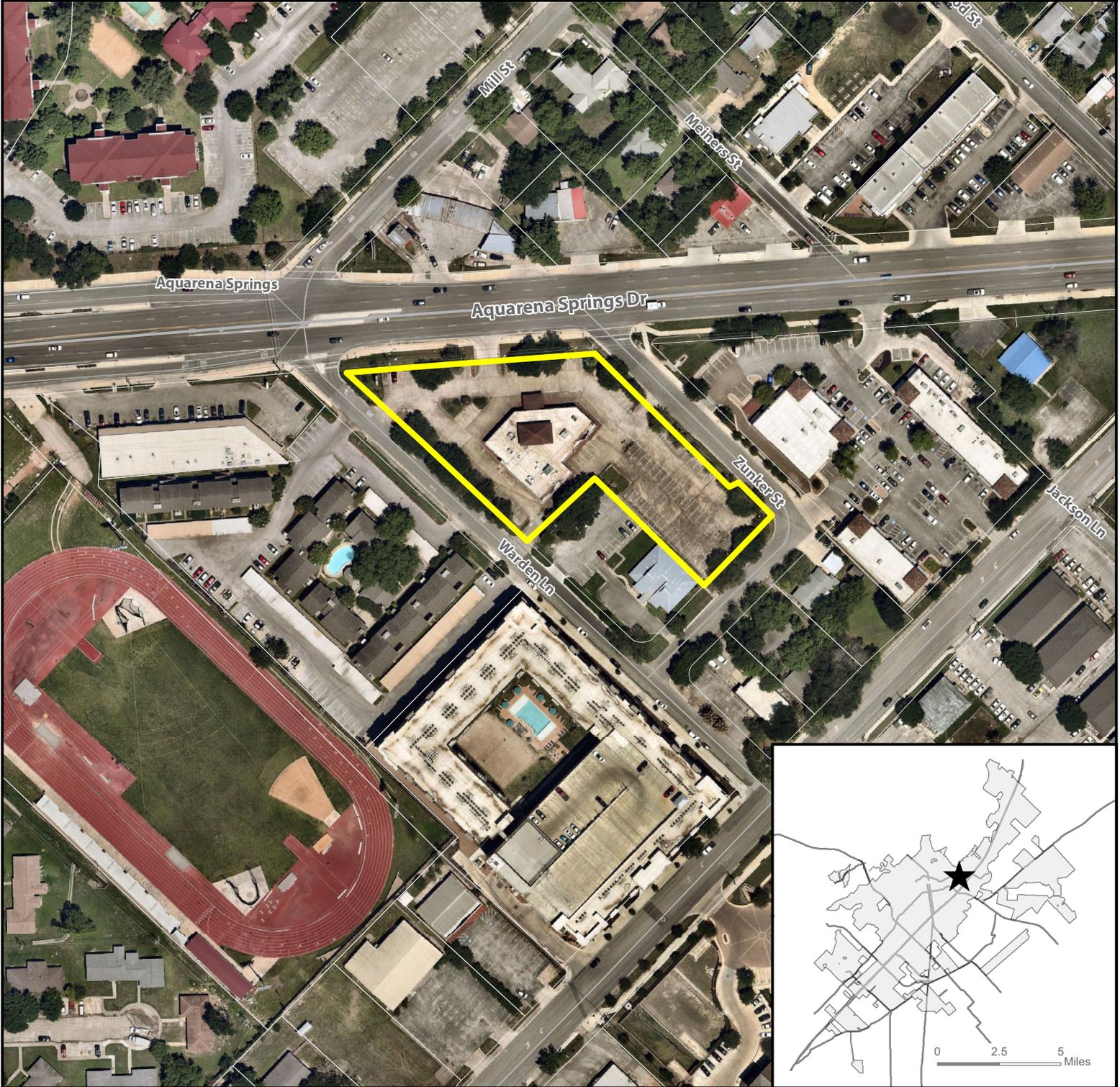
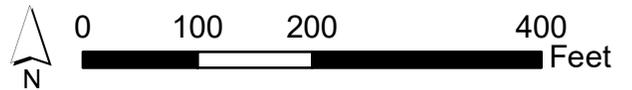


# CUP-21-16 Aerial View Anchor Bar CUP — 1400 Aquarena Springs Dr



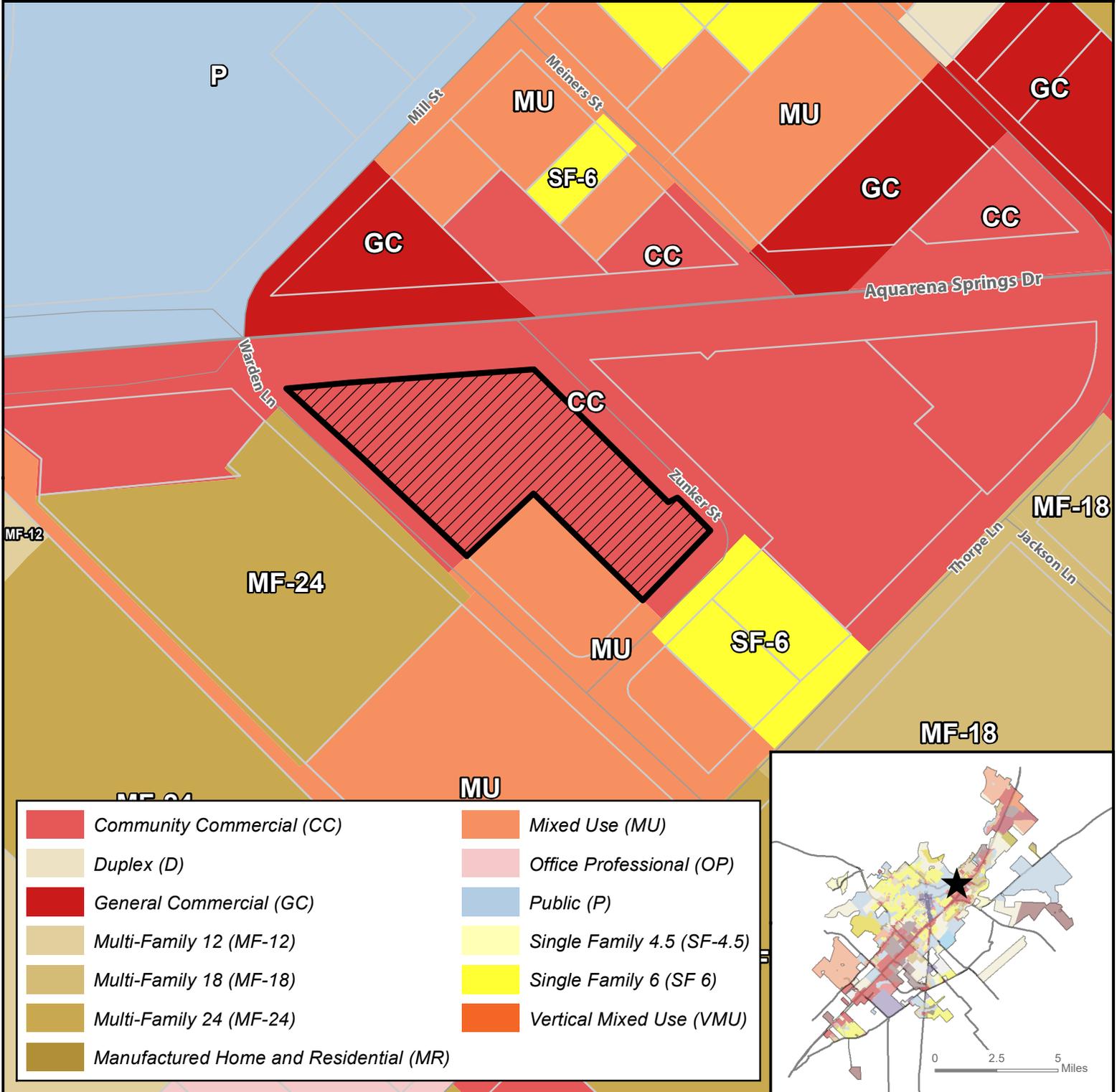
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



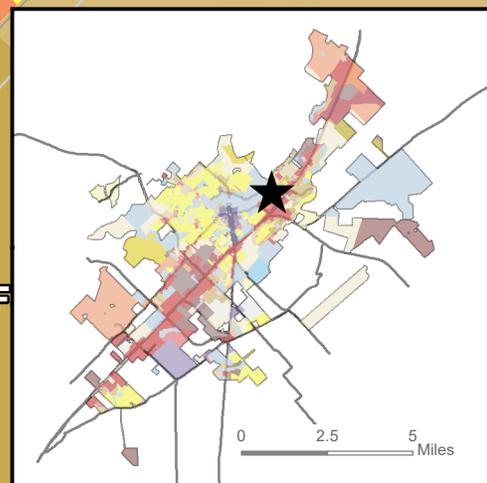
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 6/24/2021

# CUP-21-16 Existing Zoning Anchor Bar — 1400 Aquarena Springs Dr.



	Community Commercial (CC)		Mixed Use (MU)
	Duplex (D)		Office Professional (OP)
	General Commercial (GC)		Public (P)
	Multi-Family 12 (MF-12)		Single Family 4.5 (SF-4.5)
	Multi-Family 18 (MF-18)		Single Family 6 (SF 6)
	Multi-Family 24 (MF-24)		Vertical Mixed Use (VMU)
	Manufactured Home and Residential (MR)		



- Site Location**
- Subject Property**
- Parcels**
- City Limit**



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Map Date: 6/17/2021



PLANNING AND DEVELOPMENT SERVICES



06/22/21

CUP-21-16

**Notice of Public Hearing  
Conditional Use Permit – On Premise Consumption of Mixed Beverages  
Anchor Bar  
1400 Aquarena Springs Dr**

*CUP-21-16 (Anchor Bar CUP) Hold a public hearing and consider a request by Joseph Snyder, on behalf of Bramerson RE, LLC, for a Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 1400 Aquarena Springs Dr. (J.Cleary)*

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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, July 13th, 2021 at 6:00 p.m.** You may watch the public hearing on Grande channel 16 or Spectrum channel 10 or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) or call 512-393-8230 to request a link or phone number to participate in the public hearing by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. All interested citizens are invited to watch or participate in the public hearing by the means described above. If you cannot participate in the virtual public hearing of the Planning and Zoning Commission but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission if they are 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](mailto:planninginfo@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Julia Cleary**, at **512.393.2658**. When calling, please refer to case number **CUP-21-16**.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

*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](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
35777	112 MILL ST, SAN MARCOS, TX 78666	112 MILL STREET LLC	131 RIVER BEND RD	WIMBERLEY	TX	78676-5241
12096	1360 THORPE LN, SAN MARCOS, TX 78666	1360 PALM SQUARE LLC	2269 CHESTNUT ST #224	SAN FRANCISCO	CA	94123-2600
37756	1624 B112 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	ALVAREZ STEVE & RODRIGUEZ-ALVAREZ ROSA M	4804 COUNTS CV	AUSTIN	TX	78749
130268	1504 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	AQUARENA PLAZA LLC	1801 CHALK ROCK CV	AUSTIN	TX	78735-1733
37785	1624 F141 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	ASKEW LISA & FRANK	PO BOX 132	KARNES CITY	TX	78118
37797	1624 G153 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	AWONIVI STEPHEN	1624 AQUARENA SPRINGS DR APT 153	SAN MARCOS	TX	78666-7253
37780	1624 E136 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BARRIOS SERGIO J & ZUCKER GWENNETH T	7209 JOHN BLOCKER DR	AUSTIN	TX	78749-1935
37799	1624 G155 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BENAVIDES, CRYSTAL ANN	1624 AQUARENA SPRINGS #G155	SAN MARCOS	TX	78666
37803	1624 G159 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BLANCHARD MARK R & NICOLE R	5730 WOOD OAK ST	SAN ANTONIO	TX	78233
35814	105 MEINERS ST, SAN MARCOS, TX 78666	BLANCO GARDENS LLC	1737 SUNSET BLVD	HOUSTON	TX	77005
37767	1624 C123 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BNV TRAINING LLC	5114 BALCONES WOODS DR STE 307-356	AUSTIN	TX	78759
37768	1624 C124 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BOLF BRANDEN & ALVIN & RITA	1624 AQUARENA SPRINGS DR APT C124	SAN MARCOS	TX	78666-7242
37764	1624 C120 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BOWDRE DAVID E & JOANNIE	28275 WILLIS RNCH	SAN ANTONIO	TX	78260-6055
37762	1624 C118 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BOYER GARY L & KYMBERLY J FOX &	418 MOUNTAIN SPRING DR	BOERNE	TX	78006
37759	1624 B115 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	BURKE ROCKY N & BODEIL WIGEN	18507 BRIGANTINE CRK	SAN ANTONIO	TX	78259-3316
37770	1624 D126 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	CARUTH JAMES	1811 SANTA CLARA ST	AUSTIN	TX	78757-2422
37783	1624 E139 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	CASTRO LEOPOLDO F & GLORIA O	4608 N 8TH ST	MCALLEN	TX	78504-2904
109824	1515 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	CBP PROPERTIES LP	1515 AQUARENA SPRINGS DR Attn: TEXAS LP	SAN MARCOS	TX	78666-7261
12340	115 WARDEN, SAN MARCOS, TX 78666	CENTRAL TEXAS LIFE CARE	115 WARDEN LN	SAN MARCOS	TX	78666-6549
136795	103 MEINERS ST, SAN MARCOS, TX 78666	CHAMBERS MATTHEW J	160 S FREDERICKSBURG ST	SAN MARCOS	TX	78666
37782	1624 E138 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	COLE MARCIA L & CURTIS K	1000 CHILTON ST	WEATHERFORD	TX	76086-2316
35774	1505 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	COMBS EARL ESTATE	PO BOX 256	SAN MARCOS	TX	78667-0256
37798	1624 G154 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	CORTES-SUAREZ, LUIS	321 ESCONDIDO	DEL VALLE	TX	78617
37755	1624 B111 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	CRANDALL MARK	909 LAZY LN	SAN MARCOS	TX	78666
25563	100 WARDEN, SAN MARCOS, TX 78666	CRISMIER CHARLES III & KATHLEEN M LIVING TRUST	209 DRYDEN LN	RICHMOND	VA	23229
37746	1624 A102 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	CURRAN, DAVID & CRISTIAN	1624 AQUARENA SPRINGS DR	SAN MARCOS	TX	78666-7250
37777	1624 E133 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	DORSEY ROBERT J	604 DALE ST	SAN MARCOS	TX	78666-2405
134844	117 MEINERS ST, SAN MARCOS, TX 78666	DOUBLE FENG LLC	711 STURGEON ST	SAN MARCOS	TX	78666-7966
37760	1624 B116 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	ERWACHSEN INVESTMENTS LLC	144 CLEMENS AVE	NEW BRAUNFELS	TX	78130
37748	1624 A104 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	FLANAGAN, BERTIE L	1624 AQUARENA SPRINGS DR #A104	SAN MARCOS	TX	78666
37804	1624 G160 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	GONZALES EDWARD Y & BETTY Y	477 COUNTY ROAD 223	FLORENCE	TX	76527-4642
37796	1624 G152 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	GREEN SARAH	1910 RICHCREEK	AUSTIN	TX	78757
37778	1624 E134 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	HABBIT SCOTT D & MYRA ALLEN	2618 ROLLING OAKS	SAN MARCOS	TX	78666
12152	THORPE LN, SAN MARCOS, TX 78666	HANZEL, DAVID	605 ZUNKER ST	SAN MARCOS	TX	78666
147831	1351 THORPE LN, SAN MARCOS, TX 78666	HAVEN AT THORPE LANE LLC	10000 MEMORIAL DR STE 450	HOUSTON	TX	77024-3455
37775	1624 D131 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	HAWKES KARL K & M LUCINDA	22220 STOW CIR	SPICEWOOD	TX	78669-2313
37750	1624 A106 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	JACOBVITZ MARTIN & KIRSTEN	3800 MOUNT SHARP RD	WIMBERLEY	TX	78676
37766	1624 C122 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	KENT JUDITH M & BRITTANY M HAMMER	3400 S PACE BEND RD	SPICEWOOD	TX	78669
37753	1624 B109 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	KLEKAR DEBORAH & GARCIA RHEANNE	208 PARKVIEW ST	LULING	TX	78648
37773	1624 D129 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	LIEU MEI-SHAN & CHEN MEI-HSUAN	1624 AQUARENA SPRINGS DR APT D129	SAN MARCOS	TX	78666-7251
37790	1624 F146 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	LIU TING & ZHOU ZHONGCAI	151 FINNEL CV	AUSTIN	TX	78737-1413
62754	1400 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	MAMACITAS	215 JUNCTION HWY	KERRVILLE	TX	78028
37801	1624 G157 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	MARTIN, WILLIAM B	1624 AQUARENA SPRINGS DR APT 103	SAN MARCOS	TX	78666-7221
35780	1503 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	MCCROCKLIN JOHN & ASSOCIATES INC	PO BOX 2	SAN MARCOS	TX	78667-0002
37779	1624 E135 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	MEADOWS JOY	24720 CHANDELLE RD	FRANKSTON	TX	75763
37761	1624 C117 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	MUNOZ JAVIER & CABRERA-MUNOZ LINDA N	PO BOX 247	HARGILL	TX	78549-0247
37788	1624 F144 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	MYERS ERIC C & MARY T	4009 C HUNTER RD	SAN MARCOS	TX	78666-9374
37791	1624 F147 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	NEORTEX LLC	216 Bayside Country ESTS	Brule	NE	69127-3495
37802	1624 G158 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	PETERMAN KAREN	385 INSPIRATION DR	NEW BRAUNFELS	TX	78130
37774	1624 D130 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	PLOUGH, SCOTT C	1624 AQUARENA SPRINGS D-130	SAN MARCOS	TX	78666
37793	1624 G149 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	PN149G LLC	1525 CYPRESS CREEK DR STE H175	CEDAR PARK	TX	78613
37795	1624 G151 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	PUENTE KELLEY	2606 WILSON ST APT 1404	AUSTIN	TX	78704-5460
37776	1624 D132 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	PUENTE KELLEY N	1624 AQUARENA SPRINGS DR #D 132	SAN MARCOS	TX	78666
37784	1624 E140 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	RODRIGUEZ KAY-ANDREA H & ENGSTROM KAY-ANDREA HELENA	3237 OUTLOOK CT	KELLER	TX	76244-9442
35781	110 MILL ST, SAN MARCOS, TX 78666	ROMAN HOMERO & MARTA	112 PINTO LN	SAN MARCOS	TX	78666
37800	1624 G156 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	ROONEY, ROBERT R	3414 SPRING MANOR	HUMBLE	TX	77345
25562	1330 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	SAN MARCOS STADIUM PLAZA LLC	1801 CHALK ROCK CV	AUSTIN	TX	78735-1733
140989	1354 THORPE LN, SAN MARCOS, TX 78666	SAN MARCOS STUDENT LIVING DST	PO BOX 3666 ATTN: PROPERTY TAX DEPT	OAK BROOK	IL	60522-3666
37754	1624 B110 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	SATCHELL KENNETH	112 HINGE IRON	CIBOLO	TX	78108
37758	1624 B114 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	SILBERNAGEL LYLE TRUST	3712-A ENFIELD RD	AUSTIN	TX	78703
37794	1624 G150 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	SMITH, KATY VYONNE	PO BOX 469	PREMONT	TX	78375-0469
37765	1624 C121 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	SPENCER BRADLEY	4911 WINDING RIVER DR	SUGAR LAND	TX	77478

Property ID	Site Address	Owner	Owner Address	Owner City	Owner State	Owner Zip
35816	1508 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	ST DURAN REAL ESTATE LP	2012 E 7TH ST	AUSTIN	TX	78702
37781	1624 E137 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	STASNEY REVOCABLE LIVING TRUST	903 BELVIN ST	SAN MARCOS	TX	78666-4202
37757	1624 B113 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	TILLER, MI OK	1103 RIVER HILLS DR	SAN MARCOS	TX	78666
37745	1624 A101 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	UNDERWOOD DARREL D & SHANNA H	12800 TRAUTWEIN	DRIPPING SPRINGS	TX	78620-5333
37763	1624 C119 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	WASHBURN JOHN D & PAMELA D	2117 ANNES TRL	SAN MARCOS	TX	78666
37772	1624 D128 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	WIEBOLD WILLIAM CJ JR & SARAH	500 GLEN FLORA RD	EAGLE LAKE	TX	77434-2860
37786	1624 F142 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666	ZAMORA HENRY JR & GENIA K	120 BELLA VISTA	KYLE	TX	78640