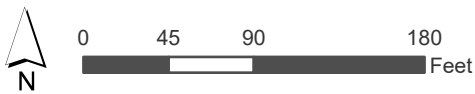




- Subject Property
- Parcel

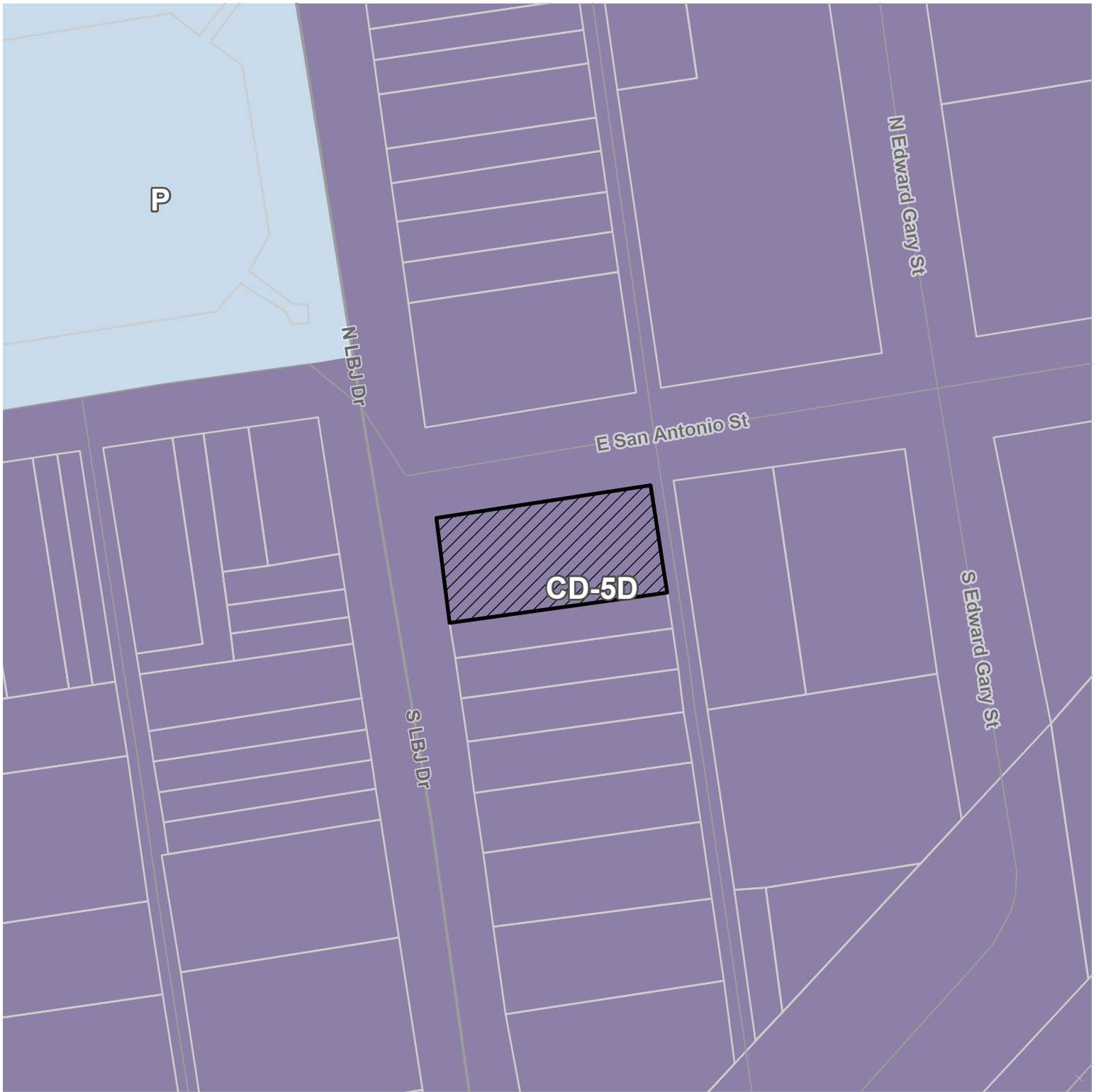





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

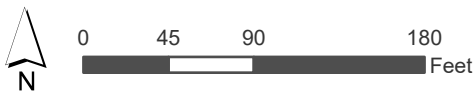
Date: 3/6/2024

Site Location





-  Subject Property
-  CD-5D
-  P

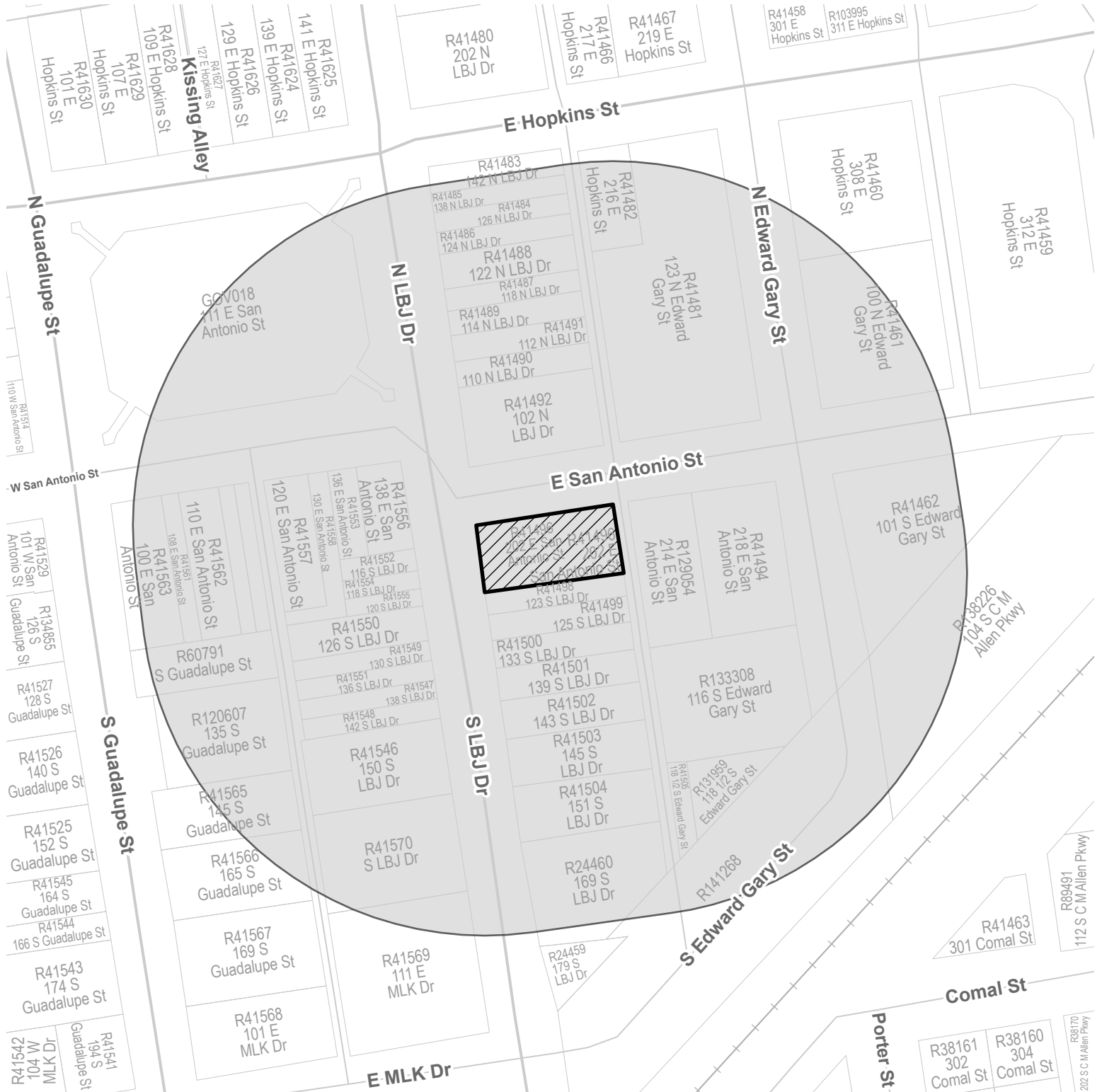





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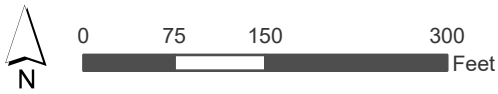
Date: 3/11/2024







-  Subject Property
-  400ft Buffer
-  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: 3/6/2024

PLANNING AND DEVELOPMENT SERVICES



3/6/2024

CUP-24-06

**Notice of Public Hearing  
Conditional Use Permit Renewal  
Sale of Mixed Beverages  
202 E San Antonio Street**

*CUP-24-06 (Sean Patrick's) Hold a public hearing and consider a request by Brian Jeffrey, on behalf of Sean Patrick's, for a renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at East San Antonio Street and LBJ Drive. (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, March 26, 2024** 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](mailto: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](mailto:planninginfo@sanmarcostx.gov)

**For City Council**

[www.sanmarcostx.gov/citizencommentssignup](http://www.sanmarcostx.gov/citizencommentssignup)

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-24-06**.

*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	Onwer/Zip/State
41569	111 E MLK DR, SAN MARCOS, TX 78666	111 MLK DEVELOPMENT LLC	16925 WHISPERS BREEZE DR	AUSTIN, TX 78738
41487	118-120 N LBJ DR, SAN MARCOS, TX 78666	118-120 N LBJ LLC	118-120 N LBJ DR	SAN MARCOS, TX 78666
41484	126 N LBJ DR, SAN MARCOS, TX 78666	126 & 138 N LBJ SERIES	901 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4205
41499	133 S LBJ DR, SAN MARCOS, TX 78666	133 S LBJ LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
41554	118 S LBJ DR, SAN MARCOS, TX 78666	78 TRIPLE 6 INVESTMENTS LLC	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707
60791	E SAN ANTONIO ST, SAN MARCOS, TX 78666	BLARCK LTD PARTNERSHIP	400 ROLLING HILLS DR	WIMBERLEY, TX 78676-4222
131959	EDWARD GARY ST, SAN MARCOS, TX 78666	BREIHAN, TED	PO BOX 477	SAN MARCOS, TX 78667-0477
41546	150 S LBJ DR, SAN MARCOS, TX 78666	BWB2 LP	11701 BEE CAVES RD	BEE CAVE, TX 78738-5014
41552	116 S LBJ DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 2 LLC	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
138266	S CM ALLEN PKWY, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES LP	407 S STAGECOACH TRL	SAN MARCOS, TX 78666-5063
41486	124 N LBJ DR, SAN MARCOS, TX 78666	EFW HOLDINGS INC	124 NORTH LBJ DR	SAN MARCOS, TX 78666
41566	165 S GUADALUPE ST, STE #111 & 112, SAN MARCOS, TX 78666	EKP GUADALUPE SM LLC	5615 MC CARTY LN	AUSTIN, TX 78749-2027
41548	142 S LBJ DR, SAN MARCOS, TX 78666	FINCH, JOHNNY L	P O BOX 118	SAN MARCOS, TX 78667-0118
41503	145 S LBJ DR, SAN MARCOS, TX 78666	FRAYEZUR PROPERTIES LTD	P O BOX 629	SAN MARCOS, TX 78667-0629
41559	118 E SAN ANTONIO ST, SAN MARCOS, TX 78666	GRIZZLE DAVID RANDAL	118 E SAN ANTONIO ST	SAN MARCOS, TX 78666
41461	100 N EDWARD GARY ST, SAN MARCOS, TX 78666	HANSON-SKILES CONSTANCE MARIE FAMILY BYPASS TRUST	4111 HAMILTON HOLLOW RD	SAN MARCOS, TX 78666-9542
41562	110 E SAN ANTONIO ST, SAN MARCOS, TX 78666	HOHN JOHN Y LIFE ESTATE	110 E SAN ANTONIO ST	SAN MARCOS, TX 78666
41561	108 E SAN ANTONIO ST, SAN MARCOS, TX 78666	JAMES K WISE REAL ESTATES INC	6325 REDWOOD RD	SAN MARCOS, TX 78666
41553	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666	LARRY W MURPHREE SPOUSAL TRUST	712 MOUNTAIN VIEW DRIVE	SAN MARCOS, TX 78666
129054	214 E SAN ANTONIO, SAN MARCOS, TX 78666	LINDSEY LOFTS LTD	P O BOX 91383	AUSTIN, TX 78709-1383
41496	101 S LBJ DR, SAN MARCOS, TX 78666	LONGHORN INVESTMENTS LLP	3308 AVENAL DR	AUSTIN, TX 78738-5367
41504	151 S LBJ DR, SAN MARCOS, TX 78666	MAY JUSTIN ALAN	214 River Hills DR	San Marcos, TX 78666-9536
41555	120 S LBJ DR, SAN MARCOS, TX 78666	MENDEZ, RONNIE A	120 S LBJ DR	SAN MARCOS, TX 78666
41492	102 N LBJ DR, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	AUSTIN, TX 78703-4516
41460	308 E HOPKINS ST, SAN MARCOS, TX 78666	NCNB TEXAS NATIONS BANK	101 N TRYON ST	CHARLOTTE, NC 28255
41501	135-139 S LBJ DR, SAN MARCOS, TX 78666	NICOLA WILLIAM CHARLES &	1335 SILVERADO # 1008	HOUSTON, TX 77077
41483	142 N LBJ DR, SAN MARCOS, TX 78666	QUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666-7335
133308	116 S EDWARD GARY, SAN MARCOS, TX 78666	RADIANT SOLUTIONS INC	P O BOX 91383	AUSTIN, TX 78709-1383
24460	169-175 S LBJ DR, SAN MARCOS TX	REESE, KYLE D	111 BAYRIDGE RD	LA PORTE, TX 77571-3557
41502	143 S LBJ DR, SAN MARCOS, TX 78666	REIBER MATTHEW ALLEN &	511 WEST MLK DR	SAN MARCOS, TX 78666
41560	114 E SAN ANTONIO ST, SAN MARCOS, TX 78666	ROGERS SHIRLEY	2609 SUMMIT RIDGE DR	SAN MARCOS, TX 78666-4935
41558	130 E SAN ANTONIO ST, SAN MARCOS, TX 78666	ROTHER INVESTMENTS LLC	PO BOX 911	SAN MARCOS, TX 78666-9999
41498	125 S LBJ DR, SAN MARCOS, TX 78666	S LBJ 125 LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
41556	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SCANIO MICHAEL E TRUSTEE	121 N JOHNSON AVE	SAN MARCOS, TX 78666
41488	122 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L LIVING TRUST	14550 NUTTY BROWN RD	AUSTIN, TX 78737-8856
41549	130 S LBJ DR, SAN MARCOS, TX 78666	SIERRA ALBERT PHILLIP	118 ALGARITA	SAN MARCOS, TX 78666
120607	135 S GUADALUPE ST, SAN MARCOS, TX 78666	SOUTH GUADALUPE PARTNERS LTD	7609 BAJA CV	AUSTIN, TX 78759
41482	216 E HOPKINS ST, SAN MARCOS, TX 78666	TEXAS P B REAL ESTATE LP	113 W PUBLIC SQUARE STE 200	GLASOW, KY 42141-2413
41557	120 E SAN ANTONIO ST, SAN MARCOS, TX 78666	THE MARC ON THE SQUARE LLC	1101 TATE TRL	SAN MARCOS, TX 78666-5225
41494		VICTORIA BANK & TRUST	100 CONGRESS AVE	AUSTIN, TX 78701-2750
41489	114-116 N LBJ DR, SAN MARCOS, TX 78666	WALDRIP CHARLES M JR & MARTHA JANE	P O BOX 805	SAN MARCOS, TX 78667-0805
41550	126 S LBJ DR, SAN MARCOS, TX 78666	WARREN, ROBERT L	126 S LBJ DR	SAN MARCOS, TX 78666
41505	118 1/2 EDWARD GARY ST, SAN MARCOS, TX 78666	WESTLAKE INVESTMENT CORP	1509 GUADALUPE STE 200	AUSTIN, TX 78701
41565	145 S GUADALUPE ST, SAN MARCOS, TX 78666	WORLD CUP INVESTMENTS LLC &	728 SNYDER HILL DR	SAN MARCOS, TX 78666