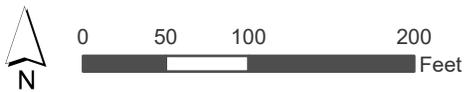




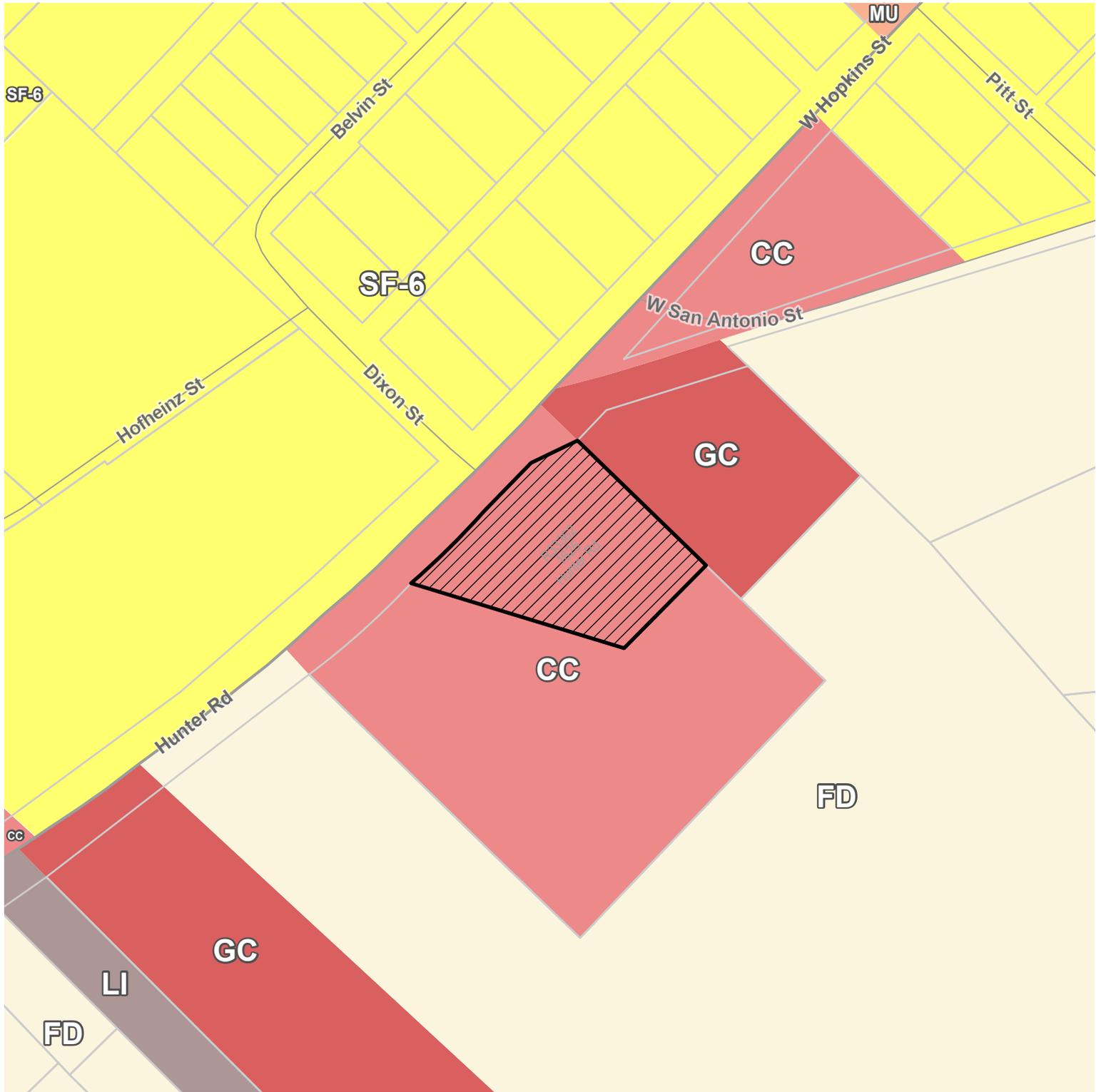
-  Subject Property
-  Parcel



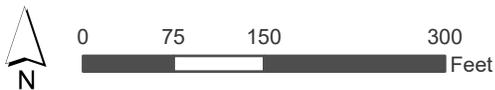
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/1/2024





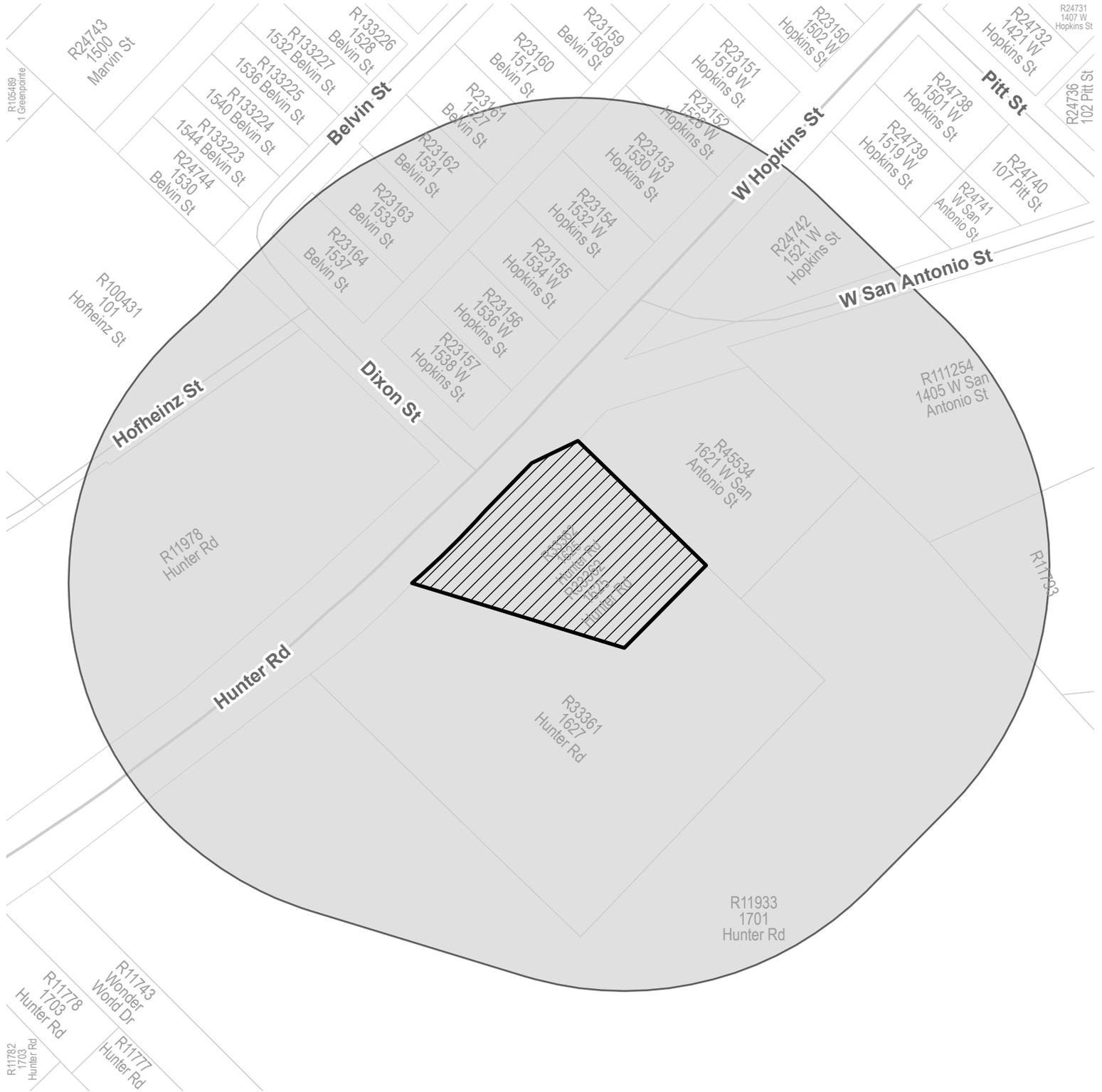
-  Subject Property
-  CC
-  FD
-  GC
-  LI
-  MU
-  SF-6



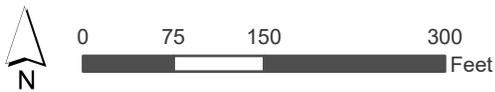
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Date: 4/1/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 4/1/2024



PLANNING AND DEVELOPMENT SERVICES



04/05/2024

CUP-24-13

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

*CUP-24-13 (Jack's Roadhouse) Hold a public hearing and consider a request by Philip Nadeau, on behalf of Jack's Roadhouse, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1625 Hunter Road. (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, April 23, 2024**, 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](mailto: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](mailto: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-24-13**.

*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](mailto:ADArequest@sanmarcostx.gov)*

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

# Notification List

Property ID	Property Owner Name	Owner's Address	Owner's City/State/Zip	Site Address
23155	VILLARREAL MARIO SAUCEDO	1534 W HOPKINS ST	SAN MARCOS, TX 78666-4123	1534 W HOPKINS ST, SAN MARCOS, TX 78666
45534	MOTORSAGEN LLC	315 AYERS	KYLE, TX 78640-5607	1621 W SAN ANTONIO ST, SAN MARCOS, TX 78666
62165	SINAI PENTECOSTAL CHURCH	208 LAREDO ST	SAN MARCOS, TX 78666	1701 HUNTER RD, SAN MARCOS, TX 78666
23163	CONTRERAS RAQUEL KATHERINE	9705 SWANSONS RANCH RD	AUSTIN, TX 78748-1423	1533 BELVIN ST, SAN MARCOS, TX 78666
33362	HALLUCIVISION LLC	1416 OWENS ST	SAN MARCOS, TX 78666-2913	1625 W HOPKINS ST, SAN MARCOS, TX 78666
24742	LARA NICK	1519 W HOPKINS ST	SAN MARCOS, TX 78666	1521 W HOPKINS ST, SAN MARCOS, TX 78666
23162	DIETZ MICHAEL P & LUCY E	1215 W SAN ANTONIO ST	SAN MARCOS, TX 78666-4136	1531 BELVIN ST, SAN MARCOS, TX 78666
136050	HAYS COUNTY	111 E SAN ANTONIO ST, STE 300	SAN MARCOS, TX 78666-5534	W SAN ANTONIO ST, SAN MARCOS, TX 78666
23151	ANGLIN, EDNA K	1518 W HOPKINS ST	SAN MARCOS, TX 78666	1518 W HOPKINS ST, SAN MARCOS, TX 78666
23153	PACHECO ELBIRA & PACHECO JOHN ESTATE	1530 W HOPKINS	SAN MARCOS, TX 78666	1530 HOPKINS ST, SAN MARCOS, TX 78666
23160	WRIGHT JOHN J & WRIGHT SHAWN E	2525 BRUSHY CREEK TRL	MESQUITE, TX 75181-1583	BELVIN ST, SAN MARCOS, TX 78666
11933	V F W POST 3413	P O BOX 941	SAN MARCOS, TX 78667-0941	1701 HUNTER RD, SAN MARCOS, TX 78666
33361	SILVA MIGUEL & ANGELICA	1019 MONTELL RD	WIMBERLEY, TX 78676-9705	1627 W HOPKINS ST, SAN MARCOS, TX 78666
23152	PEREZ, LUCY	6383 FM 621	MARTINDALE, TX 78655	1528 W HOPKINS ST, SAN MARCOS, TX 78666
23156	SAUCEDO MARIO	1534 W HOPKINS ST	SAN MARCOS, TX 78666-4123	1536 W HOPKINS ST, SAN MARCOS, TX 78666
11874	CATES ELEANOR	1620 HOFHEINZ ST	SAN MARCOS, TX 78666-4156	HUNTER RD, SAN MARCOS, TX 78666
	CONA Rep Betsy Robertson	1410 Progress St	SAN MARCOS, TX 78666	
	CONA Rep Amy Thomaides (President)	1131 W MLK Dr	SAN MARCOS, TX 78666	
	CONA Rep Jim Baggett & Jean Baggett	726 W. Hopkins	SAN MARCOS, TX 78666	
	Neighborhood Rep Darla Munoz	1128 W MLK Dr	SAN MARCOS, TX 78666	
	Neighborhood Rep Robert Eby	618 Larue Dr	SAN MARCOS, TX 78666	
	Neighborhood Rep Roland Saucedo	211 Ebony St	SAN MARCOS, TX 78666	