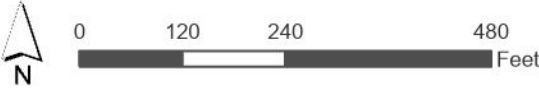




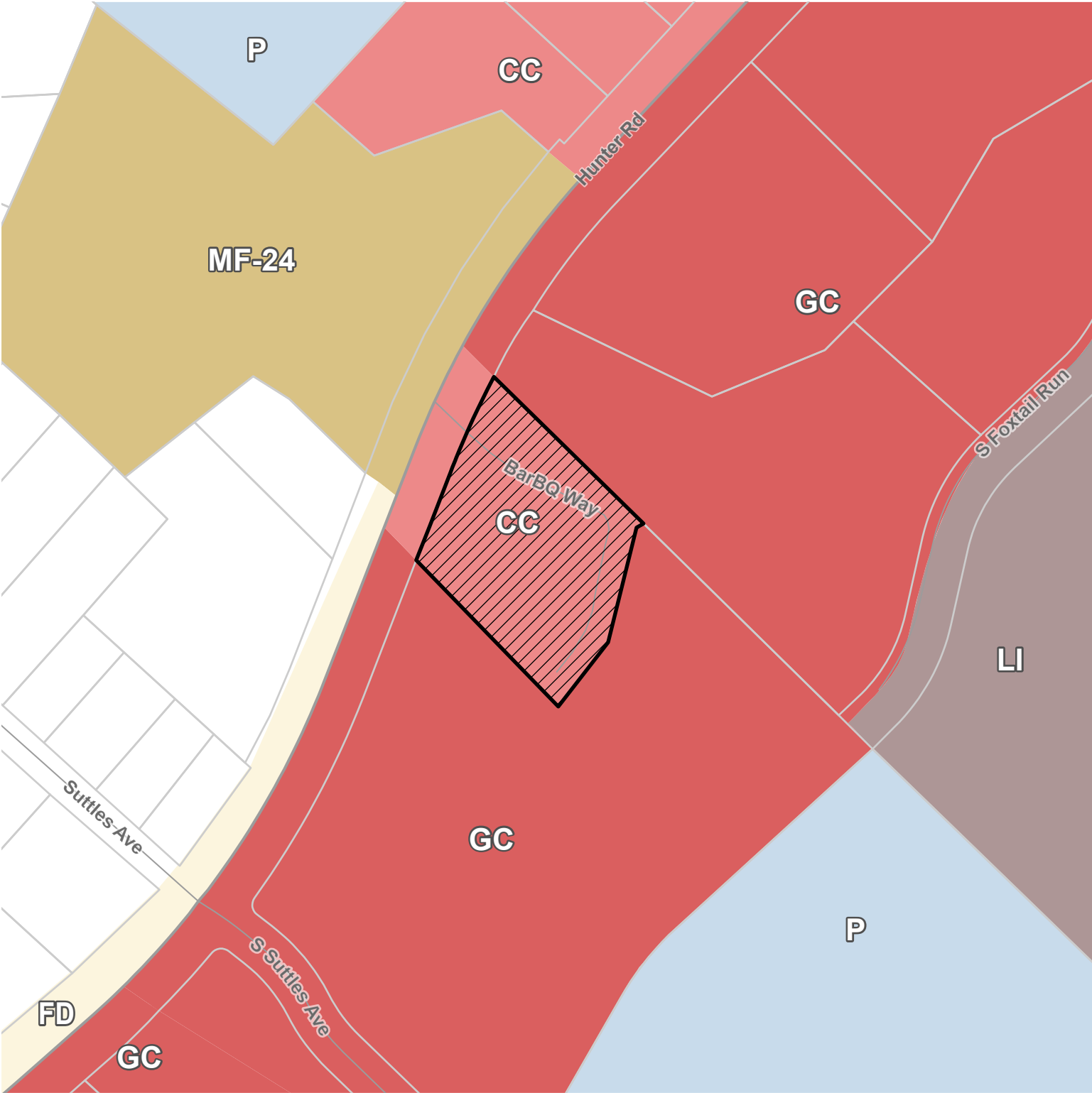
-  Subject Property
-  Parcel



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: 6/20/2025





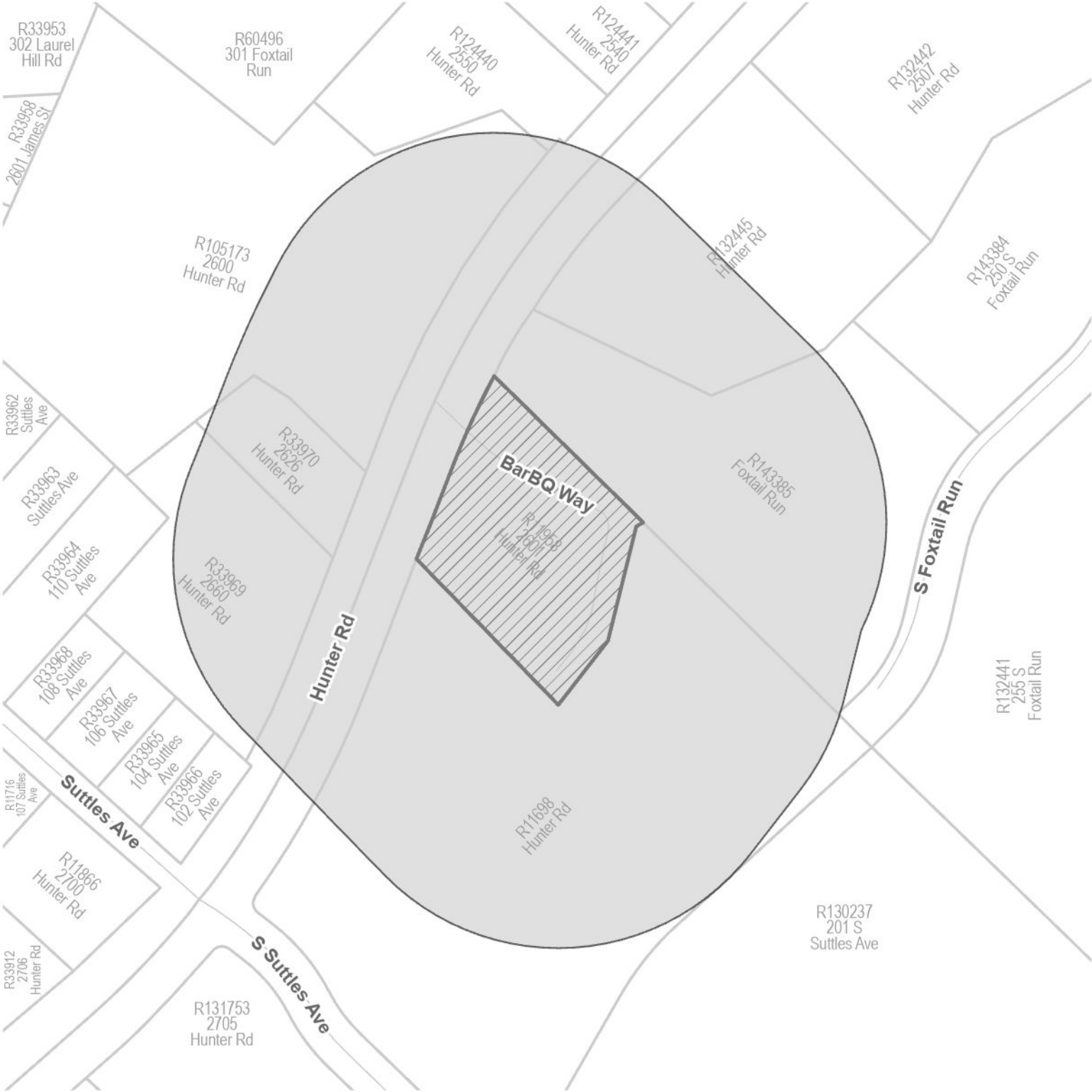
- Subject Property
- CC
- FD
- GC
- LI
- MF-24
- P



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Date: 7/7/2025





- 400ft Buffer
- Subject Property
- Parcel



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Date: 6/20/2025



PLANNING AND DEVELOPMENT SERVICES

7/5/2025



CUP-25-29

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
2601 Hunter Road**

CUP-25-29 (San Marcos BBQ) Hold a public hearing and consider a request by Justin Pearson, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 2601 Hunter Road. (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, July 22, 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, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-29**.

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
11958	2601 HUNTER RD, SAN MARCOS, TX 78666	BBQ WAY LLC	2601 HUNTER RD	SAN MARCOS, TX 78666-5112
124440	2550 HUNTER RD, SAN MARCOS, TX 78666	CHIU DAVID S & SHARON A	311 LAUREL HL	SAN MARCOS, TX 78666-5040
105173	2600 HUNTER RD, SAN MARCOS, TX 78666	HOUSING AUTHORITY OF THE CITY OF SAN MARCOS	1201 THORPE LN	SAN MARCOS, TX 78666-6565
33969	2660 HUNTER RD, SAN MARCOS TX	SAN MARCOS CHURCH OF CHRIST	P O BOX 669	SAN MARCOS, TX 78667-0669
130237	201 S SUTTLES AVE, BLDG #1,2,3, SAN MARCOS, TX 78666	SAN MARCOS CISD	P O BOX 1087	SAN MARCOS, TX 78667-1087
132445	HUNTER RD, SAN MARCOS, TX 78666	SAN MARCOS MOB LAND CO LLC	10857 KUYKENDAHL RD	THE WOODLANDS, TX 77382-2936
33970	2626 HUNTER RD, SAN MARCOS, TX 78666	SEEBECK PARTNERS LTD	505 VILLAGE WEST DR	SAN MARCOS, TX 78666
143385		SVEA DB HOLDINGS II LLC	12333 SOWDEN RD	HOUSTON, TX 77080
98278	HUNTER RD, SAN MARCOS, TX 78666	TEXAS STATE OF	P O DRAWER 15426	AUSTIN, TX 78761-5426
		CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666
		Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666