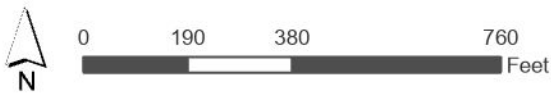


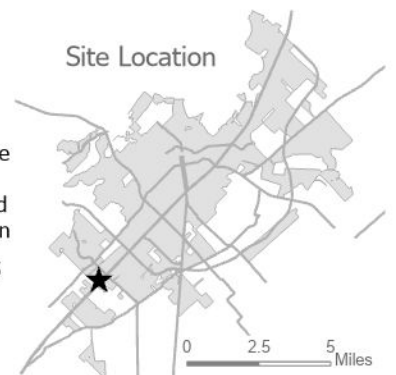


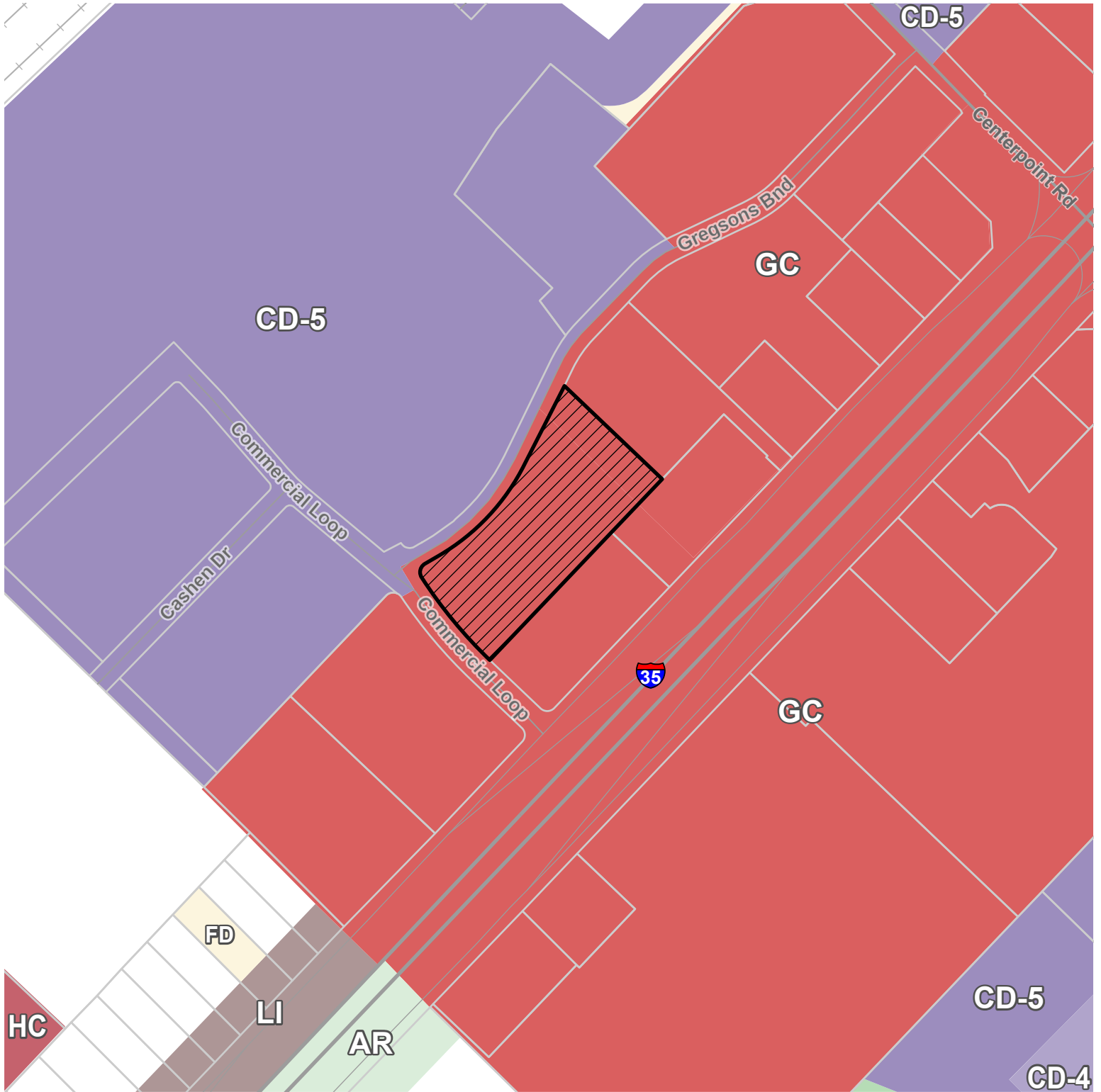
- Subject Property
- Parcel












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: 5/16/2025





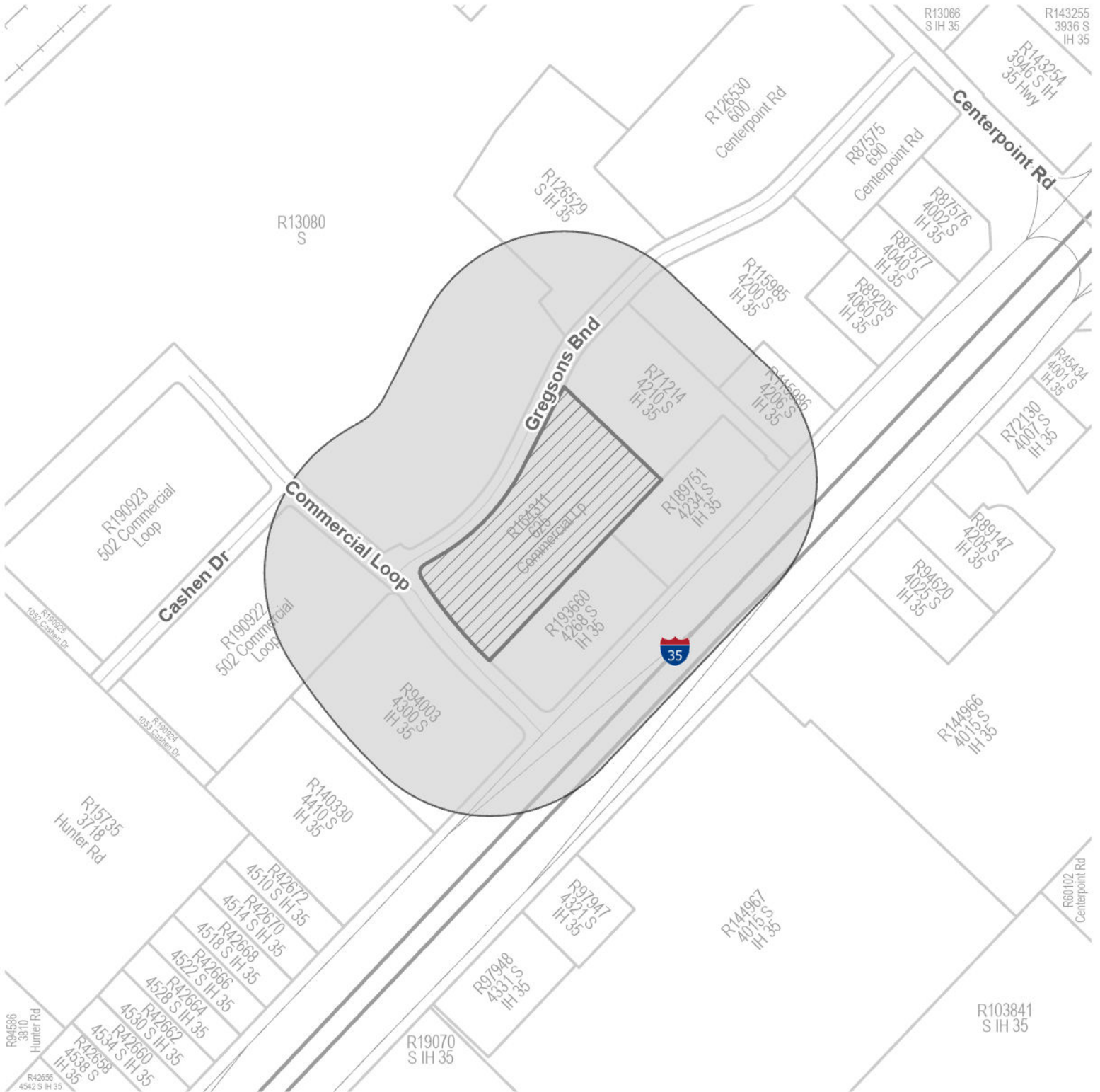
-  Subject Property
-  AR
-  CD-4
-  CD-5
-  FD
-  GC
-  HC
-  LI
-  CD-1



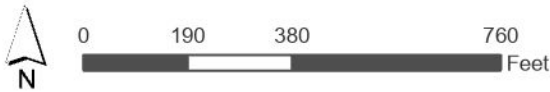
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 5/27/2025



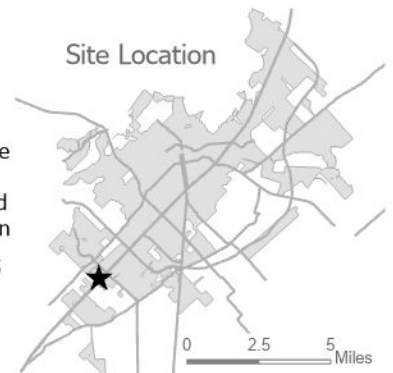


-  400ft Buffer
-  Subject Property
-  Parcel



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Date: 5/16/2025



PLANNING AND DEVELOPMENT SERVICES



5/23/2025

CUP-25-25

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
625 Commercial Loop**

CUP-25-25 (Courtyard by Marriot) Hold a public hearing and consider a request by San Marcos Investment One LLC, on behalf of Courtyard by Marriot, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 625 Commercial Loop. (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, June 10, 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-25-25**.

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
71214	4210 S IH 35, SAN MARCOS, TX 78666	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN, TX 78155
94004	4300 S IH 35, SAN MARCOS, TX 78666	JNG REALTY LLC	P O BOX 1666	SAN MARCOS, TX 78667-1666
13080	S IH 35 @ W CENTERPOINT RD, SAN MARCOS, TX 78666	CENTERPOINT COMMONS LLC	ATTN TYLER SIBLEY	SAN MARCOS, TX 78666
190922	COMMERCIAL LOOP, SAN MARCOS, TX 78666	CRP/WP ALTA CENTER POINT OWNER LP	Attn: BART BARRETT	HOUSTON, TX 77046
115985	4200 S IH 35, STE #100, SAN MARCOS, TX 78666	SMP TEXAS PARTNERS LLC	11760 GEE NORMAN RD	BELGRADE, MT 59714-8415
164312	625 COMMERCIAL LOOP, BLDG #2, SAN MARCOS, TX 78666	AUSDM LLC	111 BROADWAY	NASHVILLE, TN 37201-2117
115986	4206 S IH 35, SAN MARCOS, TX 78666	HAT CREEK BURGER SAN MARCOS LLC	4407 BEE CAVES RD	AUSTIN, TX 78746
193660	S IH 35, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	HOUSTON, TX 77056-3162
189751	S IH 35, SAN MARCOS, TX 78666	SAN MARCOS HFT DEVELOPMENT, LLC	Attn: RICK STEELE	ATHENS, GA 30601
164311	625 COMMERCIAL LOOP, BLDG #1, SAN MARCOS, TX 78666	SAN MARCOS PLATINUM LLC	111 BROADWAY	NASHVILLE, TN 37201-2117
		Bobbie Garza-Hernandez	122 Riviera St	San Marcos, TX 78666
		Michael Adams	106 Losoya Drive	San Marcos, TX 78666
		Roland Saucedo	211 Ebony Street	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