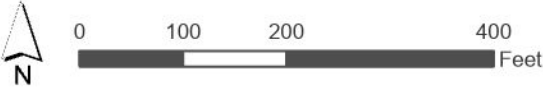


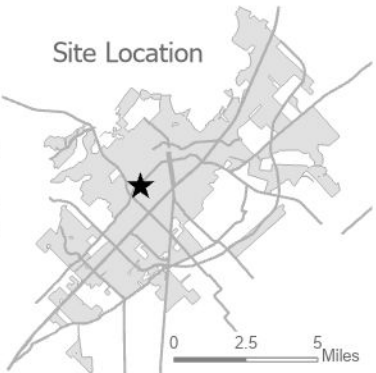


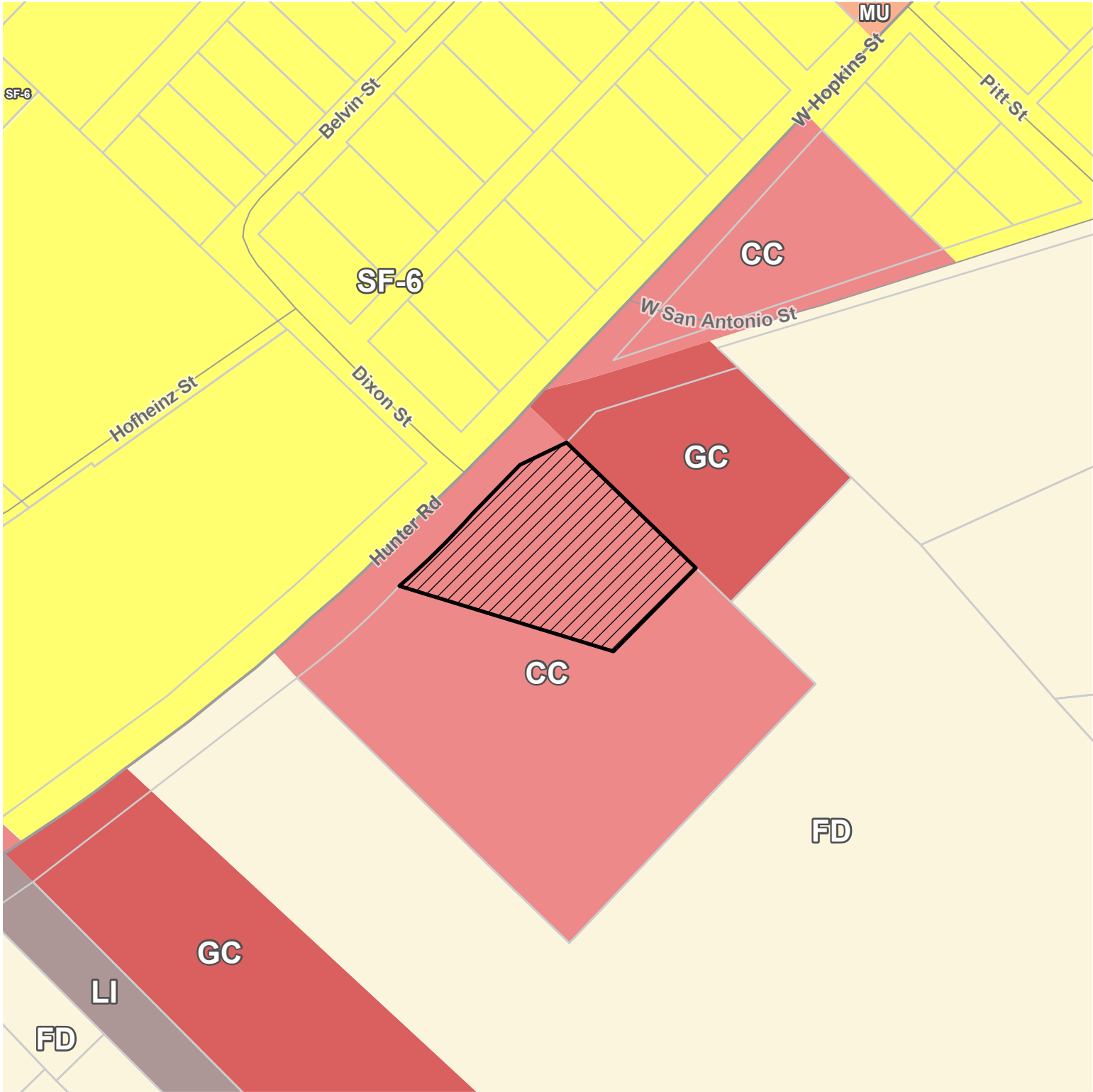
 Subject Property
 Parcel










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: 8/20/2025





-  Subject Property
-  CC
-  FD
-  GC
-  LI
-  MU
-  SF-6

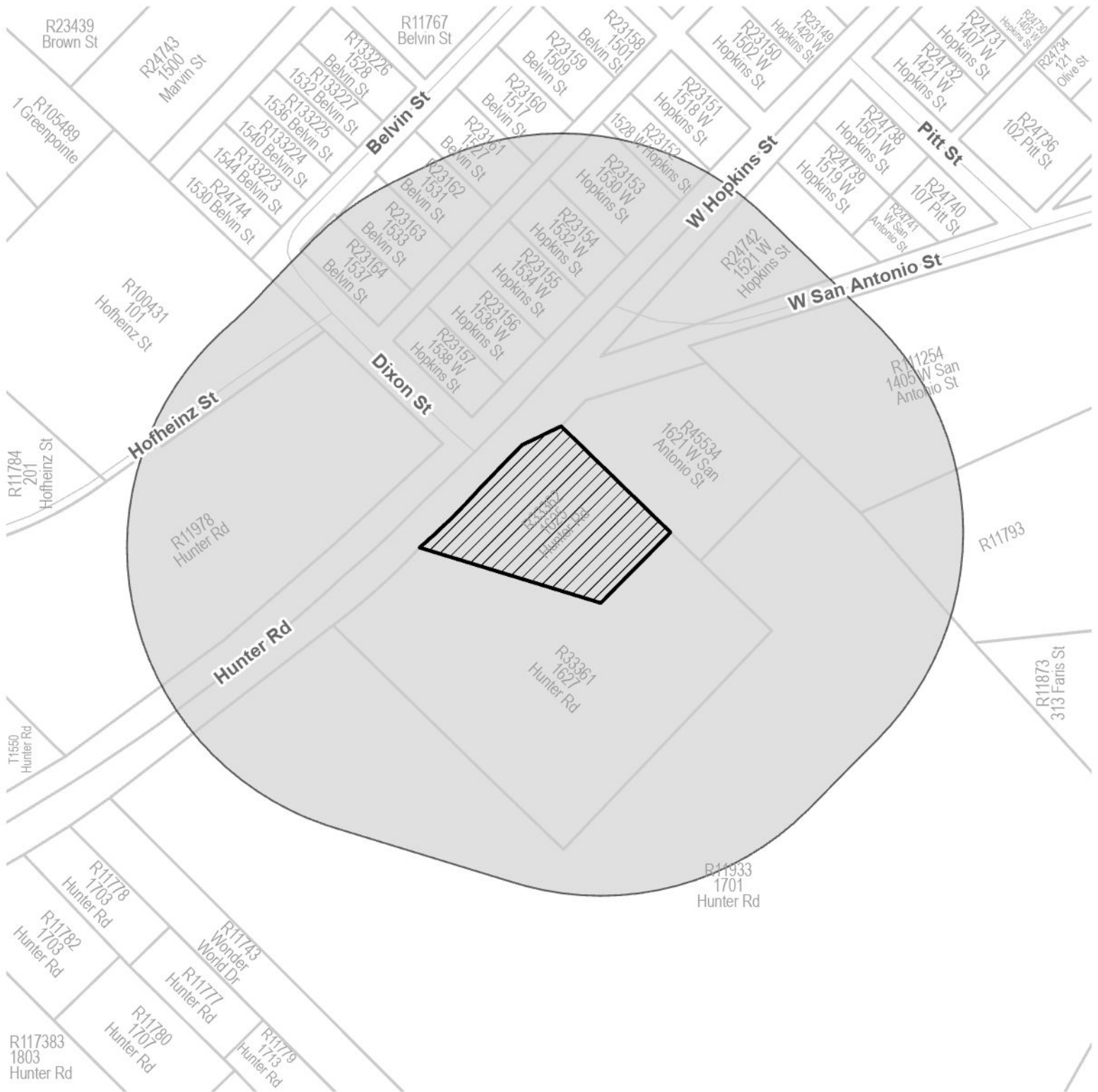


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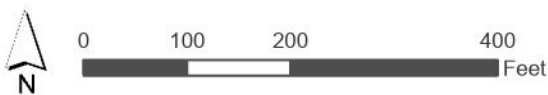
Date: 08/25/2025



Notification Map



 Subject Property
 400ft Buffer
 Parcel

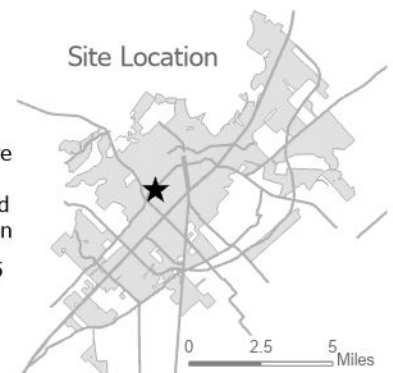


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Date: 8/20/2025



SAN MARCOS Planning and
Development Services



PLANNING AND DEVELOPMENT SERVICES

8.22.2025



CUP-25-47

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1625 Hunter Road**

CUP-25-47 (Jack's Roadhouse) Hold a public hearing and consider a request by Phillip Nadeau, on behalf of Jack's Roadhouse, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1625 Hunter Road (W. Allen)

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 9, 2025** 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, **Will Allen**, at **512.393.8173** or **wallen@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-47.**

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-25-47

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, & Zip
23151	1518 W HOPKINS ST, SAN MARCOS, TX 78666	ANGLIN, EDNA K	1518 W HOPKINS ST	SAN MARCOS, TX 78666
23163	1533 BELVIN ST, SAN MARCOS, TX 78666	CONTRERAS RAQUEL KATHERINE	9705 SWANSONS RANCH RD	AUSTIN, TX 78748-1423
23162	1531 BELVIN ST, SAN MARCOS, TX 78666	DIETZ MICHAEL P & LUCY E	1215 W SAN ANTONIO ST	SAN MARCOS, TX 78666-4136
33362	1625 W HOPKINS ST, SAN MARCOS, TX 78666	HALLUCIVISION LLC	111 NICHOLS DR	SAN MARCOS, TX 78666-3005
136050	W SAN ANTONIO ST, SAN MARCOS, TX 78666	HAYS COUNTY EMERGENCY SERVICES DISTRICT NO 3	3528 HUNTER RD	SAN MARCOS, TX 78666-3776
24742	1521 W HOPKINS ST, SAN MARCOS, TX 78666	LARA NICK	1519 W HOPKINS ST	SAN MARCOS, TX 78666
45534	1621 W SAN ANTONIO ST, SAN MARCOS, TX 78666	MOTORSAGEN LLC	315 AYERS	KYLE, TX 78640-5607
23153	1530 HOPKINS ST, SAN MARCOS, TX 78666	PACHECO ELBIRA & PACHECO JOHN ESTATE	1530 W HOPKINS	SAN MARCOS, TX 78666
23152	1528 W HOPKINS ST, SAN MARCOS, TX 78666	PEREZ, LUCY	6383 FM 621	MARTINDALE, TX 78655
23156	1536 W HOPKINS ST, SAN MARCOS, TX 78666	SAUCEDO MARIO	1534 W HOPKINS ST	SAN MARCOS, TX 78666-4123
33361	1627 W HOPKINS ST, SAN MARCOS, TX 78666	SILVA MIGUEL & ANGELICA	1019 MONTELL RD	WIMBERLEY, TX 78676-9705
62165	1701 B HUNTER RD, SAN MARCOS, TX 78666	SINAI PENTECOSTAL CHURCH	TRUSTEE OF	SAN MARCOS, TX 78666
143013	HUNTER RD, SAN MARCOS, TX 78666	STATE OF TEXAS	125 E 11TH ST	AUSTIN, TX 78701
11933	1701 HUNTER RD, SAN MARCOS, TX 78666	V F W POST 3413	ATTN ARRON BROWN	SAN MARCOS, TX 78666-5202
23155	1534 W HOPKINS ST, SAN MARCOS, TX 78666	VILLARREAL MARIO SAUCEDO	1534 W HOPKINS ST	SAN MARCOS, TX 78666-4123
23160	BELVIN ST, SAN MARCOS, TX 78666	WRIGHT JOHN J & WRIGHT SHAWN E	1517 BELVIN ST	SAN MARCOS, TX 78666-4109
		Samantha Benavides	455 Lindsey St	SAN MARCOS, TX 78666
		Robert Eby	1007 Dale Dr	SAN MARCOS, TX 78666
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaidis	1131 W MLK Dr	SAN MARCOS, TX 78666
		Jim Bagget	726 W Hopkins S	SAN MARCOS, TX 78666
		Jean Bagget	726 W Hopkins S	SAN MARCOS, TX 78666
		Betsy Robertson	1410 Progress St	SAN MARCOS, TX 78666