

CUP-21-05 Aerial View The Blind Salamander — 301 N LBJ Dr, Ste 111



- ★ 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: 6/4/2021

CUP-21-05
Existing Zoning
The Blind Salamander — 301 N LBJ Dr, Ste 111



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



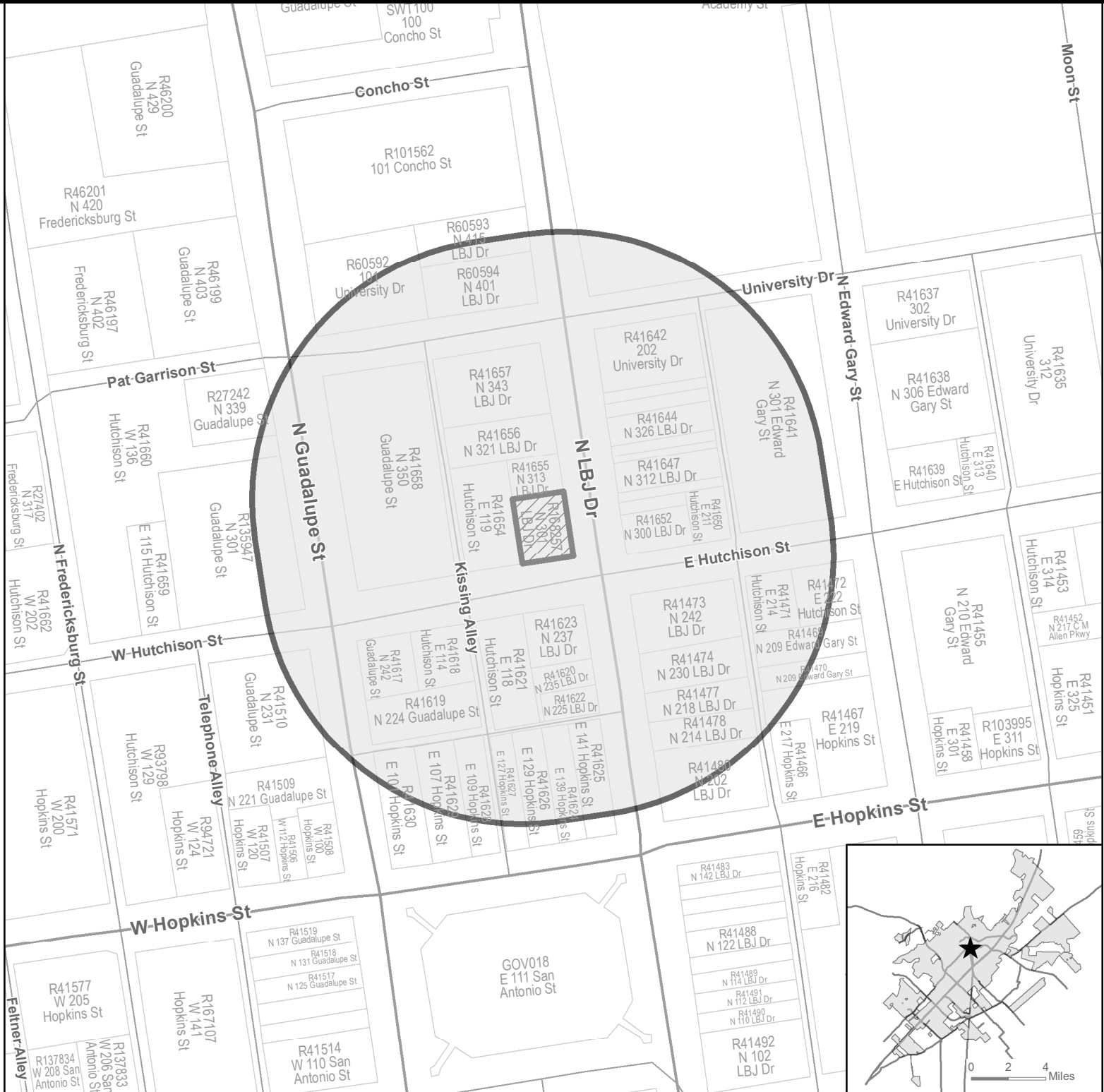
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Map Date: 6/4/2021

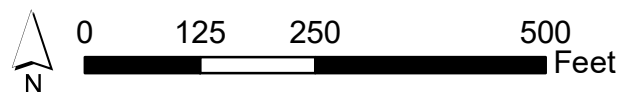
CUP-21-05

400' Notification Buffer

The Blind Salamander - 301 N LBJ Dr, Ste. 111



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



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Map Date: 6/2/2021

PLANNING AND DEVELOPMENT SERVICES

6/3/2021



CUP-21-05

**Notice of Public Hearing
Conditional Use Permit
On-Premise Consumption of Mixed Beverages
The Blind Salamander
301 N LBJ Ste. 111**

CUP-21-05 (The Blind Salamander CUP) Hold a public hearing and consider a request by OnceShy LLC, on behalf of ShyPenn LTD, for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 301 N LBJ Drive, Suite 111 (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 conducted by the Planning and Zoning Commission via virtual meeting on **Tuesday, June 22 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 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.

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**. When calling, please refer to case number **CUP-21-05**.

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 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

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Notification List CUP-21-05

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City, State, Zip
41480	202 N LBJ DR, SAN MARCOS, TX 78666	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N		AUSTIN, TX 78734-2628
41470	209 N EDWARD GARY ST, SAN MARCOS, TX 78666	214HUTCHISON LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
41469		214HUTCHISON LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
41475	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666	230 N LBJ LLC	912 NARANJO DR		GEORGETOWN, TX 78628
41474	226 N LBJ DR, SAN MARCOS, TX 78666	230 N LBJ LLC	912 NARANJO DR		GEORGETOWN, TX 78628
41652	300 N LBJ DR, SAN MARCOS, TX 78666	300 NORTH LBJ DRIVE LLC	10900 BEACHAM CT		AUSTIN, TX 78739
41630	101 E HOPKINS ST, SAN MARCOS, TX 78666	AIKEN, C H	242 Whitney RUN		Buda, TX 78610-3008
41642	202 UNIVERSITY DR, STE #101,103,105, SAN MARCOS, TX 78666	AURELIUS LTD	103 W LAUREL LN		SAN MARCOS, TX 78666-4706
41641	301 N EDWARD GARY ST, SAN MARCOS, TX 78666	AURELIUS LTD	103 W LAUREL LN		SAN MARCOS, TX 78666-4706
41625	145 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST		San Marcos, TX 78666-5611
41627	127 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST		San Marcos, TX 78666-5611
41620	235 N LBJ DR, SAN MARCOS, TX 78666	BURNSIDE JOHN & ELLEN	1045 ERICKSON RD		HELENA, MT 59602-8323
41478	212 N LBJ DR, SAN MARCOS, TX 78666	CARSON FAMILY PROPERTIES	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
41622	225 N LBJ DR, SAN MARCOS, TX 78666	CHRystal JANAA & TOM	1447 FRIENDLY PATH		NEW BRAUNFELS, TX 78132-4608
41643	330 N LBJ DR, SAN MARCOS, TX 78666	CJUICE LLC	330 N LBJ DR		SAN MARCOS, TX 78666-5624
41645	328 N LBJ DR, SAN MARCOS, TX 78666	CONDOR RAICES LLC	208 E E CIR		SAN MARCOS, TX 78666
41628	109-119 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	1801 CHALK ROCK CV		AUSTIN, TX 78735-1733
41629	105-107 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	1801 CHALK ROCK CV		AUSTIN, TX 78735-1733
41661		FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST		SAN MARCOS, TX 78666
41660		FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST		SAN MARCOS, TX 78666
43609	320 FREDERICKSBURG ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH OF SAN MARCOS	129 W HUTCHISON ST		SAN MARCOS, TX 78666
41646	318 N LBJ DR, SAN MARCOS, TX 78666	GLASHEEN ROBERT F & MICHELE I	204 KENDALL POINTE DR		BOERNE, TX 78015
41617	242 N GUADALUPE ST, SAN MARCOS, TX 78666	GREATER TEXAS FEDERAL CREDIT UNION	6411 N LAMAR BLVD		AUSTIN, TX 78752
41658	350 N GUADALUPE ST, SAN MARCOS, TX 78666	GUADALUPE BOBCAT 350 LTD %ENDEAVOR REAL ESTATE GROUP	500 W 5th STREET	SUITE 700	AUSTIN, TX 78701
135947	301 N GUADALUPE ST, SAN MARCOS, TX 78666	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	PO BOX 5382		SHERMAN OAKS, CA 91413-5382
41467	219 E HOPKINS ST, SAN MARCOS, TX 78666	HAYSCO SM LLC	407 S STAGECOACH TRL	STE 203	SAN MARCOS, TX 78666-5063
41510	231 N GUADALUPE ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC - FROST CORNER #2 PROPERTY SERIES	900 BLUEBONNET LN		AUSTIN, TX 78704
41657	343 N LBJ DR, SAN MARCOS, TX 78666	JACK IN THE BOX PROPERTIES LLC	9357 SPECTRUM CENTER BLVD		SAN DIEGO, CA 92123-1444
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
60594	401 N LBJ DR, SAN MARCOS, TX 78666	KERCHEVILLE PROPERTIES LLC	PO BOX 711		SAN MARCOS, TX 78666
41472	222 E HUTCHISON ST, SAN MARCOS, TX 78666	MATT PATTERSON INS AGENCY INC	222 E HUTCHISON ST		SAN MARCOS, TX 78666-5682
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	129 E HOPKINS ST	STE 120	SAN MARCOS, TX 78666-5636
41466	217 E HOPKINS ST, SAN MARCOS, TX 78666	PIPER JAMES M & TAMARA P	195 PICO CT		SAN MARCOS, TX 78666-1847
41650	211/215 E HUTCHISON ST, SAN MARCOS, TX 78666	ROTHER INVESTMENTS LLC	PO BOX 911		SAN MARCOS, TX 78666
41479	214 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY PARTNERS LLC % LATIPAC COMMERCIAL	P O BOX 162304		AUSTIN, TX 78716-2304
27242	339 N GUADALUPE ST, SAN MARCOS, TX 78666	SAYYED INVESTMENTS HOLDINGS INC	2611 MARCUS ABRAMS BLVD		AUSTIN, TX 78748-2954
41647	314-316 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L LIVING TRUST SERUR JOHN & JUDITH L CO-TRUSTEES	14550 NUTTY BROWN RD		AUSTIN, TX 78737-8856
41655	313/315 N LBJ DR, SAN MARCOS, TX 78666	SERUR TERRY WARREN & GRANBERRY SHERI SERUR	PO BOX 874		SAN MARCOS, TX 78667-0874
41648	320 N LBJ DR, SAN MARCOS, TX 78666	SERUR, TERRY	P O BOX 874		SAN MARCOS, TX 78667-0874
41644	326 N LBJ DR, SAN MARCOS, TX 78666	SERUR, TERRY W	P O BOX 874		SAN MARCOS, TX 78667-0874
41656	321-323 N LBJ DR, SAN MARCOS, TX 78666	SHOW PLACE CINEMA % LONE STAR THEATER INC	1250 WONDER WORLD DR		SAN MARCOS, TX 78666-7530
41624	139 E HOPKINS ST, SAN MARCOS, TX 78666	SHY GROUP LP	2686 BLACK BEAR DR		NEW BRAUNFELS, TX 78132-4179
41473	242 LBJ DR, SAN MARCOS, TX 78666	SHYPENN LTD	2686 BLACK BEAR DR		NEW BRAUNFELS, TX 78132-4179
41654	119 E HUTCHISON ST, SAN MARCOS, TX 78666	SHYPENN LTD	2686 BLACK BEAR DR		NEW BRAUNFELS, TX 78132-4179
168257	301 N LBJ DR, SAN MARCOS, TX 78666	SHYPENN LTD	2686 BLACK BEAR DR		NEW BRAUNFELS, TX 78132-4179
41476	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666	SLACK JOHN MARK	112 DOLLY ST		SAN MARCOS, TX 78666
41477	218-220 N LBJ DR, SAN MARCOS, TX 78666	TARRANT, LINDA LEWIS	P O BOX 199		HUNT, TX 78024-0199
41619	224 N GUADALUPE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY - SAN MARCOS Attn: VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR		SAN MARCOS, TX 78666
41621		TEXAS STATE UNIVERSITY - SAN MARCOS Attn: VP FOR FINANCE AND SUPPORT SERVICES	601 UNIVERSITY DR		SAN MARCOS, TX 78666-4684
41649	312 N LBJ DR, SAN MARCOS, TX 78666	WEATHERFORD, LAURA	2275 SUMMOT RIDGE DR		SAN MARCOS, TX 78666-4945
41649	312 N LBJ DR, SAN MARCOS, TX 78666	WEATHERFORD, LAURA	2275 SUMMOT RIDGE DR		SAN MARCOS, TX 78666-4945