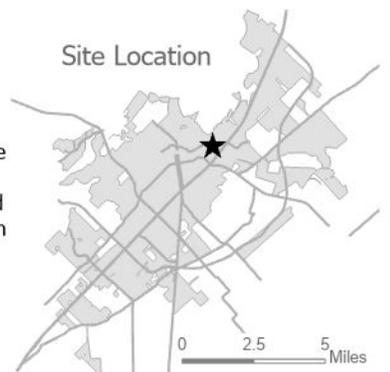


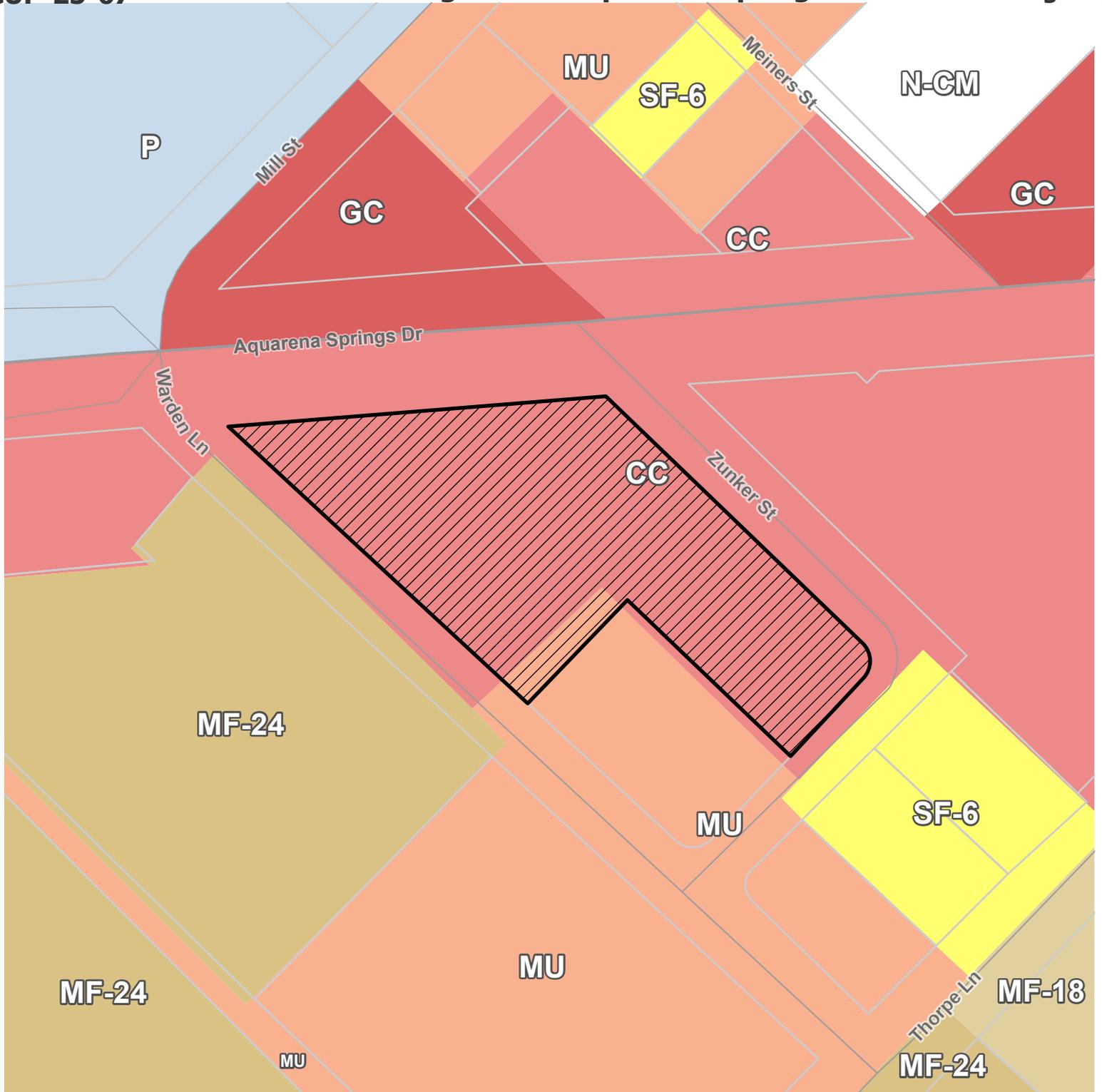
- Subject Property
- Parcel



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: 12/3/2025





 Subject Property

-  CC
-  GC
-  MF-18
-  MF-24
-  MU
-  P
-  SF-6

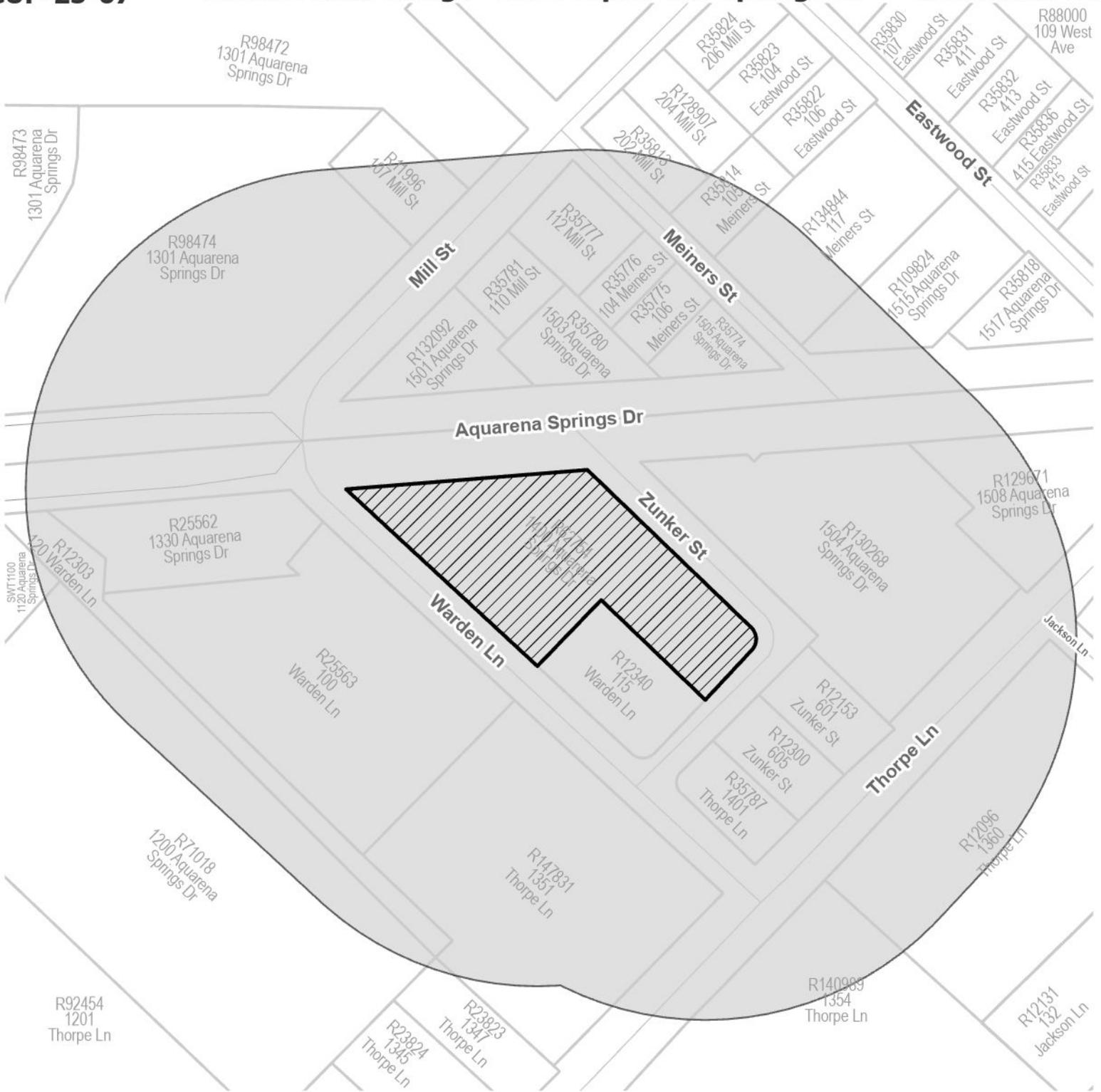


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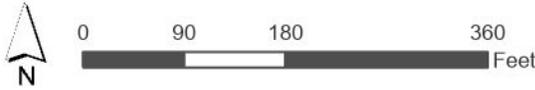
Date: 12/5/2025

Site Location





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 12/3/2025



PLANNING AND DEVELOPMENT SERVICES



01/23/2026

CUP-25-67

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Mixed Beverages  
1400 Aquarena Springs Dr**

*CUP-25-67 (Buffalo Wild Wings) Hold a public hearing and consider a request by Muhammad Ahmed, on behalf of Buffalo Wild Wings, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages}, located at 1400 Aquarena Springs Dr. (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, February 10, 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](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-25-67**.

*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	Name of Owner	Owner Mailing Address	Owner City/State/Zip	Site Address
130268	AQUARENA PLAZA LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	1504 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
35814	BLANCO GARDENS LLC	433 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5516	105 MEINERS ST, SAN MARCOS, TX 78666
109824	CBP PROPERTIES LP	1515 AQUARENA SPRINGS DR	SAN MARCOS, TX 78666-7261	1515 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
35813	CHAMBERS MATTHEW J	433 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5516	202 MILL ST, SAN MARCOS, TX 78666
35774	COMBS EARL ESTATE	P O BOX 256	SAN MARCOS, TX 78667-0256	1505 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
25563	CRISMIER CHARLES III & KATHLEEN M LIVING TRUST	375 PERROW LN	MANAKIN SABOT, VA 23103-2845	100 WARDEN, SAN MARCOS, TX 78666
134844	DOUBLE FENG LLC	711 SURGEON ST	SAN MARCOS, TX 78666-7966	117 MEINERS ST, SAN MARCOS, TX 78666
140989	GEP XI UPTOWN SQUARE LP	465 MEETING ST, STE 500	CHARLESTON, SC 29403-7123	1354 THORPE LN, SAN MARCOS, TX 78666
129673	HANZEL, DAVID	605 ZUNKER ST	SAN MARCOS, TX 78666	ZUNKER ST, SAN MARCOS, TX 78666
62754	MA INVESTMENTS LLC	13636 BRETON RIDGE ST, STE A	HOUSTON, TX 77070-6077	1400 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
128907	MATEOS RAQUEL	204 MILL ST	SAN MARCOS, TX 78666-6612	204 MILL ST, SAN MARCOS, TX 78666
35780	MCCROCKLIN JOHN & ASSOCIATES INC	131 W SIERRA CIR	SAN MARCOS, TX 78666-2520	1503 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666

37745	MEJIA, SYMPHONY	1197 RAMBLE HLS	CANYON LAKE, TX 78133-2557	1624 A101 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
129674	MOORE, MARGARET	4613 CAMACHO ST	AUSTIN, TX 78723-5519	ZUNKER ST, SAN MARCOS, TX 78666
35777	MUELLER TIMON WOLF & WOLF-MUELLER BETTINA	112 MILL ST	SAN MARCOS, TX 78666-6656	112 MILL ST, SAN MARCOS, TX 78666
196223	OTG INVESTMENTS LLC	PO BOX 311327	NEW BRAUNFELS, TX 78131-1327	1508 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
12340	PLEX BUSINESS CENTER LLC	115 WARDEN LN	SAN MARCOS, TX 78666-6549	115 WARDEN, SAN MARCOS, TX 78666
12096	PROSPEROUS SIERRA PROPERTIES INC	965 SUNNYHILL PL	DIAMOND BAR, CA 91765-4634	1360 THORPE LN, SAN MARCOS, TX 78666
132092	ROMAN HOMERO & MARTA	112 PINTO LN	SAN MARCOS, TX 78666	1501 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
35776	SAN MARCOS CITY OF HOUSING AUTHORITY	1201 THORPE LN	SAN MARCOS, TX 78666	104 MEINERS LN, SAN MARCOS, TX 78666
25562	SAN MARCOS STADIUM PLAZA LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733	1330 AQUARENA SPRINGS DR, SAN MARCOS, TX 78666
151823	STATE OF TEXAS	125 E 11TH ST	AUSTIN, TX 78701-2483	AQUARENA SPRINGS, SAN MARCOS, TX 78666
23823	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	SAN MARCOS, TX 78666	1347 THORPE LN, SAN MARCOS, TX 78666
133171	TEXAS STATE UNIVERSITY SAN MARCOS	601 UNIVERSITY DR JCK 920	SAN MARCOS, TX 78666	AQUARENA, SAN MARCOS, TX 78666
98474	TEXAS STATE UNIVERSITY-SAN MARCOS	601 UNIVERSITY DR	SAN MARCOS, TX 78666-4684	MILL ST, SAN MARCOS, TX 78666
147831	TPG CTC INVESTORS TXST LLC	132 VETERANS LN, # 462	DOYLESTOWN, PA 18901-3413	1351 THORPE LN, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666	

	Neighborhood President Michael Adams	106 Losoya Dr	San Marcos, TX 78666	
	Neighborhood Rep Heidi Holliday McKitrick	325 Durata Dr	San Marcos, TX 78666	