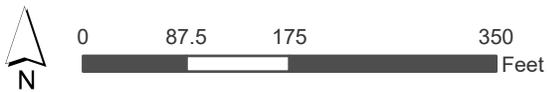




- Subject Property
- Parcel

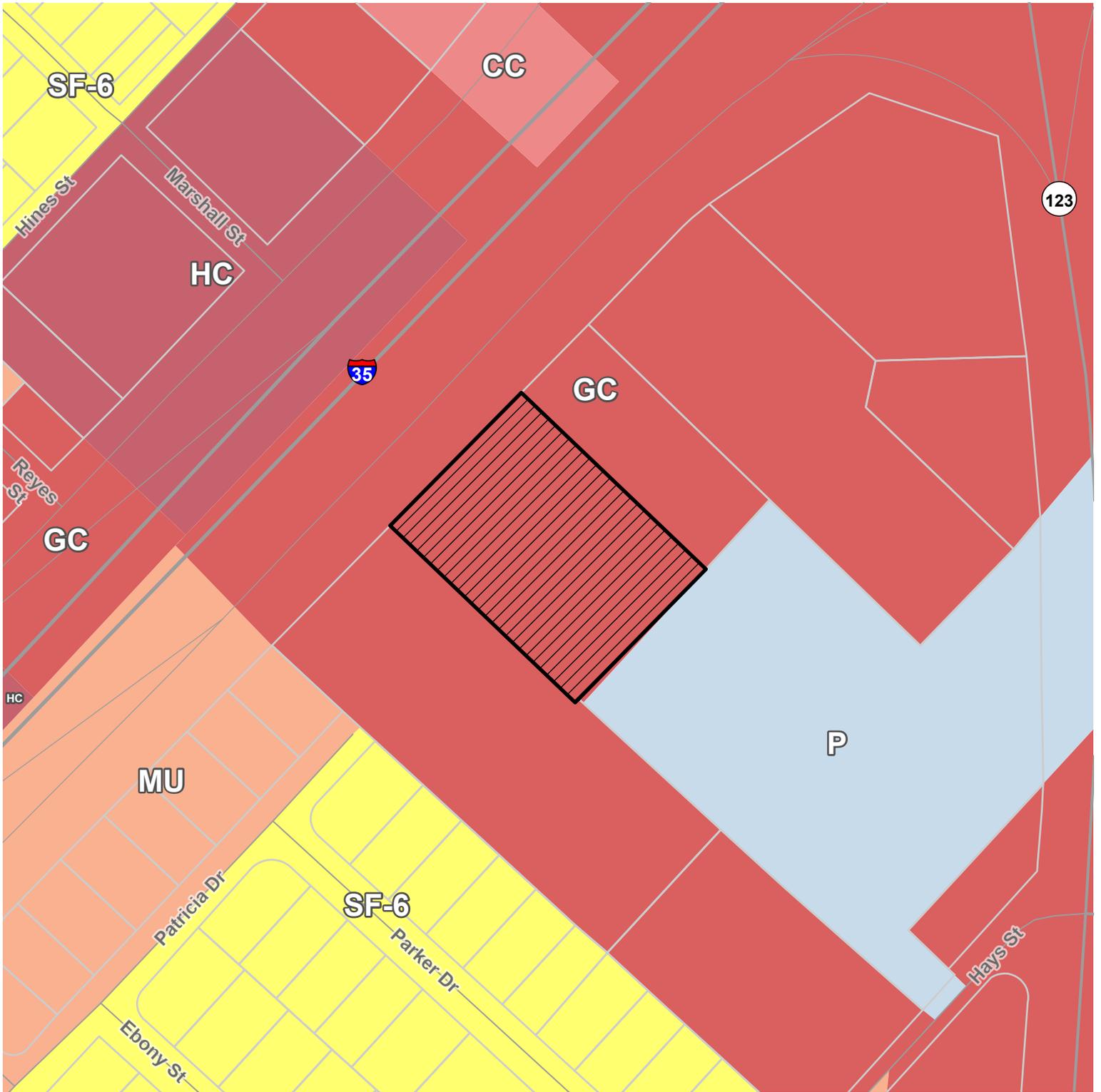


Site Location



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: 1/15/2026



 Subject Property

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



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: 1/15/2026

Site Location





123

-  Subject Property
-  400ft Buffer
-  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: 1/15/2026

Site Location





02/06/2026

CUP-26-06

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1303 S IH 35**

CUP-26-06 (54th Street Restaurant & Draffhouse) Hold a public hearing and consider a request by Michael Norsworthy, on behalf of 54th Street Restaurant & Draffhouse, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1303 S IH 35. (K. Buck)

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, March 24, 2026**, 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-26-06**.

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

Property ID	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
44248	ANDERSON, MICHAEL	208 PARKER DR	SAN MARCOS, TX 78666-7718	208 PARKER DR, SAN MARCOS, TX 78666
44204	ARREDONDO, ARTEMIO	1300 PERKINS ST	SAN MARCOS, TX 78666	200 PATRICIA DR, SAN MARCOS
140983	BROKE & FAMOUS LLC	807 EDGECLIFF TER	AUSTIN, TX 78704-1315	1300 S IH 35, SAN MARCOS, TX 78666
44239	CONTRERAS, FRANK L	952 CHEATHAM ST	SAN MARCOS, TX 78666-7016	213 PARKER DR, SAN MARCOS, TX 78666
151345	EIRREK OGT LLC	3 W 35TH ST, FL 9	NEW YORK, NY 10001	1305 S IH 35, SAN MARCOS, TX 78666
47185	ELLISON, SANDRA LEATH	714 W SAN ANTONIO ST	SAN MARCOS, TX 78666-4322	1312 S IH 35, SAN MARCOS, TX 78666
44233	GARCIA ADELMIRA S & MENDEZ ANGELITA	2932 WARWICK WAY	AUSTIN, TX 78748-2020	201 PATRICIA DR, SAN MARCOS
44244	GONZALES, PETE	203 PATRICIA DR	SAN MARCOS, TX 78666-7758	203 PATRICIA DR, SAN MARCOS, TX 78666
151343	HEXIN-TX LLC	7905 PROSPECT PL	LA JOLLA, CA 92037	1285 S IH 35, SAN MARCOS, TX 78666
38461	HILTON JOINT VENTURE CAVALIER EL CARO & PARKMORE JOINT VENTURE	PO BOX 851025	RICHARDSON, TX 75085	1207 S IH 35, SAN MARCOS, TX 78666
42265	JMJ CONSTRUSTION LLC	12201 CUTTEN RD	HOUSTON, TX 77066	118 HAYS ST, STE #201, SAN MARCOS, TX 78666
44247	LONGORIA ISIDRO EST OF	206 PARKER DR	SAN MARCOS, TX 78666	206 PARKER DR, SAN MARCOS TX
44237	LOPEZ FRANK MORENO	209 PARKER DR	SAN MARCOS, TX 78666-7717	209 PARKER DR, SAN MARCOS TX
151344	NON MARTIAL SHARE BY PASS TRUST	91 BACON CT	LAFAYETTE, CA 94549-6228	1303 S IH 35, SAN MARCOS, TX 78666

44240	PATLAN ADELINA	215 PARKER DR	SAN MARCOS, TX 78666-7717	215 PARKER DR, SAN MARCOS, TX 78666
46599	PLASCENCIA ALFREDO & HERNANDEZ OSCAR ANDRES	2470 GRAY FALLS DR, SUITE 130	HOUSTON, TX 77077	1210 S IH 35, SAN MARCOS, TX 78666
38462	QSR 2 LLC	4515 LYNDON B JOHNSON FWY	DALLAS, TX 75244-5905	1012 SH 123, SAN MARCOS, TX 78666
44236	QUINTERO MARY ANN (ESTATE) & QUINTERO ROBERT D (ESTATE)	207 PARKER DR	SAN MARCOS, TX 78666-7717	207 PARKER DR, SAN MARCOS, TX 78666
44234	QUINTERO PEDRO P & YVONNE M	203 PARKER DR	SAN MARCOS, TX 78666-7717	203 PARKER DR, SAN MARCOS, TX 78666
46602	R & R IH35 LLC	200 LOMBRANO ST	SAN ANTONIO, TX 78207	1220 S IH 35, SAN MARCOS, TX 78666
46598	REFUEL OPERATING COMPANY LLC	4105 FABER PLACE DR, STE 300	NORTH CHARLESTON, SC 29405-8593	1214 S IH 35, SAN MARCOS, TX 78666
47187	RIZK, DORA	419 RIVERSIDE DR	SAN MARCOS, TX 78666	1328 S IH 35, SAN MARCOS, TX 78666
44238	SAMANIEGO, ELIZARDO	211 PARKER DR	SAN MARCOS, TX 78666	211 PARKER DR, SAN MARCOS
44235	STEWART MARISOL & STEWART BROCK MCCULLOUGH	205 PARKER DR	SAN MARCOS, TX 78666-7717	205 PARKER DR, SAN MARCOS
44245	SUAREZ HOLDINGS LLC	1517 PALOMINO LN	SAN MARCOS, TX 78666-1171	202 PARKER DR, SAN MARCOS
44246	SUNSET ACRES NEIGHBORHOOD ENDOWMENT LLC	PO BOX 911	SAN MARCOS, TX 78667-0911	204 PARKER DR, SAN MARCOS
44202	WEBER, BELINDA	113 OAK MDWS	SAN MARCOS, TX 78666-8386	202 PATRICIA DR, SAN MARCOS, TX 78666
143387	WHATABURGER REAL ESTATE LLC	300 CONCORD PLAZA DR	SAN ANTONIO, TX 78216	1203 S IH 35, SAN MARCOS, TX 78666
	Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666	
	Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	Ramona & Rudy Rodriguez	533 Hull St	SAN MARCOS, TX 78666	
	John Thomaides	813 Arizona	SAN MARCOS, TX 78666	
	Amy Thomaides	1131 W MLK Dr	SAN MARCOS, TX 78666	