

CUP-21-31 Aerial View Valentino's — 110 N LBJ Drive



Site Location



Subject Property



Parcel



City Limit



0 25 50 100 Feet

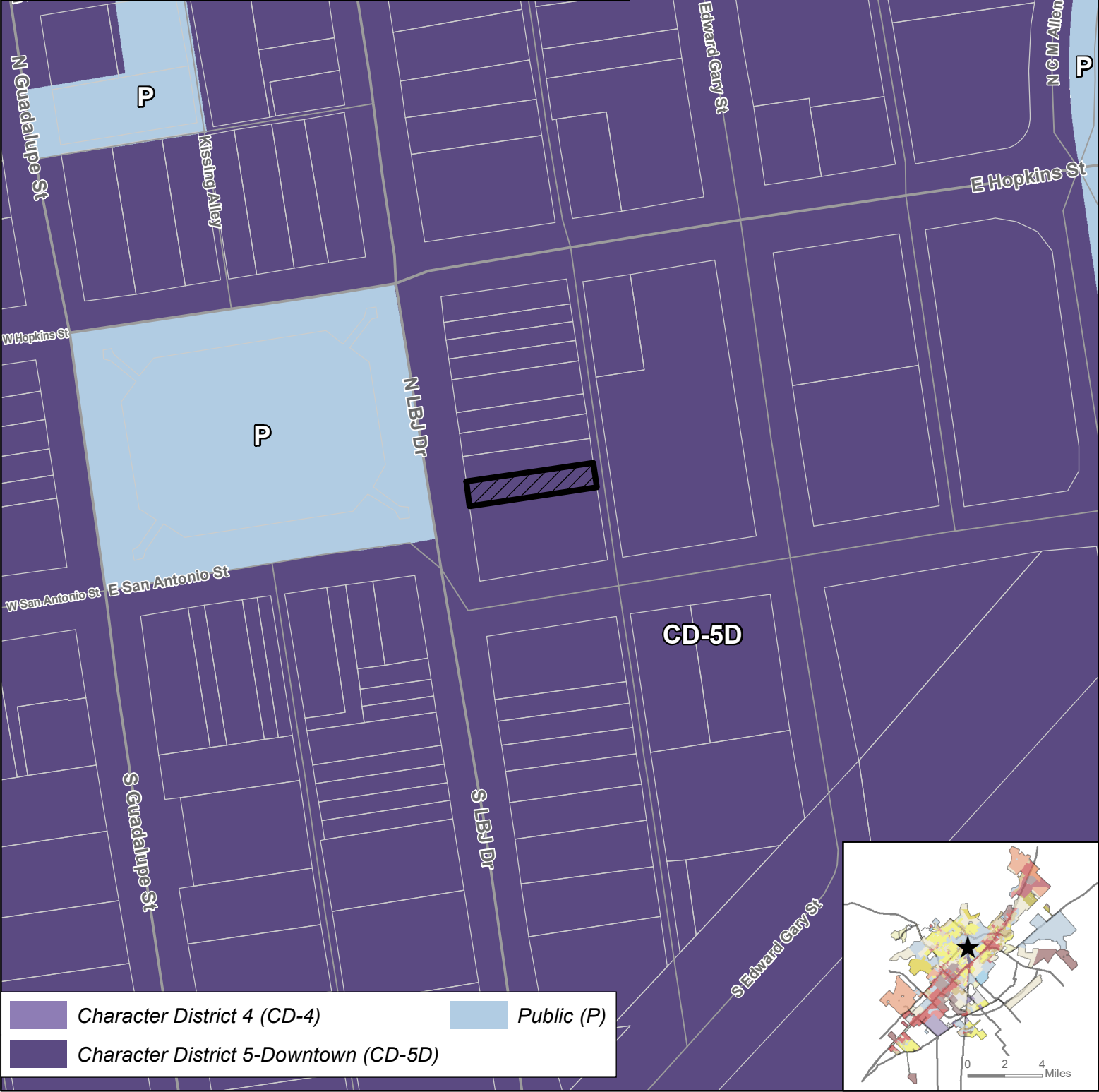
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 9/7/2021

CUP-21-31

Existing Zoning

Valentino's — 110 N LBJ Drive



★ Site Location

 Subject Property

 400' Buffer

 Parcel

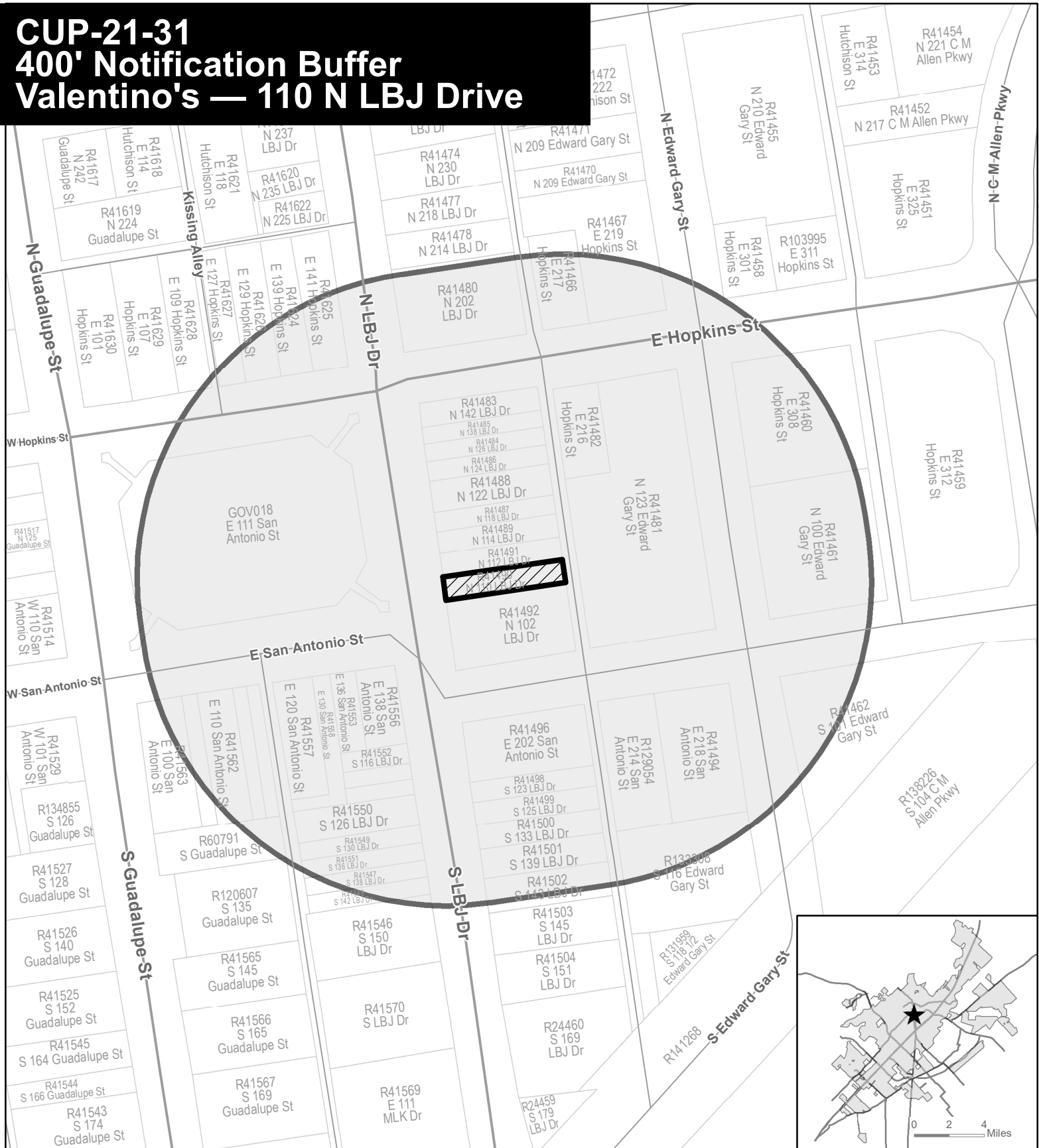
 City Limit

 0 100 200 400 Feet

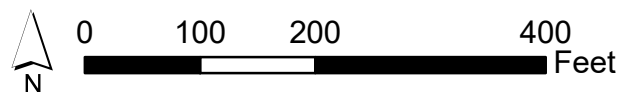
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Map Date: 9/8/2021

CUP-21-31 400' Notification Buffer Valentino's — 110 N LBJ Drive



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



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Map Date: 9/8/2021

PLANNING AND DEVELOPMENT SERVICES



9/10/2021

CUP-21-31

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
110 North LBJ Drive**

CUP-21-31 (Valentino's) Hold a public hearing and consider a request by Flour Power, LLC, on behalf of Valentino's, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 North LBJ Drive. (A. Brake)

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, September 28, 2021** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One 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 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, **Alison Brake**, at **512.393.8232** or abrake@sanmarcostx.gov. When calling, please refer to case number **CUP-21-31**.

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-21-31

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, Zip
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
41546	150 S LBJ DR, SAN MARCOS, TX 78666	150 S LBJ LLC	102 WONDER WORLD DR STE 304	SAN MARCOS, TX 78666-6070
41480	202 N LBJ DR, SAN MARCOS, TX 78666	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N	AUSTIN, TX 78734-2628
41554	118 S LBJ DR, SAN MARCOS, TX 78666	78 TRIPLE 6 INVESTMENTS LLC	205 E MIMOSA CIR	SAN MARCOS, TX 78666-3707
41627	127 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST	SAN MARCOS, TX 78666-5611
60791	E SAN ANTONIO ST, SAN MARCOS, TX 78666	BLARCK LTD PARTNERSHIP	400 ROLLING HILLS DR	WIMBERLEY, TX 78676-4222
41552	116 S LBJ DR, SAN MARCOS, TX 78666	CARSON DIVERSIFIED PROPERTIES 2 LLC	407 S STAGECOACH TRL STE 203	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
41547	138 S LBJ DR, SAN MARCOS, TX 78666	FINCH, JOHNNY	P O BOX 118	SAN MARCOS, TX 78667-0118
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
41467	219 E HOPKINS ST, SAN MARCOS, TX 78666	HAYSCO SM LLC	407 S STAGECOACH TRL STE 203	SAN MARCOS, TX 78666-5063
41562	110 E SAN ANTONIO ST, SAN MARCOS, TX 78666	HOHN JOHN Y LIFE ESTATE % MARK B JANSSEN	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
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
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 # 200	AUSTIN, TX 78703-4516
41490	110 N LBJ DR, SAN MARCOS, TX 78666	MLKSM LLC	3500 OAKMONT BLVD STE 206	AUSTIN, TX 78731
41553	136 E SAN ANTONIO ST, SAN MARCOS, TX 78666	MURPHREE, LARRY	712 MOUNTAIN VIEW DR	SAN MARCOS, TX 78666-4908
NCNB TEXAS NATIONS BANK , BANK OF AMERICA, CORPORATE REAL ESTATE ASSESSMENTS				
41460	308 E HOPKINS ST, SAN MARCOS, TX 78666	NC1-001-03-81	101 N TRYON ST	CHARLOTTE, NC 28255
41501	135-139 S LBJ DR, SAN MARCOS, TX 78666	NICOLA WILLIAM CHARLES & NICOLA ROBERT JAMES	1335 SILVERADO # 1008	HOUSTON, TX 77077
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	129 E HOPKINS ST STE 120	SAN MARCOS, TX 78666-5636
41483	142 N LBJ DR, SAN MARCOS, TX 78666	OUSEY, MICHAEL	211 CLAREMONT DR	SAN MARCOS, TX 78666-7335
41499	133 S LBJ DR, SAN MARCOS, TX 78666	PATTON, W C	333 BRANCH OAK WAY	SAN ANTONIO, TX 78230-5608
41466	217 E HOPKINS ST, SAN MARCOS, TX 78666	PIPER JAMES M & TAMARA P	195 PICO CT	SAN MARCOS, TX 78666-1847
41502	143 S LBJ DR, SAN MARCOS, TX 78666	REIBER MATTHEW ALLEN & REIBER DAVID TYLER	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
41498	125 S LBJ DR, SAN MARCOS, TX 78666	S LBJ 125 LLC	501 BLANCO RIVER RANCH RD	SAN MARCOS, TX 78666-8515
SCANIO MICHAEL E TRUSTEE				
41556	144 E SAN ANTONIO ST, SAN MARCOS, TX 78666	SCANIO BUILDING MANAGEMENT TRUST	121 N JOHNSON AVE	SAN MARCOS, TX 78666
SERUR JOHN & JUDITH L LIVING TRUST				
41488	122 N LBJ DR, SAN MARCOS, TX 78666	SERUR JOHN & JUDITH L CO-TRUSTEES	14550 NUTTY BROWN RD	AUSTIN, TX 78737-8856
41624	139 E HOPKINS ST, SAN MARCOS, TX 78666	SHY GROUP LP	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179
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
41481	123 EDWARD GARY ST, SAN MARCOS, TX 78666	VICTORIA BANK & TRUST	100 CONGRESS AVE STE 1900	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