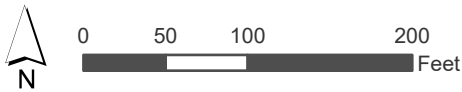




- Subject Property
- Parcel

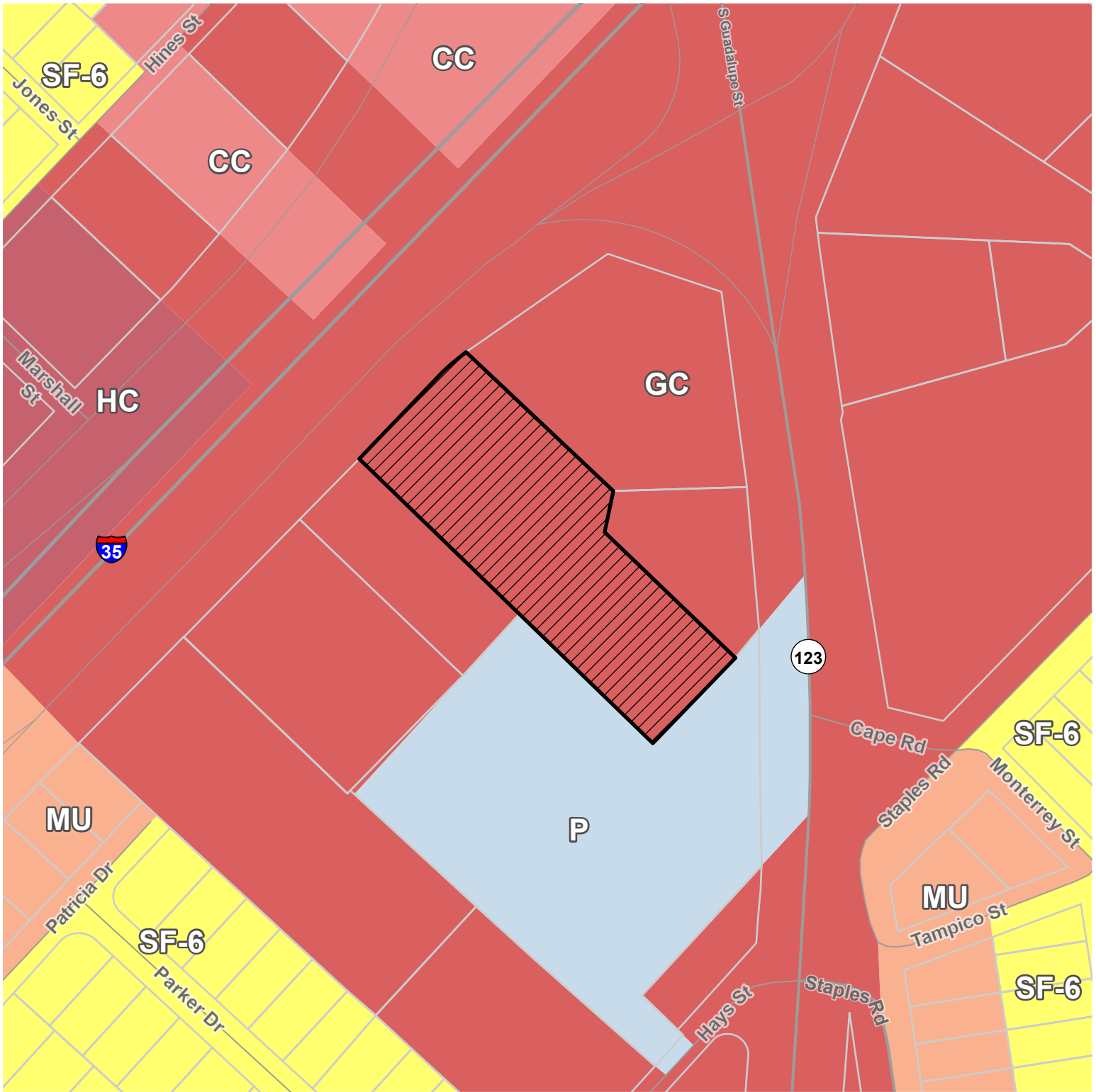









This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

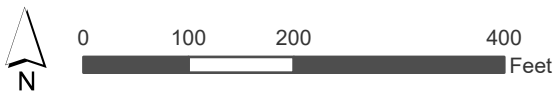
Date: 11/13/2024

Site Location





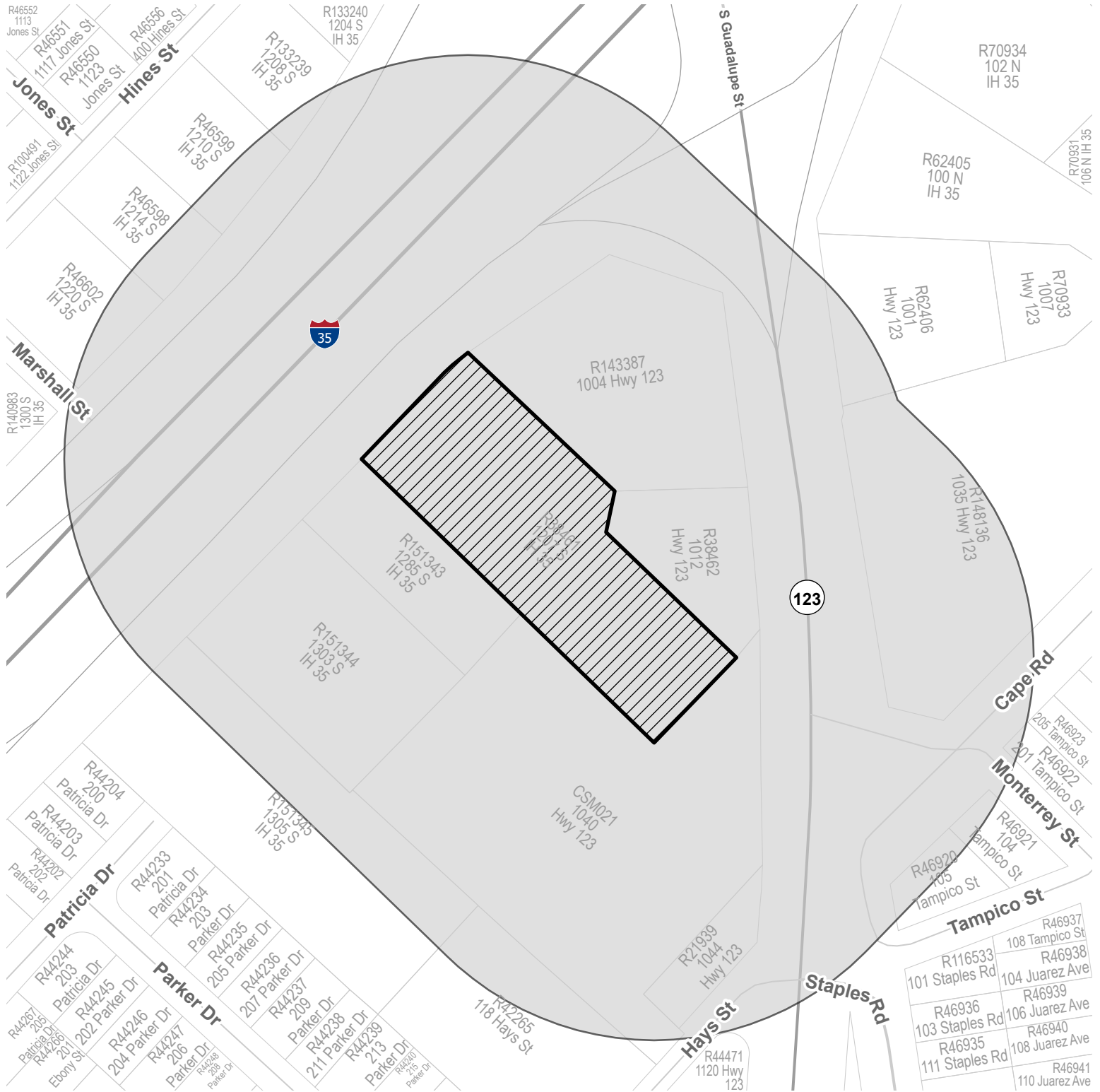
-  Subject Property
-  CC
-  GC
-  HC
-  MU
-  P
-  SF-6






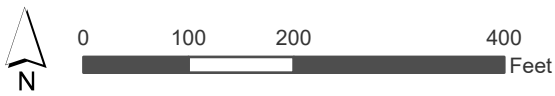
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Date: 11/13/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 11/13/2024



PLANNING AND DEVELOPMENT SERVICES



11/22/2024

CUP-24-68

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1207 IH 35**

CUP-24-68 (Twin Peaks Restaurant) Hold a public hearing and consider a request by Michael Locey, on behalf of Twin Peaks Restaurant, for a renewal to a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1207 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, December 10** 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-24-68**.

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
21939	1044 SH 123, SAN MARCOS, TX 78666	BRADZOIL INC	Attn: RICH CANCELLA	SEGUIN, TX 78155-5871
		CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666
		CONA Rep. Anita Delacruz	303 Tampico	San Marcos, TX 78666
		CONA Rep. Jesse Ponce	309 Saltillo	San Marcos, TX 78666
		CONA Rep. John Thomaides	813 Arizona	San Marcos, TX 78666
		CONA Rep. Ramona & Rudy Rodriguez	533 Hull St	San Marcos, TX 78666
		CONA Rep. Roland Saucedo	211 Ebony St	San Marcos, TX 78666
46922	201 TAMPICO ST, SAN MARCOS, TX 78666	DELGADO JUANITA S & CARRIZALES FRANCISCA & SILGUERO ALEJANDRO JR	201 TAMPICO ST	SAN MARCOS, TX 78666-7839
133239	1208 S IH 35, SAN MARCOS, TX 78666	DEZTE GROUP INC	P O BOX 986	SAN MARCOS, TX 78667
151345	1305 S IH 35, SAN MARCOS, TX 78666	EIRREK OGT LLC	HOLM & O'HARA	NEW YORK, NY 10001
151344	1303 S IH 35, SAN MARCOS, TX 78666	FF TRUST	121 LONE STAR DR	GEORGETOWN, TX 78633
62406	1001 SH 123, SAN MARCOS, TX 78666	GOLDEN ARCH LP	DBA GOLDEN ARCH LP	SAN ANTONIO, TX 78216
151343	S IH 35, SAN MARCOS, TX 78666	HEXIN-TX LLC	7905 PROSPECT PL	LA JOLLA, CA 92037
38461	1207 S IH 35, SAN MARCOS, TX 78666	HILTON JOINT VENTURE CAVALIER EL CARO & PARKMORE JOINT VENTURE	PO BOX 851025	RICHARDSON, TX 75085
42265	118 HAYS ST, STE #201, SAN MARCOS, TX 78666	JMJ CONSTRUCTION LLC	12201 CUTTEN RD	HOUSTON, TX 77066
148135	1035 SH 123, STE #101,103,105,107, SAN MARCOS, TX	NASH 123 RETAIL LLC	9811 S IH-35	AUSTIN, TX 78744
148136	1035 SH 123, STE #201, SAN MARCOS, TX 78666	NASH, CHARLES D, Jr	PO BOX 1007	SAN MARCOS, TX 78667
		Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666
		Neighborhood Rep. Bobbie Garza-Hernandez	122 Riviera St	San Marcos, TX 78666
46599	1210 S IH 35, SAN MARCOS, TX 78666	PLASCENCIA ALFREDO & HERNANDEZ OSCAR ANDRES	2470 GRAY FALLS DR	HOUSTON, TX 77077
38462	1012 SH 123, SAN MARCOS, TX 78666	QSR 2 LLC	1012 N STATE HIGHWAY 123	SAN MARCOS, TX 78666-7739
46602	1220 S IH 35, SAN MARCOS, TX 78666	R & R IH35 LLC	200 LOMBRANO ST	SAN ANTONIO, TX 78207
46598	1214 S IH 35, SAN MARCOS, TX 78666	REFUEL OPERATING COMPANY LLC	4105 FABER PLACE DR	NORTH CHARLESTON, SC 29405-8593
46920	104 TAMPICO, SAN MARCOS, TX 78666	RUIZ FRANCISCO	104 TAMPICO ST	SAN MARCOS, TX 78666-7838
163489	1040 SH 123, SAN MARCOS, TX	SAN MARCOS CITY OF	630 E HOPKINS ST	SAN MARCOS, TX 78666-6300
143387	1203 S IH 35, SAN MARCOS, TX 78666	WHATABURGER REAL ESTATE LLC	REAL ESTATE DEPARTMENT	SAN ANTONIO, TX 78216