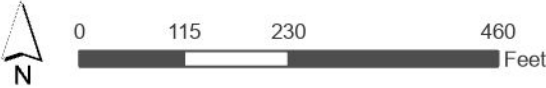


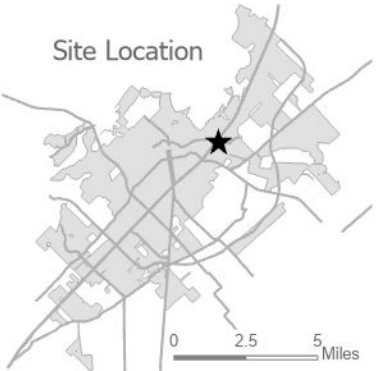


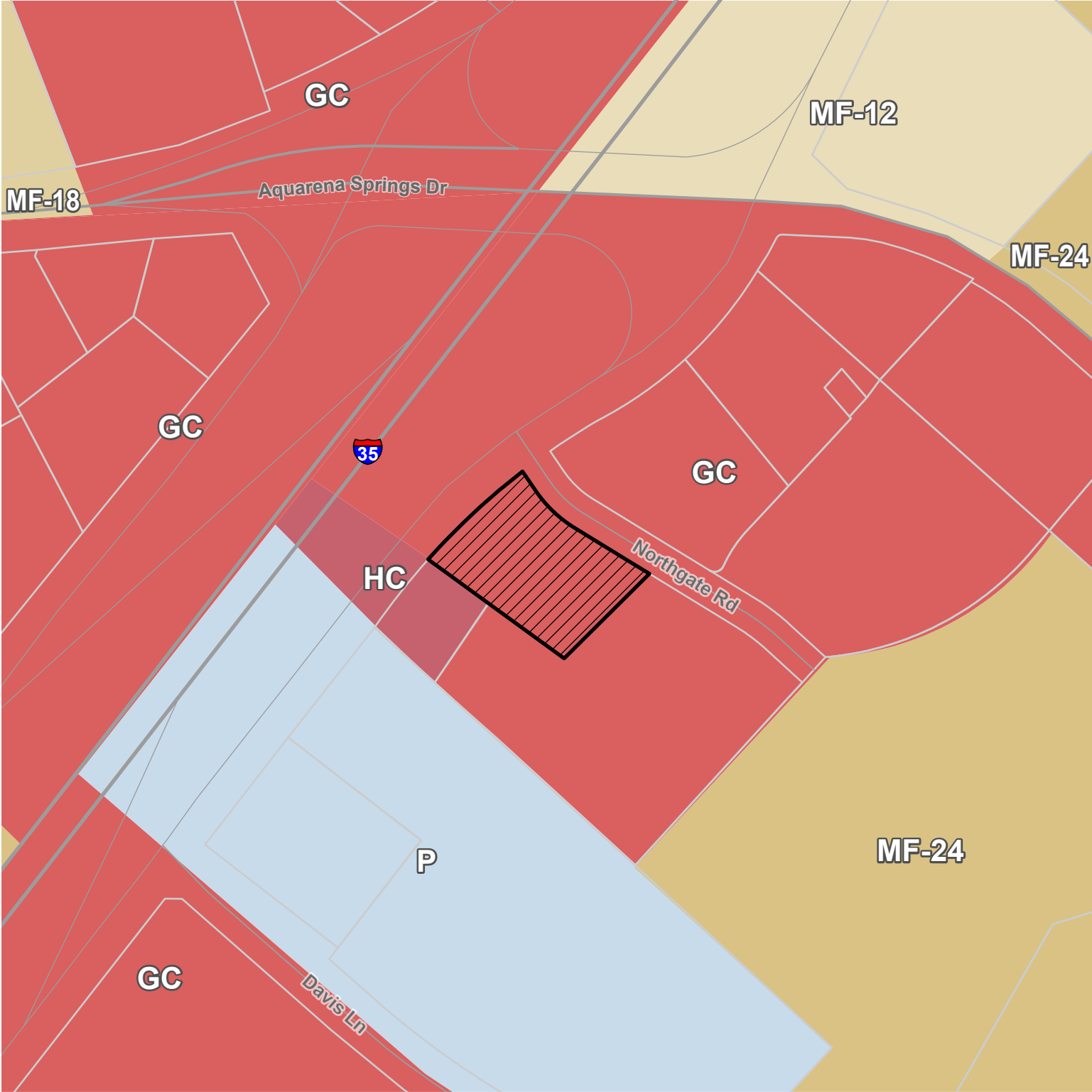
 Subject Property
 Parcel



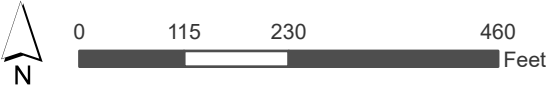
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 9/26/2025





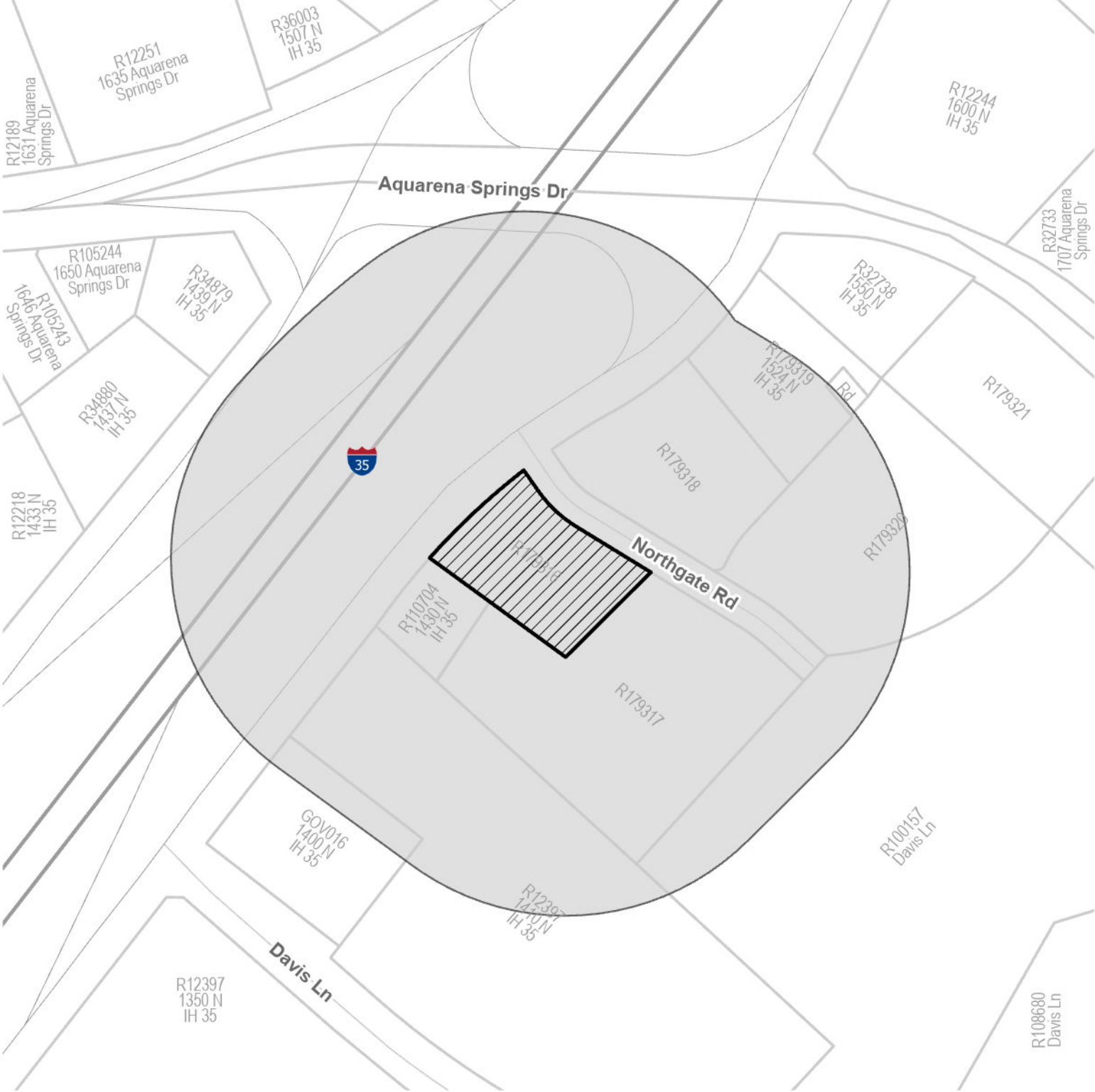
- Subject Property
- GC
- HC
- MF-12
- MF-18
- MF-24
- P



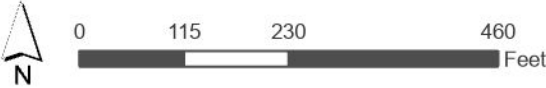
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 10/1/2025





- Subject Property
- 400ft Buffer
- Parcel



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Date: 9/26/2025



PLANNING AND DEVELOPMENT SERVICES

9/26/2025



CUP-25-54

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
1430 N IH 35 Suite 120**

CUP-25-54 (Round Table Pizza) Hold a public hearing and consider a request by Jean Michael Bravo Mejia, on behalf of Round Table Pizza, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1430 N IH 35, Suite 120. (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 14, 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-25-54**.

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
179318	NORTHGATE RD, SAN MARCOS, TX 78666	AQUARENA CROSSING 1B LTD	4314 MEDICAL PKWY	AUSTIN, TX 78756-3332
179320	NORTHGATE RD, SAN MARCOS, TX 78666	AQUARENA SPRINGS LAND HOLDINGS LTD	750 N SAINT PAUL ST	DALLAS, TX 75201-3206
		Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666