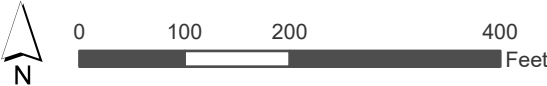




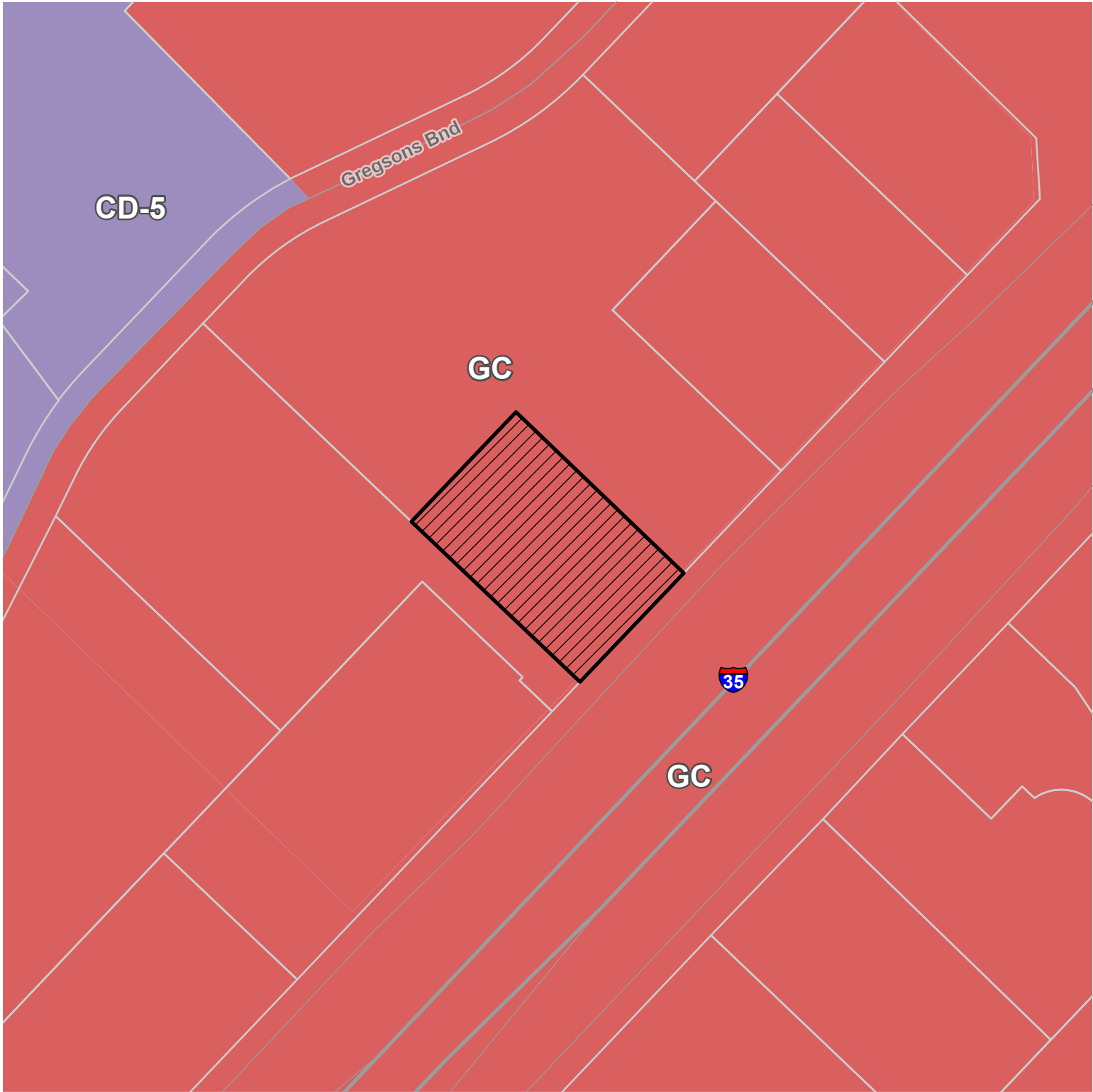
 Subject Property
 Parcel



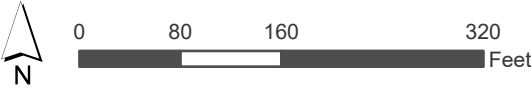
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/6/2026





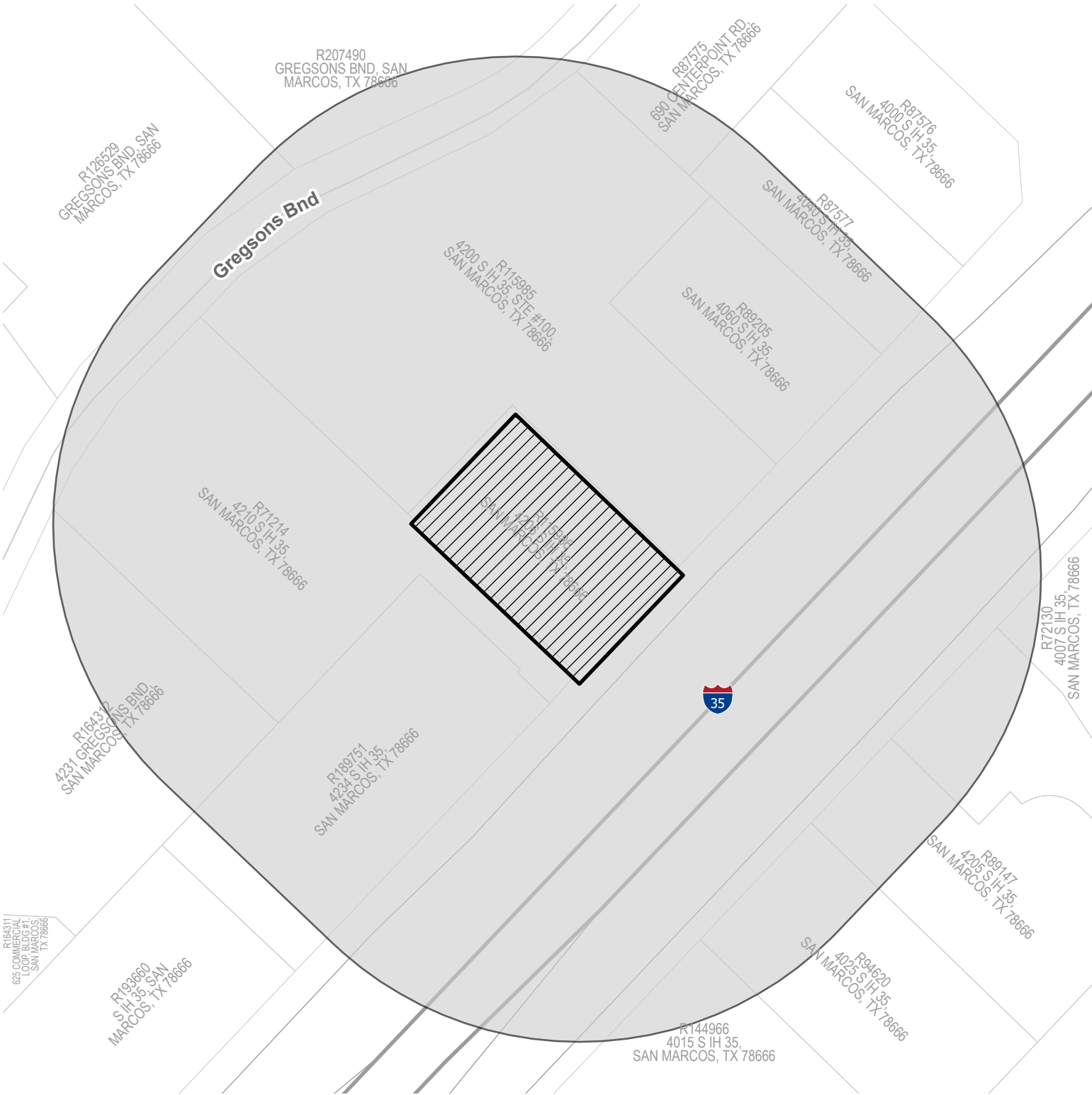
- Subject Property
- CD-5
- GC



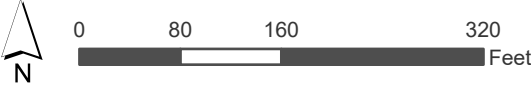
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 7/6/2026





- 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: 7/6/2026



PLANNING AND DEVELOPMENT SERVICES

07/24/2026



CUP-26-40

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
4206 S IH 35**

CUP-26-40 (Hat Creek Burger Co) Hold a public hearing and consider a request by Drew Gressett, on behalf of Hat Creek Burger Co, for amendment of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 4206 S IH 35. (K. Buck)

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, August 11, 2026**, 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-26-40**.

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

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
72130	AUSTACO II REAL ESTATE PARTNERS LTD	425 ROUND ROCK WEST DR, STE 105	ROUND ROCK, TX 78681-5097	4007 S IH 35, SAN MARCOS, TX 78666
144966	TANGER SAN MARC LLC	225 VARICK ST, RM 301	NEW YORK, NY 10014-5816	4015 S IH 35, SAN MARCOS, TX 78666
87577	WHATABURGER, INC	300 CONCORD PLAZA DR	SAN ANTONIO, TX 78216-6903	4040 S IH 35, SAN MARCOS, TX 78666
89205	MCDONALDS USA LLC	110 N CARPENTER ST	CHICAGO, IL 60607	4060 S IH 35, SAN MARCOS, TX 78666
115985	SMP TEXAS PARTNERS LLC	11760 GEE NORMAN RD	BELGRADE, MT 59714-8415	4200 S IH 35, STE #100, SAN MARCOS, TX 78666
89147	DNOMAID 4205 LLC	8296 S LA CIENEGA BLVD	INGLEWOOD, CA 90301-1521	4205 S IH 35, SAN MARCOS, TX 78666
115986	HAT CREEK BURGER SAN MARCOS LLC	4407 BEE CAVES RD, STE 212	AUSTIN, TX 78746	4206 S IH 35, SAN MARCOS, TX 78666
71214	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN, TX 78155	4210 S IH 35, SAN MARCOS, TX 78666
164312	SAN MARCOS INVESTMENT TWO LLC	6903 CONGRESS ST	NEW PORT RICHEY, FL 34653-2704	4231 GREGSONS BND, SAN MARCOS, TX 78666
189751	SAN MARCOS HFT DEVELOPMENT, LLC	272 W HANCOCK AVE	ATHENS, GA 30601	4234 S IH 35, SAN MARCOS, TX 78666
87575	# 1 BLESSED ROYALTY INC	PO BOX 741328	DALLAS, TX 75374	690 CENTERPOINT RD, SAN MARCOS, TX 78666
126529	CENTERPOINT COMMONS LLC	244 HOPPING PEACH	SAN MARCOS, TX 78666	GREGSONS BND, SAN MARCOS, TX 78666
207490	GALLERIA SAN MARCOS LLC	16515 BLANCO RD	SAN ANTONIO, TX 78232-1903	GREGSONS BND, SAN MARCOS, TX 78666
	Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St.	SAN MARCOS, TX 78666	
	Neighborhood Rep Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666	
	Neighborhood Rep Roland Saucedo	211 Ebony St.	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666	