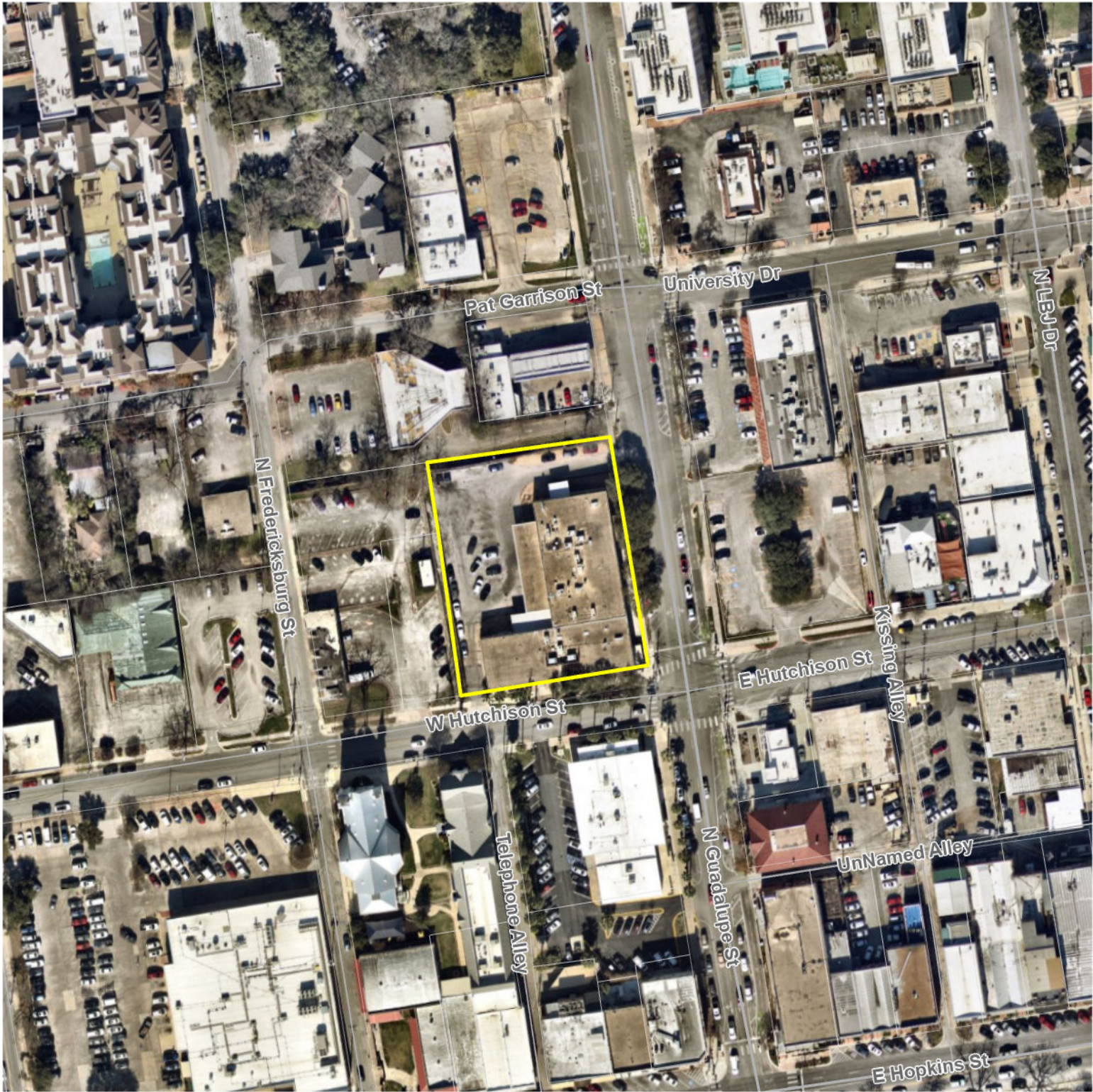




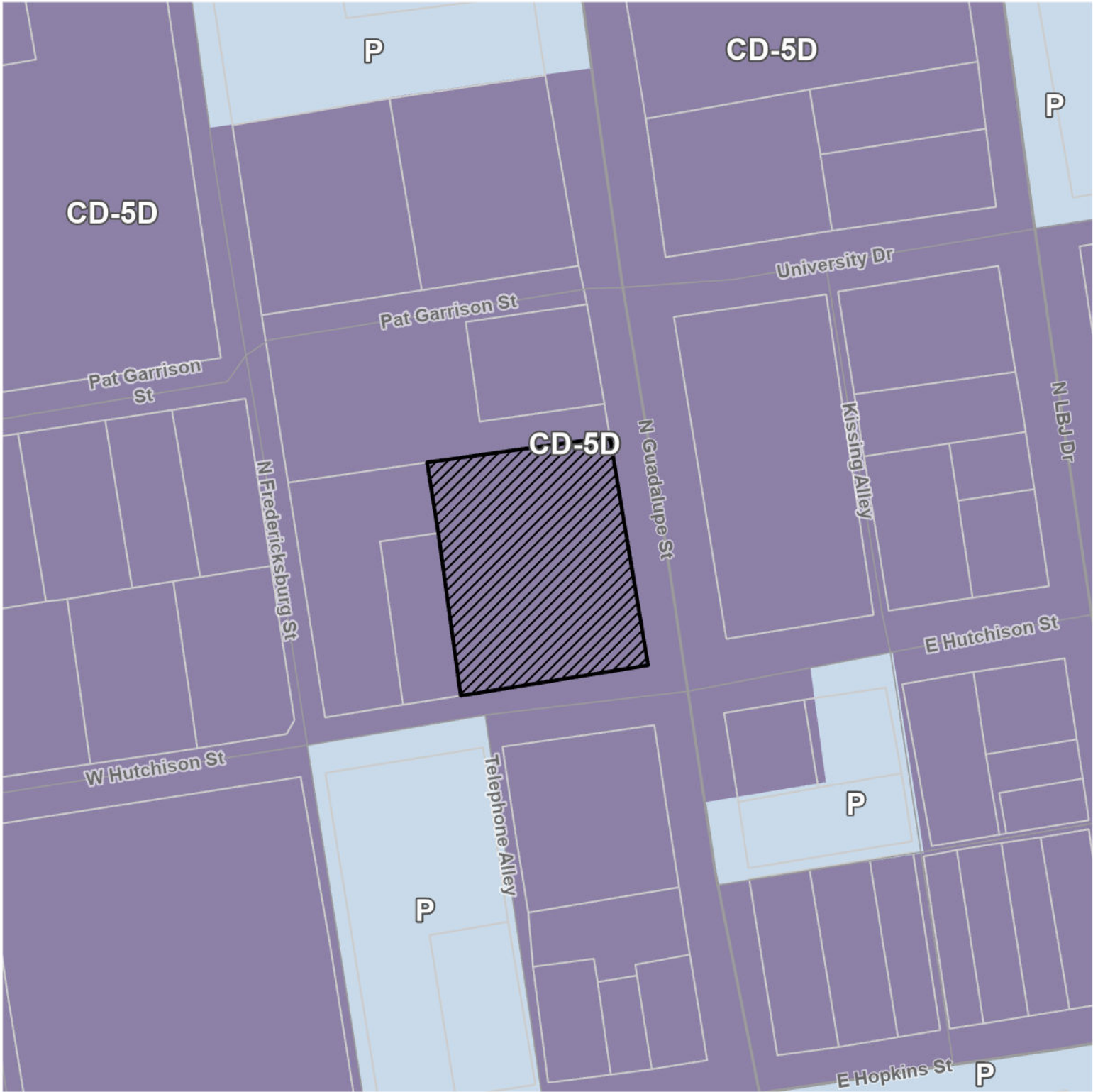
-  Subject Property
-  Parcel



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: 7/30/2025





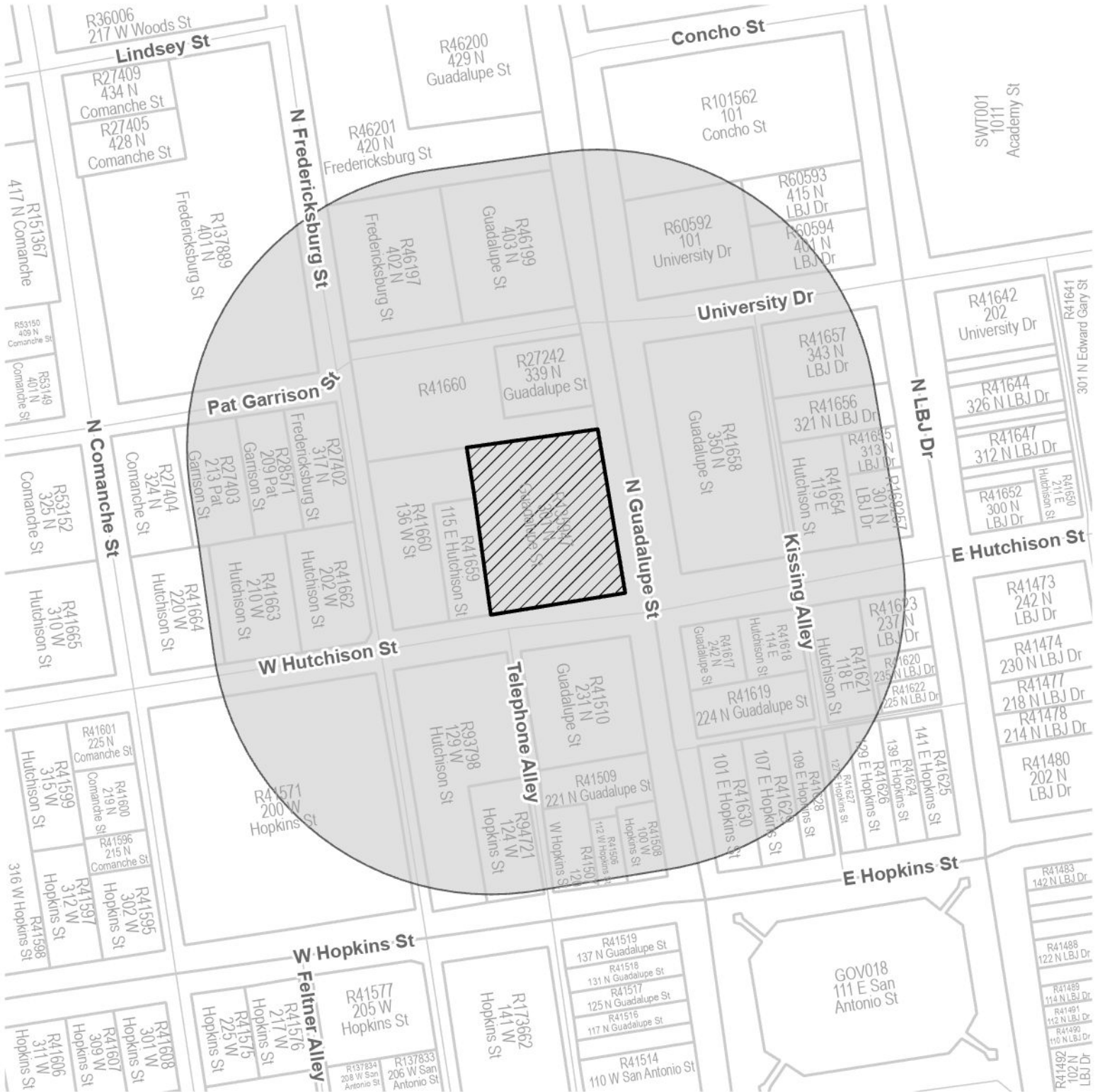
- Subject Property
- CD-5D
- P



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Date: 7/30/2025



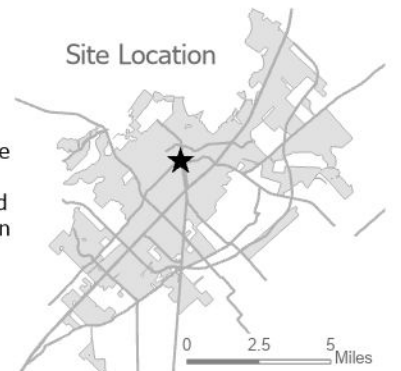


-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 8/6/2025



PLANNING AND DEVELOPMENT SERVICES



8/8/2025

CUP-25-44

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
301 N Guadalupe St, Ste 154**

CUP-25-44 (Hangry Joe's Alcohol CUP Renewal) Hold a public hearing and consider a request by Brandon Wilhelm, on behalf of Guadalupe Real Properties & Investments, LLC, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 301 N Guadalupe Street, Suite 154. (W. Rugeley)

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, August 26, 2025**, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins St. 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, **Will Rugeley**, at **512.805.2613** or **WRugeley@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-44**.

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 CUP-25-44

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
46189	402 N FREDERICKSBURG ST #8, SAN MARCOS, TX 78666	402 FREDERICKSBURG LLC	3709 DOGWOOD CREEK CV	AUSTIN, TX 78746-1317
41506	106-112 W HOPKINS ST, SAN MARCOS, TX 78666	AIKEN CARL & JEAN REVOCABLE TRUST AIKEN CARL & JEAN, TRUSTEES	242 WHITNEY RUN	BUDA, TX 78610-3008
41630	101 E HOPKINS ST, SAN MARCOS, TX 78666	AIKEN, C H	242 WHITNEY RUN	BUDA, TX 78610-3008
41627	127 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611
101562	101 CONCHO ST, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 3 LLC	407 S STAGECOACH TRL STE 203	SAN MARCOS, TX 78666-5063
41623	237-245 N LBJ DR, SAN MARCOS, TX 78666	CASEY MANAGEMENT TRUST CASEY JAMES NEWMAN TRUSTEE	7801 HEATHERCREST CIRCLE	AUSTIN, TX 78731
46186	402 N FREDERICKSBURG ST #5, SAN MARCOS, TX 78666	CHAPPELL, ERIC	402 N FREDERICKSBURG ST APT 5	SAN MARCOS, TX 78666-5658
41622	225 N LBJ DR, SAN MARCOS, TX 78666	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608
41663	210 W HUTCHISON ST, SAN MARCOS, TX 78666	CONTINENTAL HOMES OF TEXAS, LP DBA D R HORTON	1306 E MCCARTY LN STE 100	SAN MARCOS, TX 78666-5782
46192	402 N FREDERICKSBURG ST #11, SAN MARCOS, TX 78666	CROSSETT, GREGORY LYNN	402 N FREDERICKSBURG ST APT 11	SAN MARCOS, TX 78666-5658
46197	402 N FREDERICKSBURG ST #16, SAN MARCOS, TX 78666	DUNLAP, DENVER	2307 LAKE AUSTIN BLVD	AUSTIN, TX 78703
41629	105-107 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733
43609	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST	SAN MARCOS, TX 78666
46185	402 N FREDERICKSBURG ST #4, SAN MARCOS, TX 78666	FUENTES CHARLES G & ELIZABETH E	2914 WROXTON RD	SAN ANTONIO, TX 78217
28571	209 PAT GARRISON, SAN MARCOS, TX 78666	GRAHAM, DONALD W	901 HIGHLAND TER	SAN MARCOS, TX 78666-4239
41617	242 N GUADALUPE ST, SAN MARCOS, TX 78666	GREATER TEXAS FEDERAL CREDIT UNION	12544 RIATA VISTA CIR	AUSTIN, TX 78727-6431
135947	301 N GUADALUPE ST, SAN MARCOS, TX 78666	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	15542 BRIARWOOD DR	SHERMAN OAKS, CA 91403-4303
41571	200 W HOPKINS ST, SAN MARCOS, TX 78666	H-E-B LP	646 S FLORES ST	SAN ANTONIO, TX 78204-1219
41508	100 W HOPKINS ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896
41657	343 N LBJ DR, SAN MARCOS, TX 78666	JACK IN THE BOX PROPERTIES LLC	9357 SPECTRUM CENTER BLVD	SAN DIEGO, CA 92123-1444
41620	235 N LBJ DR, SAN MARCOS, TX 78666	JG AND EM BURNSIDE LLC	2631 GALWAY CIR	IDAHO FALLS, ID 83404-7392
46190	402 N FREDERICKSBURG ST #9, SAN MARCOS, TX 78666	JLB-RE PROPERTY ENTERPRISES LLC UNIVERSITY PLACE 9	PO BOX 324	LULING, TX 78648-0324
46182	402 N FREDERICKSBURG ST #1, SAN MARCOS, TX 78666	JUAREZ, RISA ANTONIA PAREDES	342 NEWBERRY TRL	SAN MARCOS, TX 78666-8884
60592	101 UNIVERSITY DR, SAN MARCOS, TX 78666	KERCHEVILLE A B EST R & L FOODS INC	1133 AUSTIN HWY	SAN ANTONIO, TX 78209-4806
60593	415 N LBJ DR, SAN MARCOS, TX 78666	KERCHEVILLE PROPERTIES LLC	PO BOX 711	SAN MARCOS, TX 78666
46191	402 N FREDERICKSBURG ST #10, SAN MARCOS, TX 78666	MILLER, MASON ALLEN	3709 DOGWOOD CREEK CV	AUSTIN, TX 78746-1317
46196	402 N FREDERICKSBURG ST #15, SAN MARCOS, TX 78666	MOY, TANNER	14123 TIFF TRAIL DR	HOUSTON, TX 77095-3449
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	2533 DEER STAND LOOP	SAN MARCOS, TX 78666-5094
41658	350 N GUADALUPE ST, SAN MARCOS, TX 78666	OS BOBCAT LLC	2420 GARNETFIELD LN	FRIENDSWOOD, TX 77546-4668
46198	402 N FREDERICKSBURG ST #17, SAN MARCOS, TX 78666	OSBORNE CODY & TARA	320 RANCHO ENCINO DR	SAN MARCOS, TX 78666
46183	402 N FREDERICKSBURG ST #2, SAN MARCOS, TX 78666	PLP VENTURES LLC LINDA S PETERSON, MANAGER	1202 E 18TH ST	LAKEHILLS, TX 78063
46194	402 N FREDERICKSBURG ST #13, SAN MARCOS, TX 78666	POTTER, TAMMY Y	402 N FREDERICKSBURG ST #13	SAN MARCOS, TX 78666
46195	402 N FREDERICKSBURG ST #14, SAN MARCOS, TX 78666	RAINER, ROSA	10437 FIRETHORN LN	AUSTIN, TX 78750-1740
27242	339 N GUADALUPE ST, SAN MARCOS, TX 78666	SAYYED INVESTMENTS HOLDINGS INC	2611 MARCUS ABRAMS BLVD	AUSTIN, TX 78748-2954
41655	313/315 N LBJ DR, SAN MARCOS, TX 78666	SERUR TERRY WARREN & GRANBERRY SHERI SERUR	PO BOX 874	SAN MARCOS, TX 78667-0874
41656	321-323 N LBJ DR, SAN MARCOS, TX 78666	SHOW PLACE CINEMA C/O LONE STAR THEATER INC	1250 WONDER WORLD DR	SAN MARCOS, TX 78666-7530
41654	119 E HUTCHISON ST, SAN MARCOS, TX 78666	SHYPENN LTD	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179
27403	213-215 PAT GARRISON ST, SAN MARCOS, TX 78666	SIMEK CARL	301 MAIN PLZ	NEW BRAUNFELS, TX 78130-5136
46193	402 N FREDERICKSBURG ST #12, SAN MARCOS, TX 78666	SMITH HERBERT L III & REBEKAH L	108 PLUM CREEK ST	HUNTSVILLE, TX 77320-3059
46201		TEXAS STATE UNIVERSITY-SAN MARCOS Attn: VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684
27402	317 N FREDERICKSBURG ST, SAN MARCOS, TX 78666	VASQUEZ RONNIE L & CYNTHIA M	320 WILDCAT HOLLOW	KYLE, TX 78640
46187	402 N FREDERICKSBURG ST #6, SAN MARCOS, TX 78666	WILSON DONALD LEROY & WILSON TYRA DAWN	402 VINE ST	BURNET, TX 78611-3150
46184	402 N FREDERICKSBURG ST #3, SAN MARCOS, TX 78666	X-SIX PROPERTIES LLC	435 PLACID LN	LOCKHART, TX 78644-4441
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Amy Thomaides	1136 W MLK St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666