARCOS, TX 78666	222 CAMACHO ST, SAN MARCOS, TX 78666
46371	CUEVAS BOB & ROSEMARY	206 ROOSEVELT ST	SAN MARCOS, TX 78666-6228	CAMACHO ST, SAN MARCOS, TX 78666
60253	E DOBLE ENTERPRISES INC	600 S GUADALUPE ST	SAN MARCOS, TX 78666-6842	600 S GUADALUPE ST, SAN MARCOS, TX 78666
11692	GLASS BRYAN S & MCGREGOR KAYLA MARIE	2002 MELISSA OAKS LN	AUSTIN, TX 78744-7958	117 W GROVE ST, SAN MARCOS, TX 78666
46429	GONZALEZ, RODOLFO	300 CAMACHO ST	SAN MARCOS, TX 78666	300 CAMACHO ST, SAN MARCOS, TX 78666
35287	GREENWOOD ANNIE MAE (ESTATE)	721 GRAVEL ST	SAN MARCOS, TX 78666-5316	721 GRAVEL ST, SAN MARCOS, TX 78666
22372	GROVE STREET HOLDINGS LLC	500 S GUADALUPE ST	SAN MARCOS, TX 78666-6840	500 S GUADALUPE ST, SAN MARCOS, TX 78666
11819	HUBBARD PROPERTIES J V	433 E LAS COLINAS BLVD, STE 300	IRVING, TX 75039-6227	408 S GUADALUPE ST, SAN MARCOS, TX 78666
11951	KBCB INVESTMENTS LLC	3805 LOST OASIS HOLW	AUSTIN, TX 78739-7553	120 W GROVE ST, SAN MARCOS, TX 78666
35286	MARTINEZ-DELEON, SHIRLEY ANN	2913 LEHMANN RD	SAN MARCOS, TX 78666-1620	GRAVEL ST, SAN MARCOS, TX 78666

11691	MENDOZA DAVID A	P O BOX 407	SAN MARCOS, TX 78666-2221	608 S GUADALUPE ST, SAN MARCOS, TX 78666
46356	NAVARRO JESUS G JR & ESPERANZA	1601 MOCKINGBIRD DR	SAN MARCOS, TX 78666	232 CAMACHO ST, SAN MARCOS, TX 78666
11861	NEF INDUSTRIES LLC	8120 RESEARCH BLVD, STE 105	AUSTIN, TX 78758-8475	312 CAMACHO ST, SAN MARCOS, TX 78666
46365	OLIVO, MARIA A	233 CAMACHO ST	SAN MARCOS, TX 78666	233 CAMACHO ST, SAN MARCOS, TX 78666
46357	PALOMINO RAFAEL & PALOMINO PABLO G	228 COMACHO ST	SAN MARCOS, TX 78666-6248	228 COMACHO ST, SAN MARCOS, TX 78666
46372	ROBLES FATIMA	8600 AXIS DR	AUSTIN, TX 78749-3736	608 MCARTHUR, SAN MARCOS, TX 78666
97846	SAUCEDO MIGUEL R & GUADALUPE	223 CAMACHO ST	SAN MARCOS, TX 78666	223 CAMACHO, SAN MARCOS, TX 78666
100630	SAUCEDO, TOMMY	211 W GROVE ST	SAN MARCOS, TX 78666-6258	211 W GROVE ST, SAN MARCOS, TX 78666
11875	TOBIAS JOSEFINA P	520 S GUADALUPE ST, STE 201	SAN MARCOS, TX 78666	520 S GUADALUPE ST, SAN MARCOS, TX 78666
46364	TOBIAS, ROSALIO	200 CAMACHO	SAN MARCOS, TX 78666	200 CAMACHO ST, SAN MARCOS, TX 78666
151538	VALLEY SAN MARCOS AAP LLC	4624 DUCKHORN DR	SACRAMENTO, CA 95834-2591	510 S GUADALUPE ST, SAN MARCOS, TX 78666
46363	WOMENS DIVISION	411 N LAMAR AVE	SAN MARCOS, TX 78666	202 CAMACHO, SAN MARCOS, TX 78666
46366	ZUNIGA EVARISTO EST OF	1121 BRADBURY LN	AUSTIN, TX 78753-1610	229 CAMACHO ST, SAN MARCOS, TX 78666
	Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666	
	Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666	
	John Thomaides	813 Arizona	SAN MARCOS, TX 78666	
	Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666	
	Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666	
	Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	