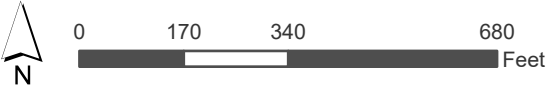




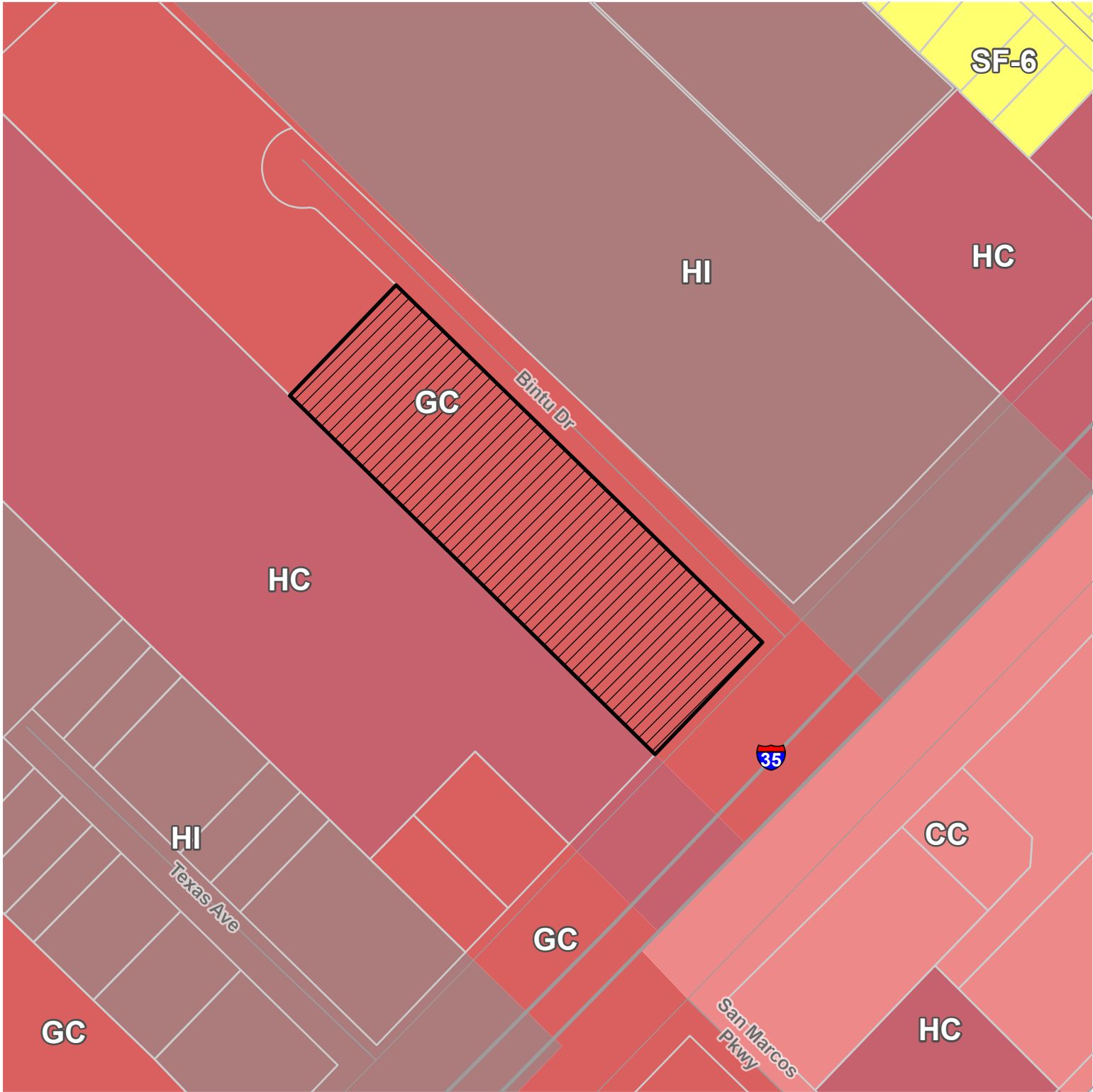
-  Subject Property
-  Parcel





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: 3/4/2025








 Subject Property


 CC

 GC

 HC

 HI

 P

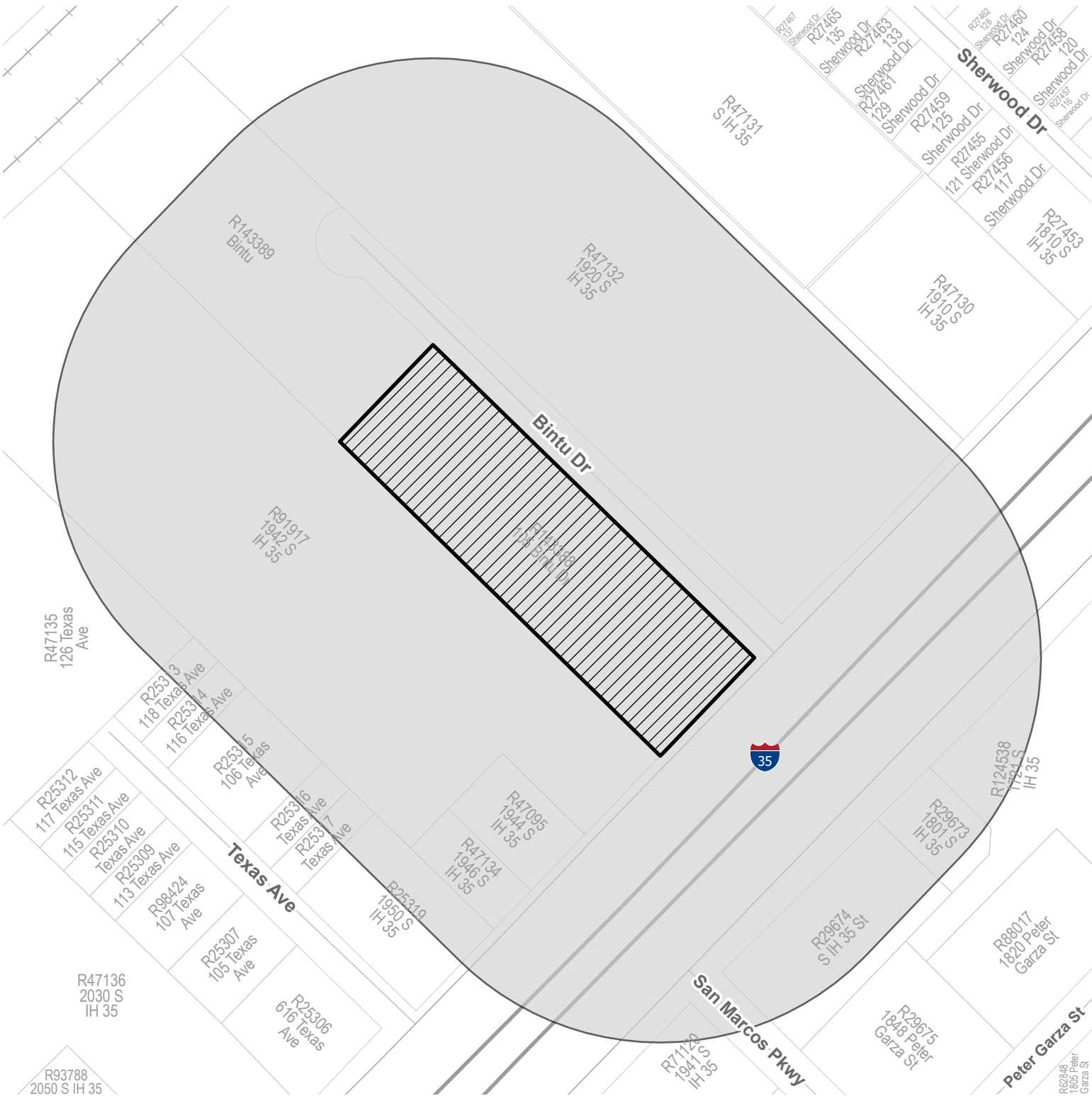
 SF-6



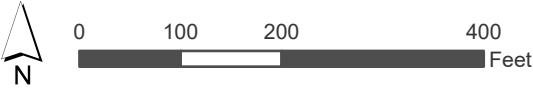
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/4/2025





- Subject Property
- 400ft Buffer
- Parcel



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Date: 3/4/2025



PLANNING AND DEVELOPMENT SERVICES

05/02/2025



CUP-25-08

**Notice of Public Hearing
On the Appeal of a Conditional Use Permit Request
Springs Bistro + Bar – On Premise Consumption of Mixed Beverages
105 Bintu Drive**

Hold a public hearing and consider a request by Angelica Ramirez, on behalf of Springs Bistro + Bar, to appeal the decision of the Planning and Zoning Commission which approved a Conditional Use Permit in Case No. CUP-25-08, to allow on-premises consumption of mixed beverages, for six (6) months, located at 105 Bintu Drive, and consider authorizing a refund of \$765.00 to Angelica Ramirez for the fee paid to appeal to the City Council.

The San Marcos City Council will consider the above request at an upcoming public hearing to obtain citizen comments and will either affirm, reverse, or modify the decision of the Planning and Zoning Commission regarding 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 City Council on **Tuesday, May 20, 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: <https://sanmarcostx.gov/Videos>. Or sign up at: www.sanmarcostx.gov/citizencommentssignup or call 512-393-8090 to request a link 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 City Council, 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 City Council

www.sanmarcostx.gov/citizencommentssignup

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-25-08**.

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 Address	Owner City/State/Zip	Site Address
47132	1900 S IH 35 LLC	5808 BALCONES DR, STE 200	AUSTIN, TX 78731	1920 S IH 35, SAN MARCOS, TX 78666
71120	BARRIO COMPREHENSIVE FAMILY HEALTH CARE CENTER INC	3066 EAST COMMERCE ST	SAN ANTONIO, TX 78220-1013	1941 S IH 35, SAN MARCOS, TX 78666
29674	GUNNARSON KIMBERLEY	P O BOX 746	SAN MARCOS, TX 78667-0746	S IH 35, SAN MARCOS, TX 78666
47095	HAPES PROPERTIES LLC	P O BOX 6394	WOODLAND HILLS, CA 91365-4394	1944 S IH 35, SAN MARCOS, TX 78666
91917	INTERSTATE BUSINESS PARK LLC	15835 PARK TEN PL, STE 150	HOUSTON, TX 77084-6099	1942 S IH 35, SAN MARCOS, TX 78666
47134	RIVER CITY HOLDINGS LTD	9011 Mountain Ridge DR, STE 200	Austin, TX 78759-7251	1946 S IH 35, SAN MARCOS, TX 78666
25317	SACHTLEBEN, WELDON K	701 S GUADALUPE ST	SAN MARCOS, TX 78666	TEXAS AVE, SAN MARCOS, TX
124538	SFGC ENTERPRISES LP	3009 MARAVILLAS LOOP	AUSTIN, TX 78735	1721 IH 35, SAN MARCOS, TX 78666
25315	SM TEXAS AVENUE LLC	1112 W 9TH ST	AUSTIN, TX 78703-4926	106 TEXAS AVE, SAN MARCOS, TX 78666
143388	SMMHI HOLIDAY SM LLC	900 BARNES DR	SAN MARCOS, TX 78666-6293	105 BINTU DR, SAN MARCOS, TX 78666
47135	TEXAS WONDERWORLD LLC	812 SAN ANTONIO ST	AUSTIN, TX 78701-2206	126 TEXAS AVE, SAN MARCOS, TX 78666
25313	TRIPLETT MAX	101 RANCHO ENCINO DR	SAN MARCOS, TX 78666-1879	118 TEXAS AVE, SAN MARCOS, TX 78666
25314	TRIPLETT SUE FAMILY TRUST	103 RANCHO ENCINO DR	SAN MARCOS, TX 78666-1879	116 TEXAS AVE, SAN MARCOS, TX 78666
	CONA Rep John Thomaides	813 Arizona	SAN MARCOS, TX 78666	
	CONA Rep Ramona & Rudy Rodriguez	533 Hull St.	SAN MARCOS, TX 78666	
	CONA Rep Roland Saucedo	211 Ebony St	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya D	SAN MARCOS, TX 78666	
	Neighborhood Rep Bobbie Garza-Hernandez	122 Riviera St	SAN MARCOS, TX 78666	