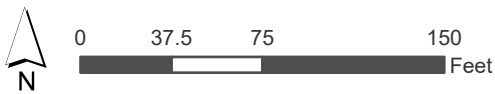




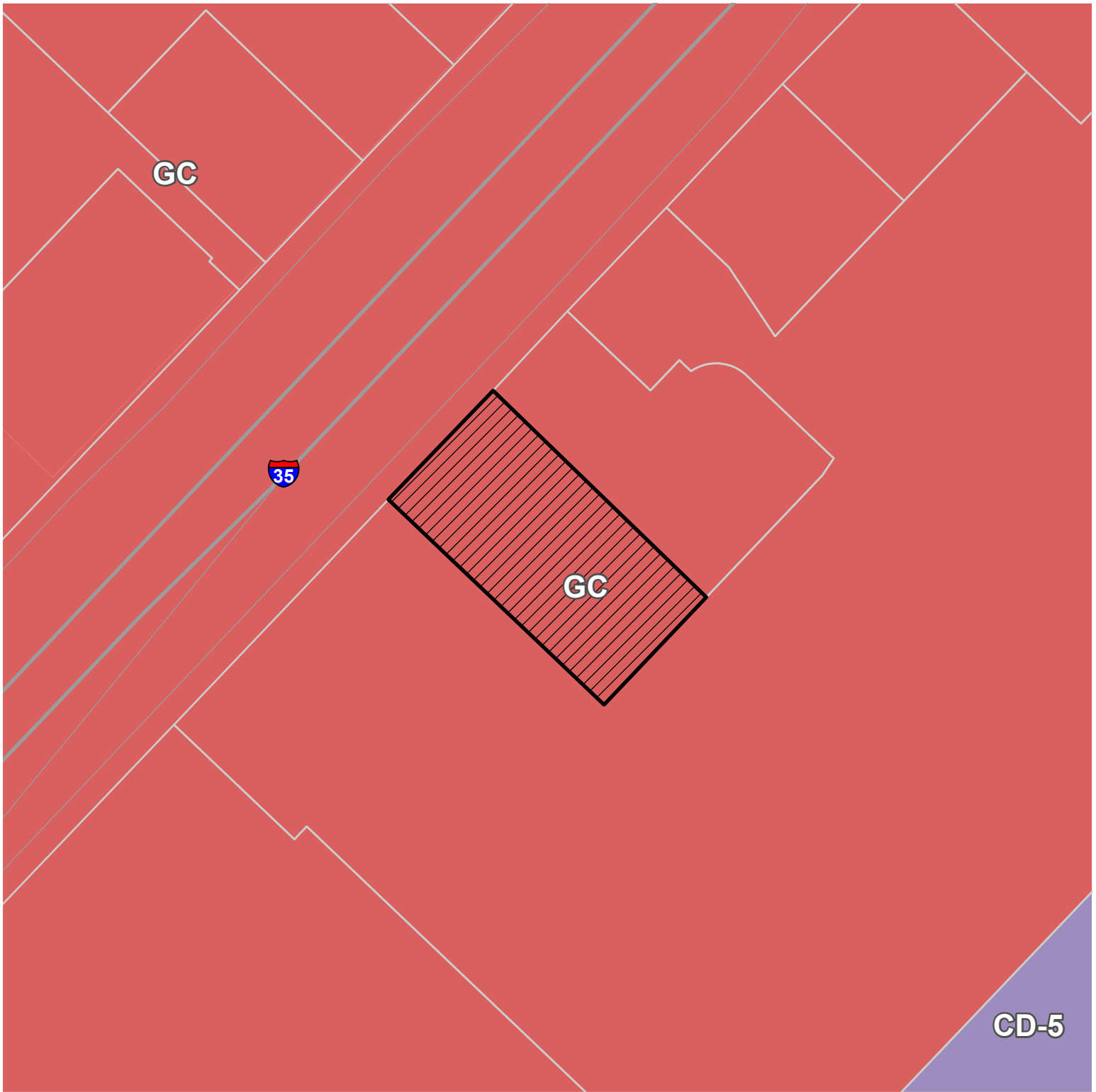
-  Subject Property
-  Parcel






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: 10/2/2024





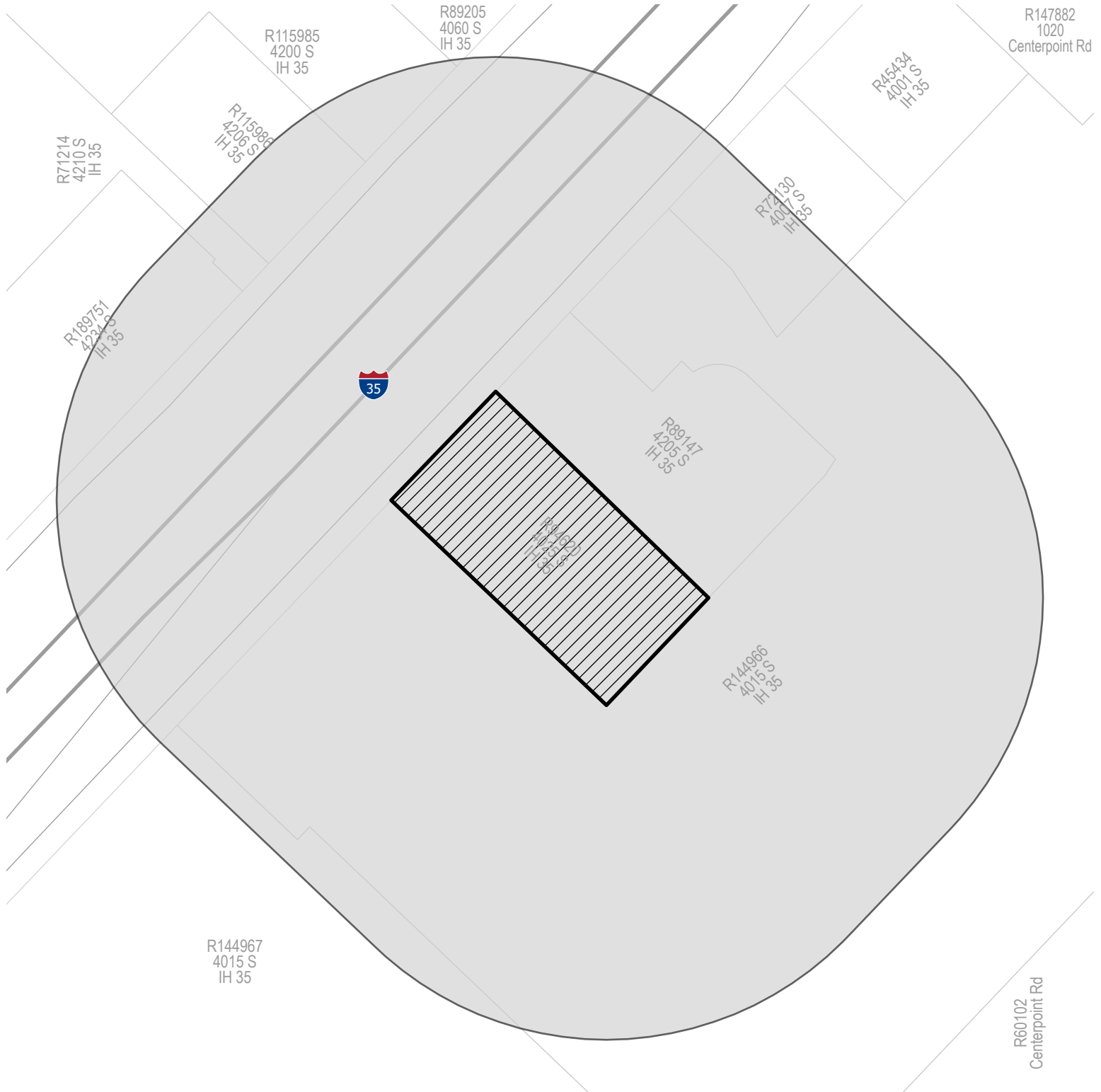
-  Subject Property
-  CD-5
-  GC






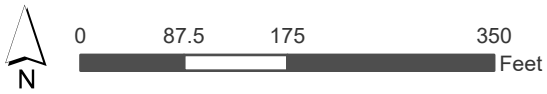
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Date: 10/2/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 10/2/2024



PLANNING AND DEVELOPMENT SERVICES



10/4/2024

CUP-24-49

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
4025 S IH 35**

CUP-24-49 (Shake Shack) Hold a public hearing and consider a request by Nicholas Bolio, on behalf of Shake Shack, for a renewal for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4025 S IH 35. (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, October 22, 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 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, Craig Garrison, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-24-49**.

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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
94620	4025 S IH 35, SAN MARCOS, TX 78666	TANGER SAN MARC LLC	3200 NORTHLINE AVE	GREENSBORO, NC 27408-7612
71214	4210 S IH 35, SAN MARCOS, TX 78666	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN, TX 78155
89147	4205 S IH 35, SAN MARCOS, TX 78666	DNOMAID 4205 LLC	3801 LENAWEE AVE	CULVER CITY, CA 90232-3008
72130	4007 S IH 35, SAN MARCOS, TX 78666	AUSTACO II REAL ESTATE PARTNERS LTD	Attn: JANICE JENKINS	ROUND ROCK, TX 78681-5097
13083	S IH 35/COMMERCIAL LOOP, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	HOUSTON, TX 77056-3162
115985	4200 S IH 35, STE #100, SAN MARCOS, TX 78666	SMP TEXAS PARTNERS LLC	11760 GEE NORMAN RD	BELGRADE, MT 59714-8415
115986	4206 S IH 35, SAN MARCOS, TX 78666	HAT CREEK BURGER SAN MARCOS LLC	4407 BEE CAVES RD	AUSTIN, TX 78746
144966	4015 S IH 35, SAN MARCOS, TX 78666	TANGER SAN MARC LLC	3200 NORTHLINE AVE	GREENSBORO, NC 27408-7612
		Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666
		Roland Saucedo	211 Ebony	SAN MARCOS, TX 78666
		Neighborhood President Michael Adams	106 Losoya Drive	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666