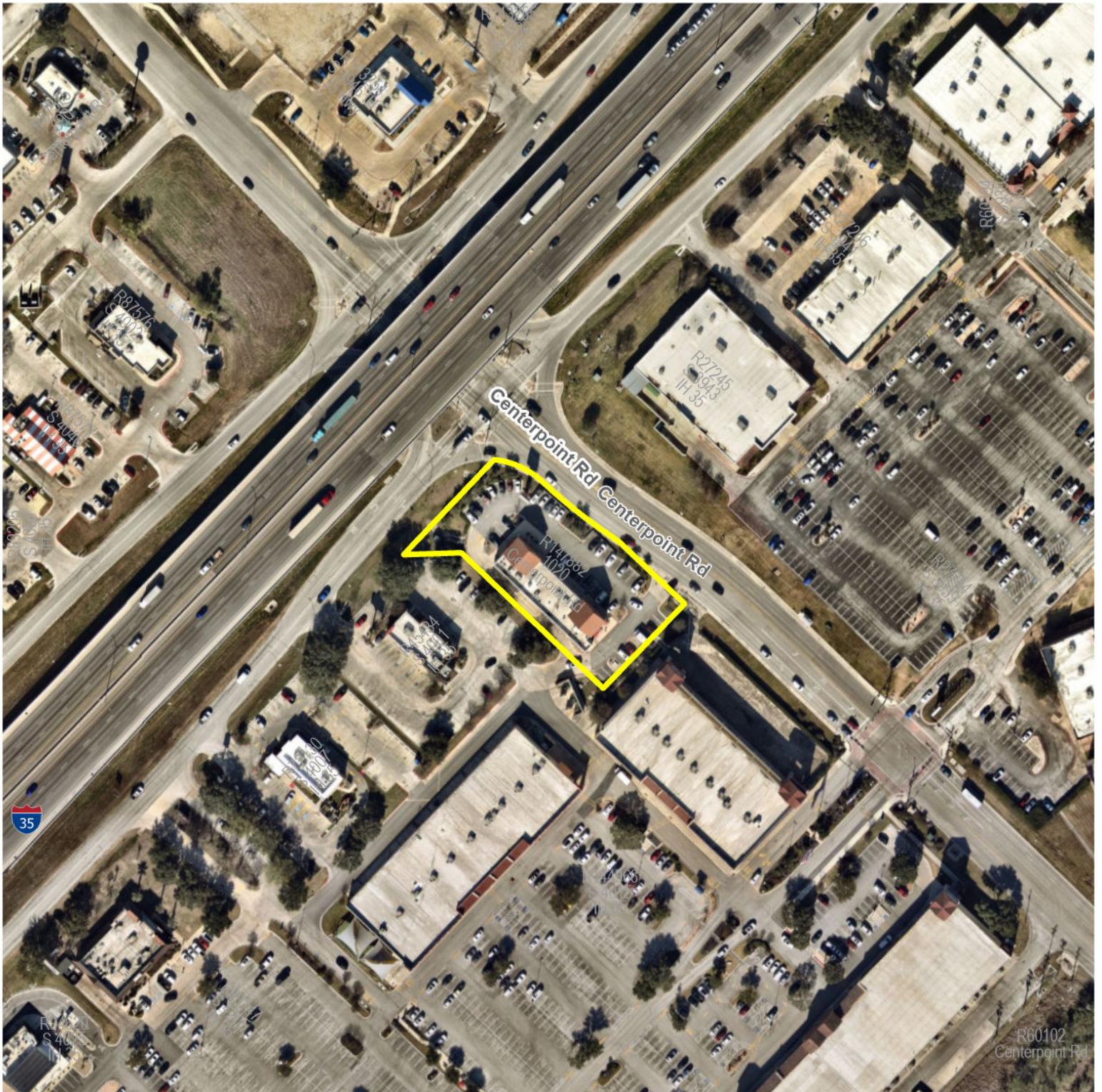


# CUP Renewal for 1020 Center Point Rd., Suite 112

CUP-25-07

Aerial



-  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: 3/18/2025

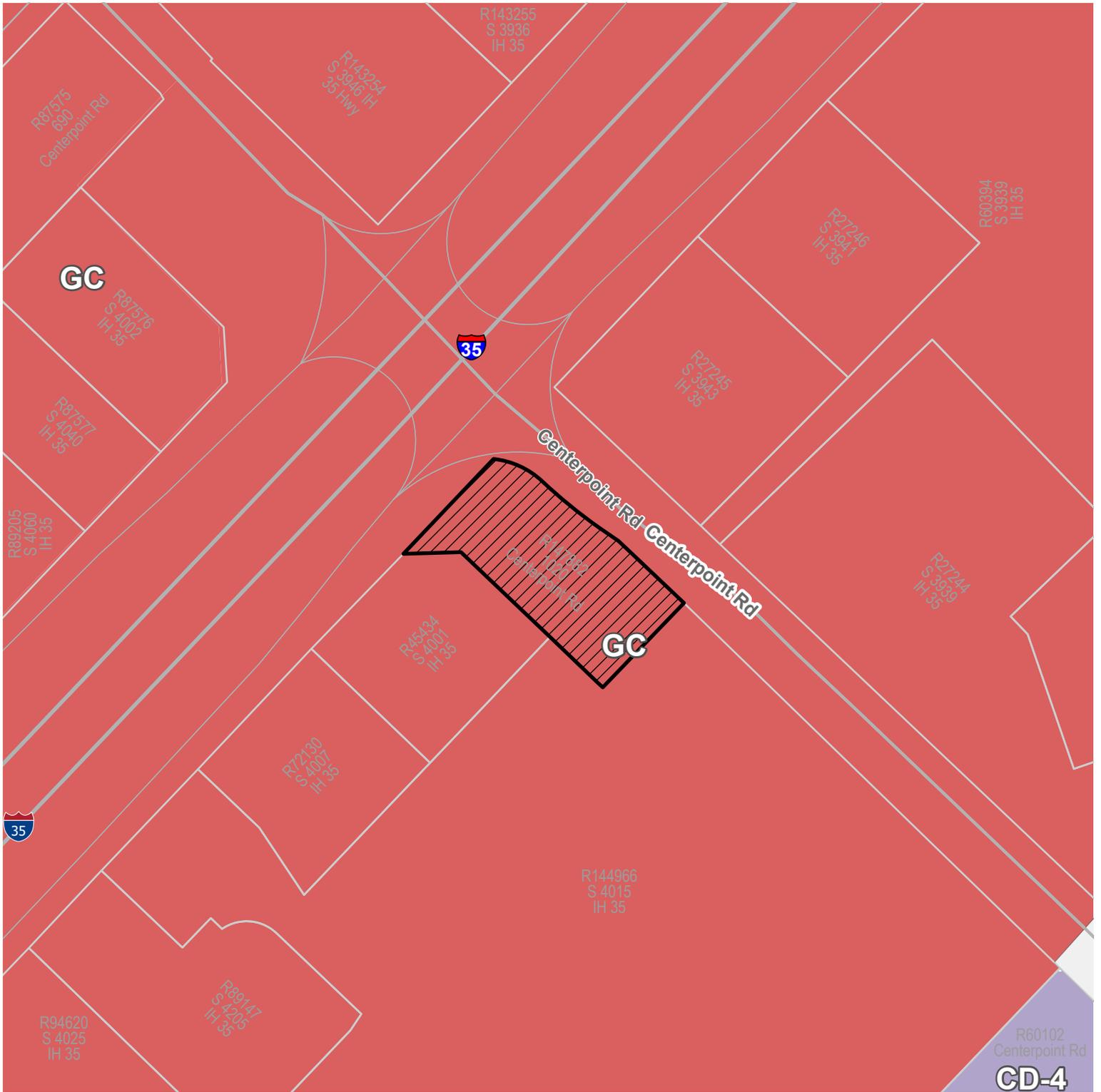
**SAN MARCOS** Planning and Development Services



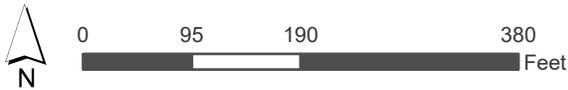
# CUP Renewal for 1020 Center Point Rd., Suite 112

CUP-25-07

Zoning



-  Subject Property
-  Parcel
-  CD-4
-  GC



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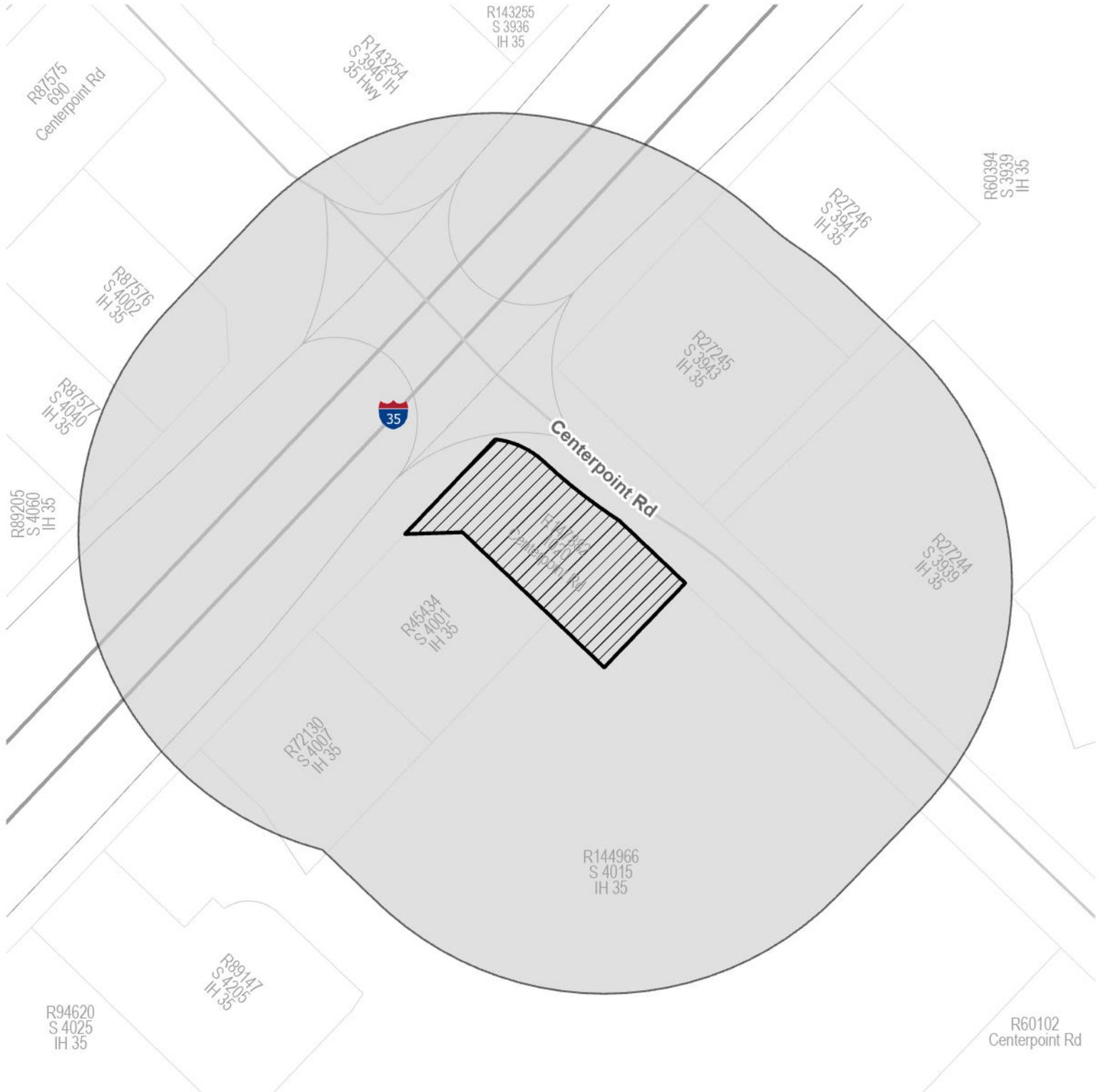
Date: 3/26/2025



# CUP Renewal for 1020 Center Point Rd., Suite 112

CUP-25-07

400' Notification Buffer

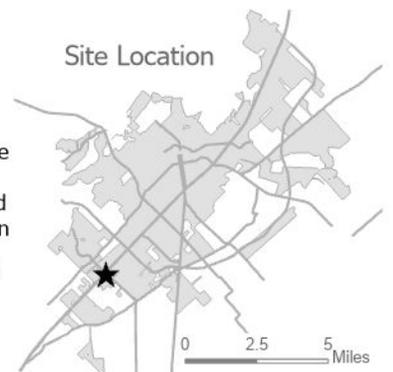


-  Subject Property
-  400ft Buffer



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: 3/18/2025



PLANNING AND DEVELOPMENT SERVICES



3/21/2025

CUP-25-07

**Notice of Public Hearing  
Conditional Use Permit Renewal Request  
Sale of Mixed Beverages  
1020 Centerpoint Road**

*CUP-25-07 (Chipotle Mexican Grill) Hold a public hearing and consider a request by Chipotle Mexican Grill, for a renewal to a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1020 Centerpoint Road. (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, April 8, 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](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, **Craig Garrison**, at **512.805.2649** or [cgarrison@sanmarcostx.gov](mailto:cgarrison@sanmarcostx.gov). When calling, please refer to case number **CUP-25-07**.

*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)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
147882	1020 CENTERPOINT RD, STE #102,108,112, SAN MARCOS, TX 78666	SAN MARC I LLC	3200 NORTHLINE AVE	GREENSBORO, NC 27408-7612
87577	4040 S IH 35, SAN MARCOS, TX 78666	WHATABURGER, INC	300 CONCORD PLAZA DR	SAN ANTONIO, TX 78216-6903
89205	4060 S IH 35, SAN MARCOS, TX 78666	MCDONALDS USA LLC	JAMES BENTON	BEE CAVE, TX 78738-5036
27246	3941 S IH 35, SAN MARCOS, TX 78666	RIVERSIDE GARDENS LLC	4180 WOODS RIDER LOOP	ODESSA, FL 33556-4841
27244	3939 S IH 35, SAN MARCOS, TX 78666	KONTOOR RETAIL INC	PO BOX 20807	GREENSBORO, NC 27420-0807
60394	3939 S IH 35, STE #204A, SAN MARCOS, TX 78666	SAN MARCOS FACTORY STORES LTD	PRIME RETAIL LTD PARTNERSHIP	INDIANAPOLIS, IN 46206-6120
72130	4007 S IH 35, SAN MARCOS, TX 78666	AUSTACO II REAL ESTATE PARTNERS LTD	Attn: JANICE JENKINS	ROUND ROCK, TX 78681-5097
144966	4015 S IH 35, SAN MARCOS, TX 78666	TANGER SAN MARC LLC	3200 NORTHLINE AVE	GREENSBORO, NC 27408-7612
87576	4000 S IH 35, SAN MARCOS, TX 78666	ZAXBY'S	Attn: RYAN DOSS	ATHENS, GA 30606-6177
45434	4001 S IH 35, SAN MARCOS TX	WENDY'S #10	Attn: PROPERTY TAX	AUSTIN, TX 78703-5134
143254	3946 S IH35, STE #101, SAN MARCOS, TX 78666	CB & B REALTY LTD	1910 CENTER POINT RD	SAN MARCOS, TX 78666-9443
		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