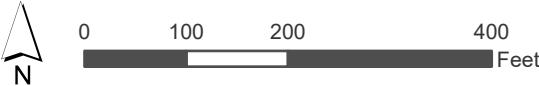




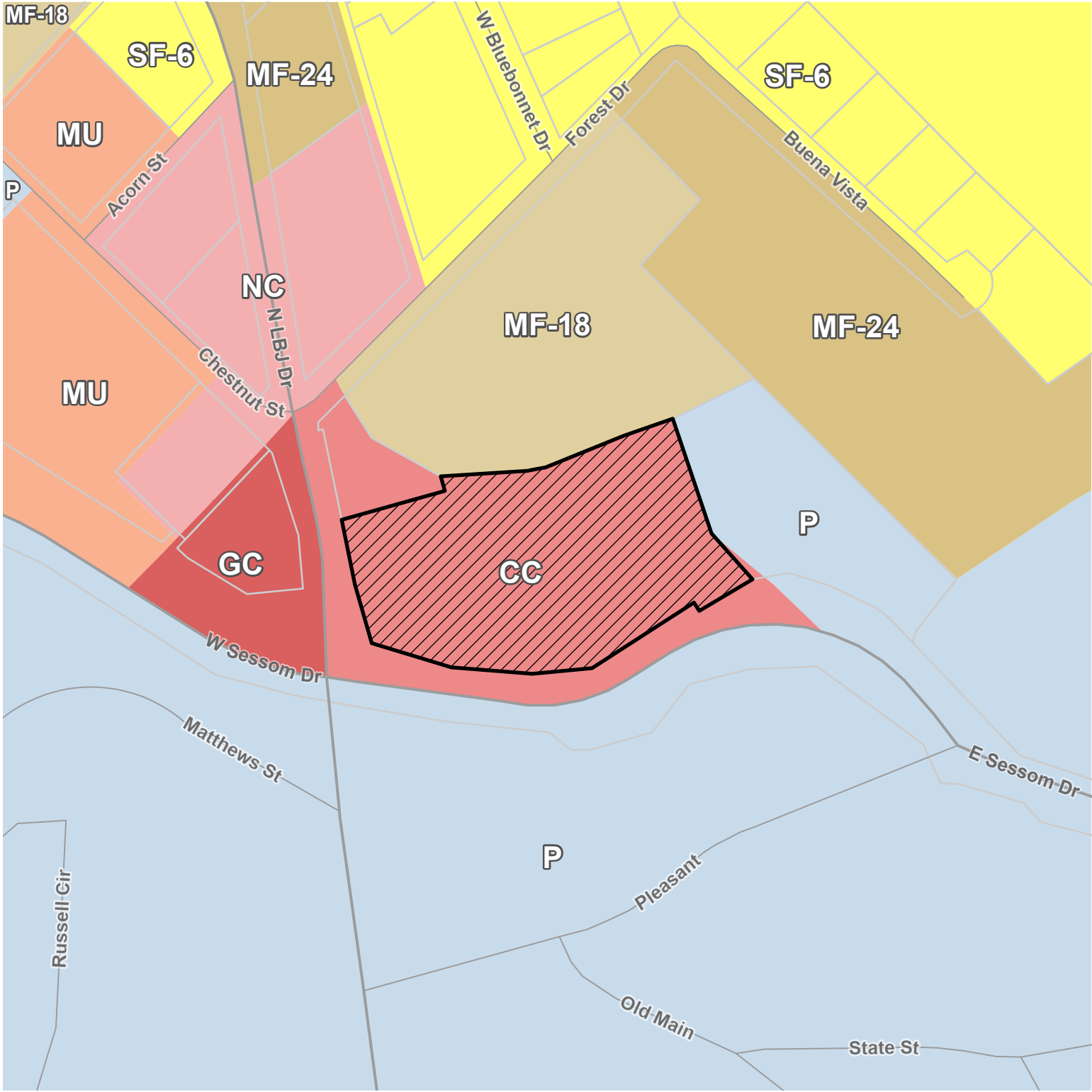
-  Subject Property
-  Parcel



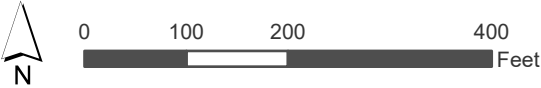
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 12/30/2024





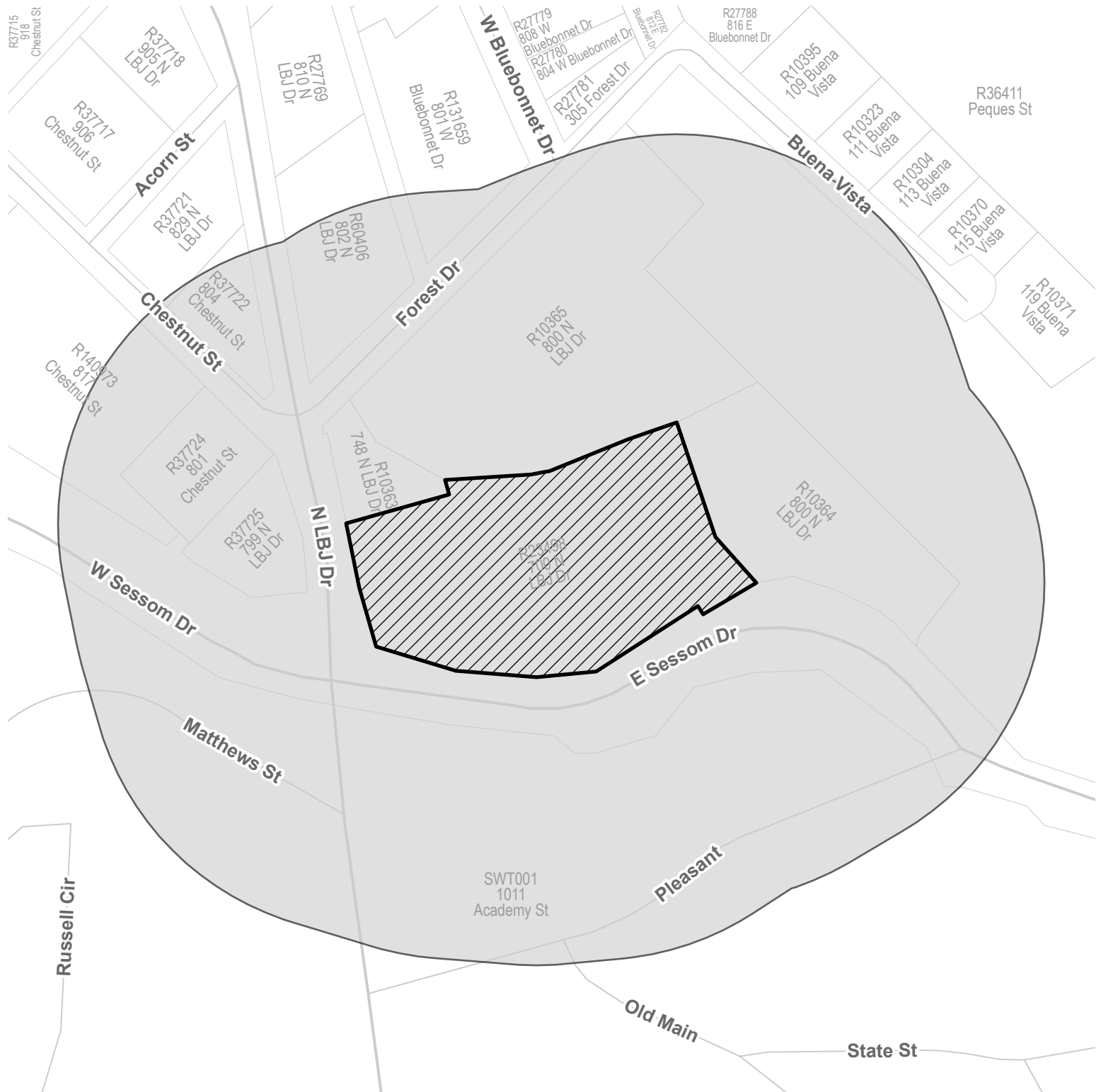
- Subject Property
- CC
- GC
- MF-18
- MF-24
- MU
- NC
- P
- SF-6






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Date: 12/30/2024





 Subject Property
 400ft Buffer
 Parcel



A horizontal number line is shown with tick marks at 0, 100, 200, and 400. The word "Feet" is written at the right end of the line. The segment between 100 and 200 is shaded gray.

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Date: 12/20/2024



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES



4/4/2025

CUP-25-16

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
700 N LBJ Drive, Suite 111**

CUP-25-16 (The Growling) Hold a public hearing and consider a request by Manuel Lopez-Castro, on behalf of The Growling, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 700 N LBJ Drive, Suite 111. (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, April 22, 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-16**.

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
37724	801 CHESTNUT ST, SAN MARCOS TX	APANTE INVESTMENTS LP	PO BOX 160788	AUSTIN, TX 78716-0788
140973	817 CHESTNUT ST, SAN MARCOS, TX 78666	ELLA LOFTS FUNDING COMPANY LLC	80 SW 8TH ST	MIAMI, FL 33130-3040
23498	700 N LBJ DR, STE #110-114, 110C &113A, SAN MARCOS, TX 78666	HJORTING FAMILY TRUST	1006 SAN ROQUE RD	SANTA BARBARA, CA 93105-2023
131659	801 W BLUEBONNET DR, SAN MARCOS, TX 78666	HOFMANN DONALD R	801 W BLUEBONNET DR	SAN MARCOS, TX 78666-3638
37722	804 CHESTNUT ST, SAN MARCOS TX	LIN ANDREW A ETAL	CHRISTOPHER A LIN- MANAGING DIRECTOR	LAKE FOREST, IL 60045-2934
37721	829 N LBJ DR, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	AUSTIN, TX 78708-2653
60406	802 N LBJ DR, SAN MARCOS, TX 78666	SPUTNIK, LEASING CO	802 N LBJ DR	SAN MARCOS, TX 78666
37725	799 N LBJ DR, SAN MARCOS TX	SUSSER PETROLEUM OPERATING CO LLC	1300 MAIN ST	HOUSTON, TX 77002-6803
10365	800 N LBJ DR, SAN MARCOS, TX 78666	TREEHOUSE SAN MARCOS LLC	30227 VIA BORICA	RANCHO PALOS VERDES, CA 90275-4413
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Sharon O'Neil	421 E. Hillcrest	SAN MARCOS, TX 78666
		Paul Murray	102 Barclay	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK St	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya St	SAN MARCOS, TX 78666