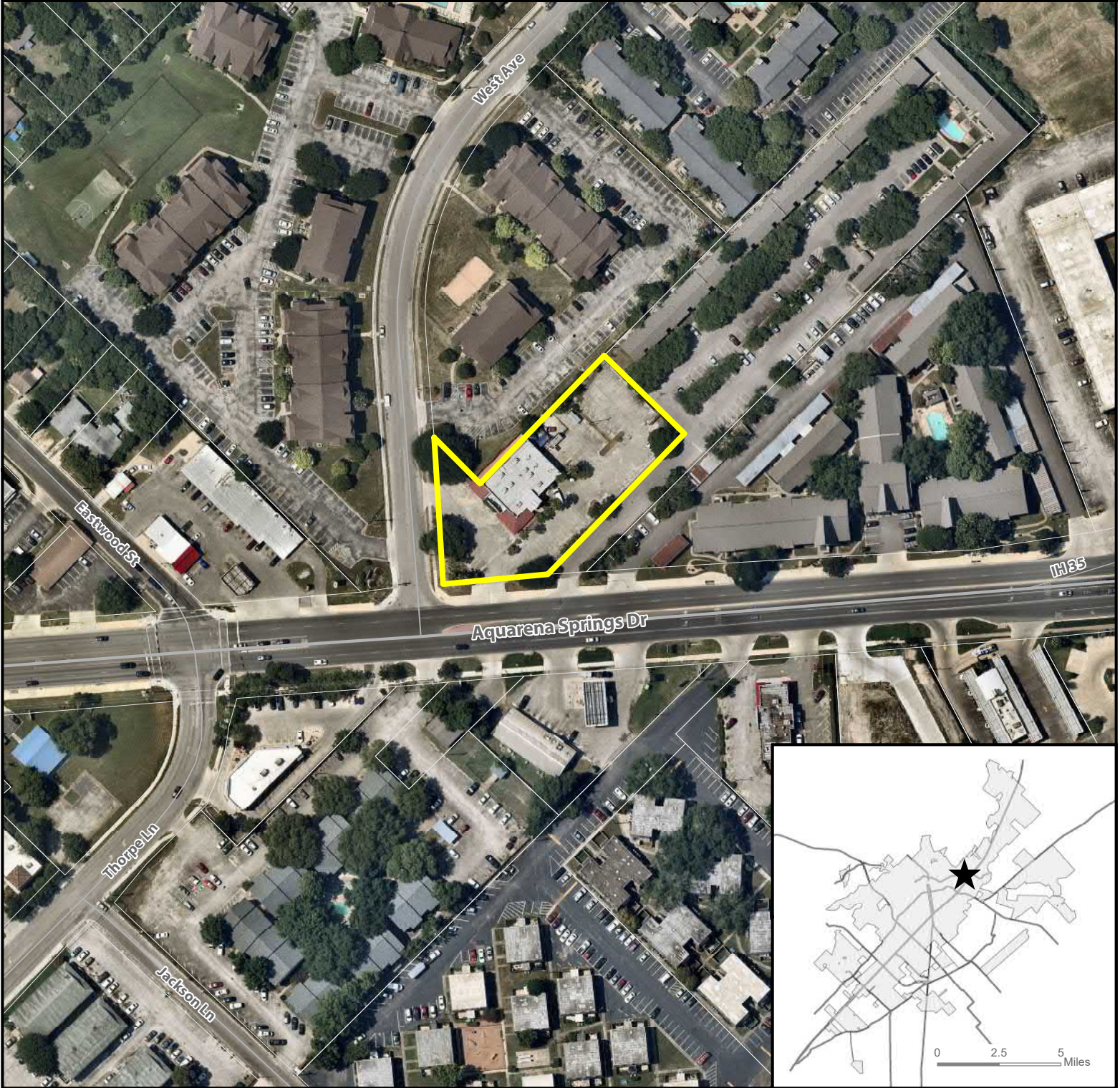
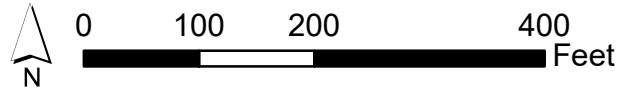


# CUP-20-13 Aerial View Longhorn Daiquiri — 1617 Aquarena Springs Drive



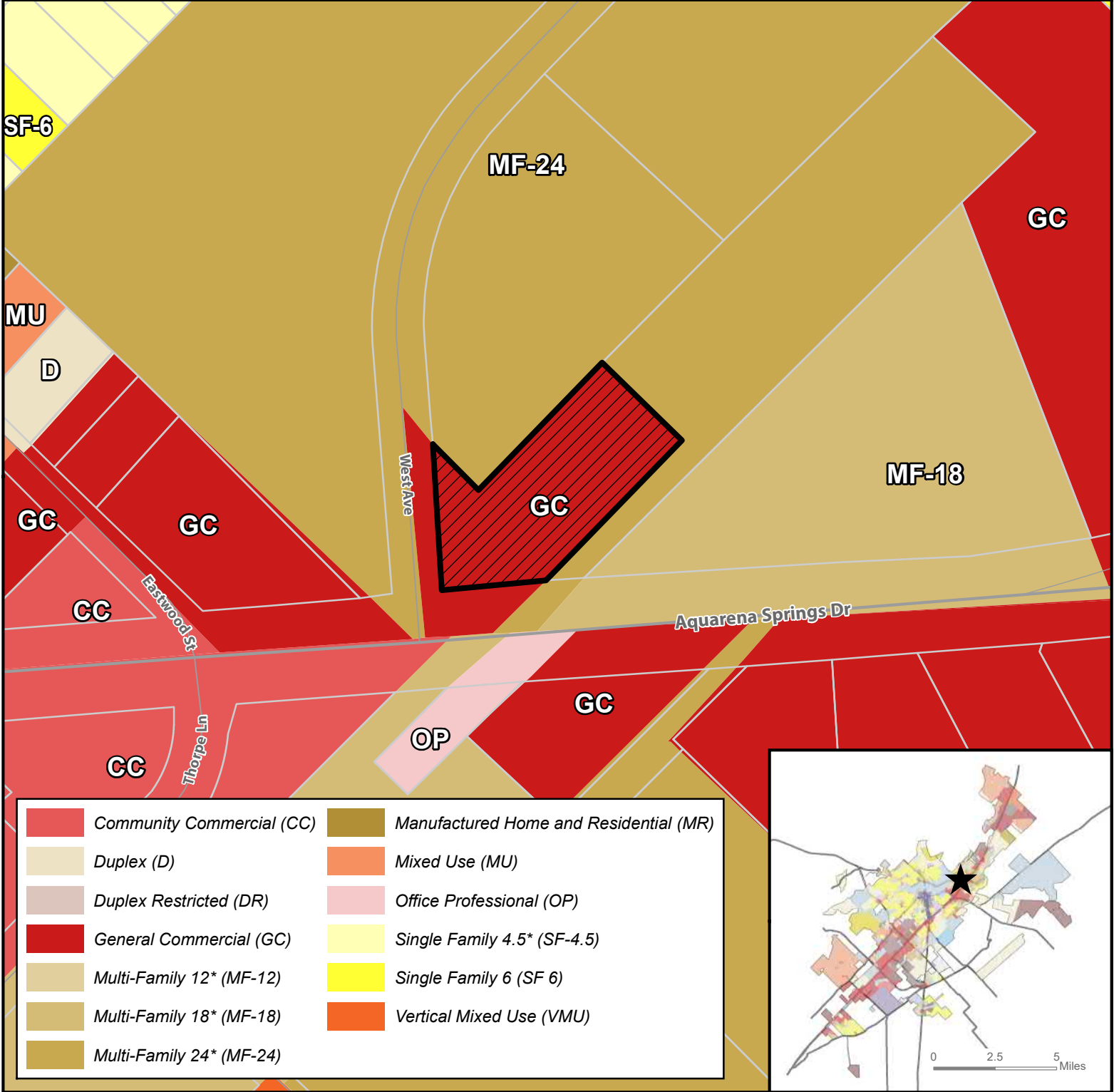
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit







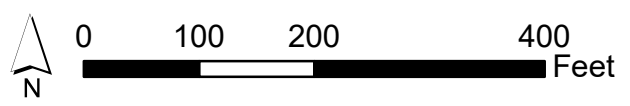
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/5/2020

# CUP-20-13 Existing Zoning Longhorn Daiquiri — 1617 Aquarena Springs Drive



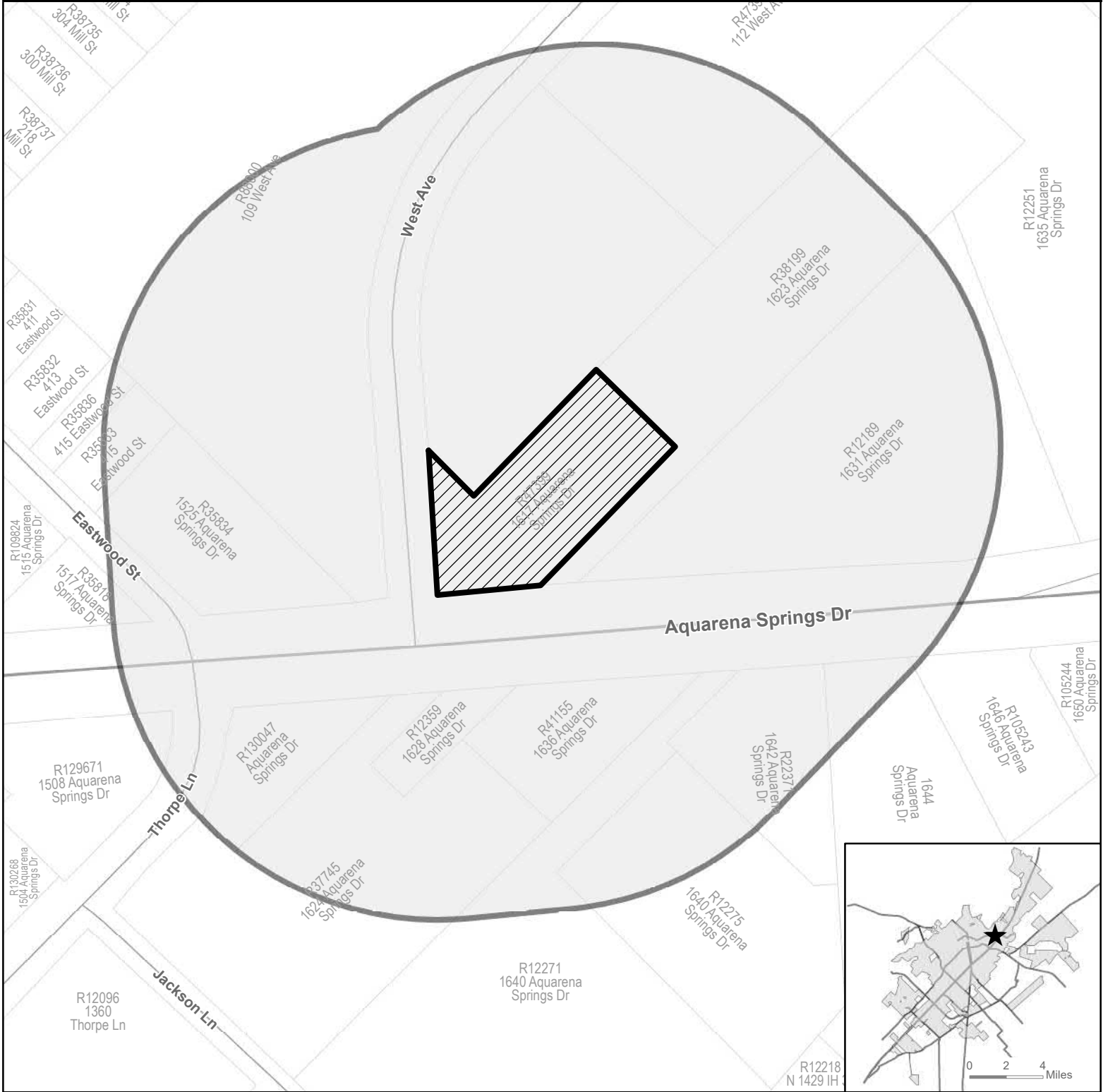
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**







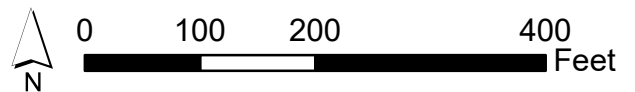
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/5/2020

# CUP-20-13 400' Notification Buffer Longhorn Daiquiri — 1617 Aquarena Springs Drive



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 8/5/2020

**CUP-20-13 Longhorn Daiquiris**

Property ID	Owner Name	Site Address	Property Zip	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
12271	1640 AQUARENA LLC	1640 AQUARENA SPRINGS	78666	10200 RICHMOND AVE	STE 272	HOUSTON	TX	77042
12275	1640 AQUARENA SPRINGS LLC	1612 AQUARENA SPRINGS	78666	600 CONGRESS AVE	STE 1400	AUSTIN	TX	78701-3234
88000	295C RESERVE LP	109 WEST	78666	C/O 29TH STREET CAPITAL	7148 WALBURN DR	AUSTIN	TX	78731-1819
47396	AHF-WESTFIELD LLC	112 WEST	78666	4770 IBERIA AVE	STE 100	DALLAS	TX	75207
35835	AQUARENA SPRINGS CENTER INC	1525 AQUARENA SPRINGS	78666	PO BOX 1466		SAN MARCOS	TX	78667-1466
35818	BRANDED E LLC	1517 AQUARENA SPRINGS	78666	106 PANORAMA DR		SAN MARCOS	TX	78666
47399	G & S DEVELOPMENT LLP	1617 AQUARENA SPRINGS	78666	3622 FAIRMONT PKWY	STE A	PASADENA	TX	77504-3072
22371	JIVAN FOODS	1642 AQUARENA SPRINGS	78666	527 HUNTERS TROPHY		NEW BRAUNFELS	TX	78132
35833	JOHNSON, ROSALEE	415A EASTWOOD	78666	600 LEAH AVE	APT 1505	SAN MARCOS	TX	78666
35836	JOHNSON, ROSALEE	415B EASTWOOD	78666	600 LEAH AVE	APT 1505	SAN MARCOS	TX	78666
166975	QUICK N CLEAN XX	1644 AQUARENA SPRINGS	78666	% LAW OFFICE OF DAVID CISIEWSKI PLLC	11811 N TATUM BLVD	PHOENIX	AZ	85028
12359	SAN MARCOS AREA BOARD OF REALTORS	1628 AQUARENA SPRINGS	78666	1628 AQUARENA SPRINGS DR		SAN MARCOS	TX	78666-7224
12189	SM COLONY LP	1631 AQUARENA SPRINGS	78666	3517 CYPRESS WAY		SANTA ROSA	CA	95405-7605
38199	SM SPRING WEST LP	1623 AQUARENA SPRINGS	78666	4709 HILLSBORO CIR		SANTA ROSA	CA	95405-8776
	SONIC DEVELOPMENT OF CENTRAL TEXAS #61							
105243	DRIPPING SPRINGS	1646 AQUARENA SPRINGS	78666	P O BOX 17788		AUSTIN	TX	78760-7788
35816	ST DURAN REAL ESTATE LP	1508 AQUARENA SPRINGS	78666	2012 E 7TH ST		AUSTIN	TX	78702
35834	SUPER STOP INC	1525 AQUARENA SPRINGS	78666	P O BOX 1466		SAN MARCOS	TX	78667-1466
41155	SUSSER PETROLEUM OPERATING CO LLC	1636 AQUARENA SPRINGS	78666	1300 MAIN ST		HOUSTON	TX	77002-6803
130047	SWEET ORCHID LLC	1602 AQUARENA SPRINGS	78666	263 TEXAS 337 LOOP	# 199	NEW BRAUNFELS	TX	78132
37745	UNDERWOOD DARREL D & SHANNA H	1624 A101 AQUARENA SPRINGS	78666	12800 TRAUTWEIN		DRIPPING SPRINGS	TX	78620-5333



**PLANNING AND DEVELOPMENT SERVICES**

**9/4/2020**

**CUP-20-13**

**Notice of Public Hearing  
Conditional Use Permit  
1617 Aquarena Springs Drive  
Longhorn Daiquiris**

*CUP-20-14 (1617 Aquarena Springs Drive/Longhorn Daiquiris) Hold a public hearing and consider a request by Andrea Villescaz on behalf of G&S Development LLP, for a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at 1617 Aquarena Springs Drive.*

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 modifications, 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, September 22, 2020 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 for information on how to participate in the public hearing.

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.

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, **Shavon Caldwell**, at **512.805.2649**. When calling, please refer to case number **CUP-20-13**

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)