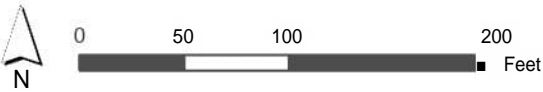


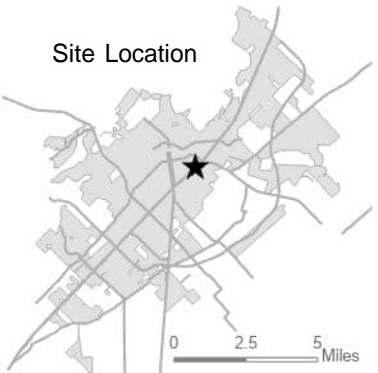


- Subject Property
- Parcel

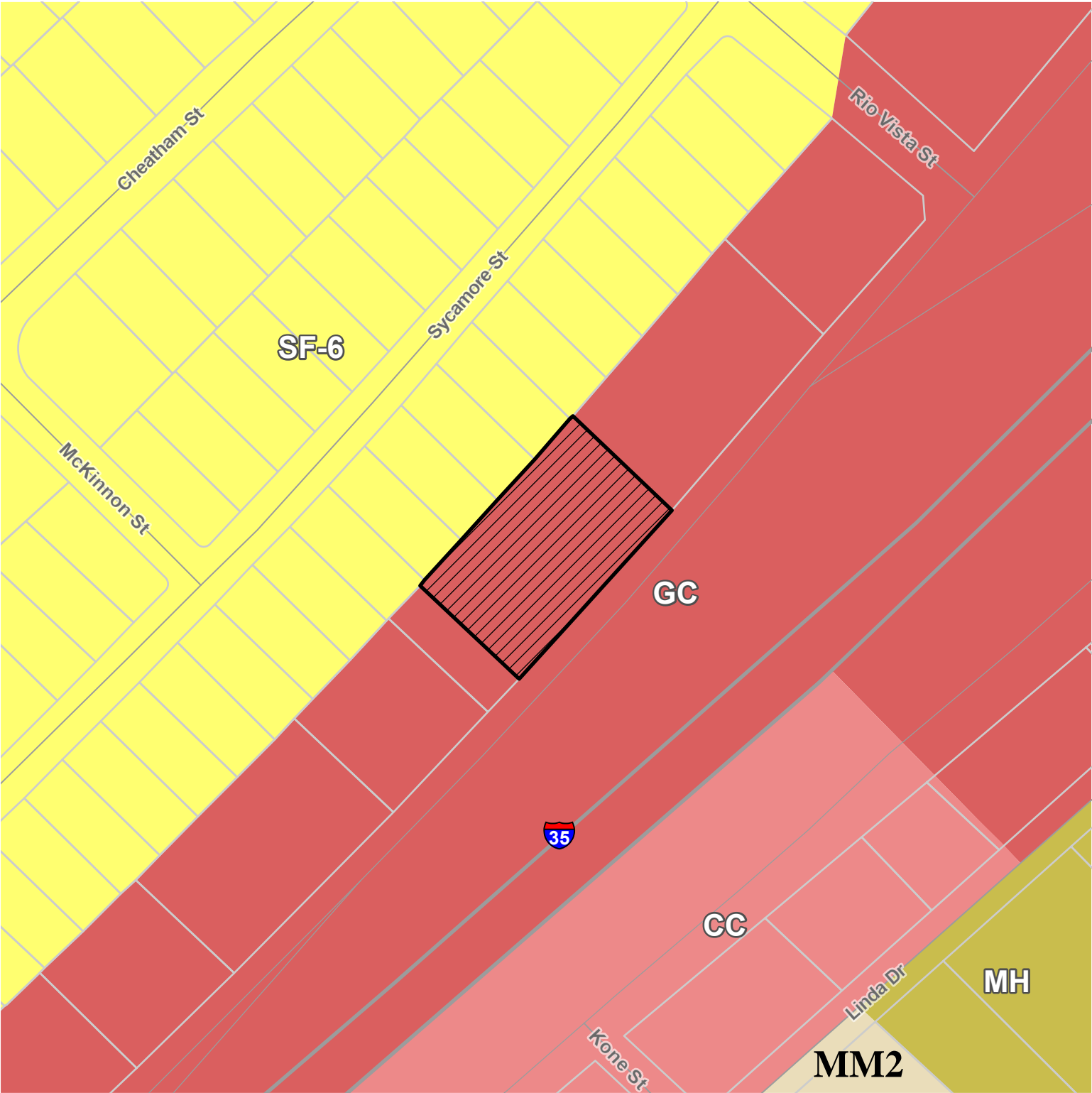








This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/20/2025







-  Subject Property
-  CC
-  GC
-  MF-12
-  MH
-  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.

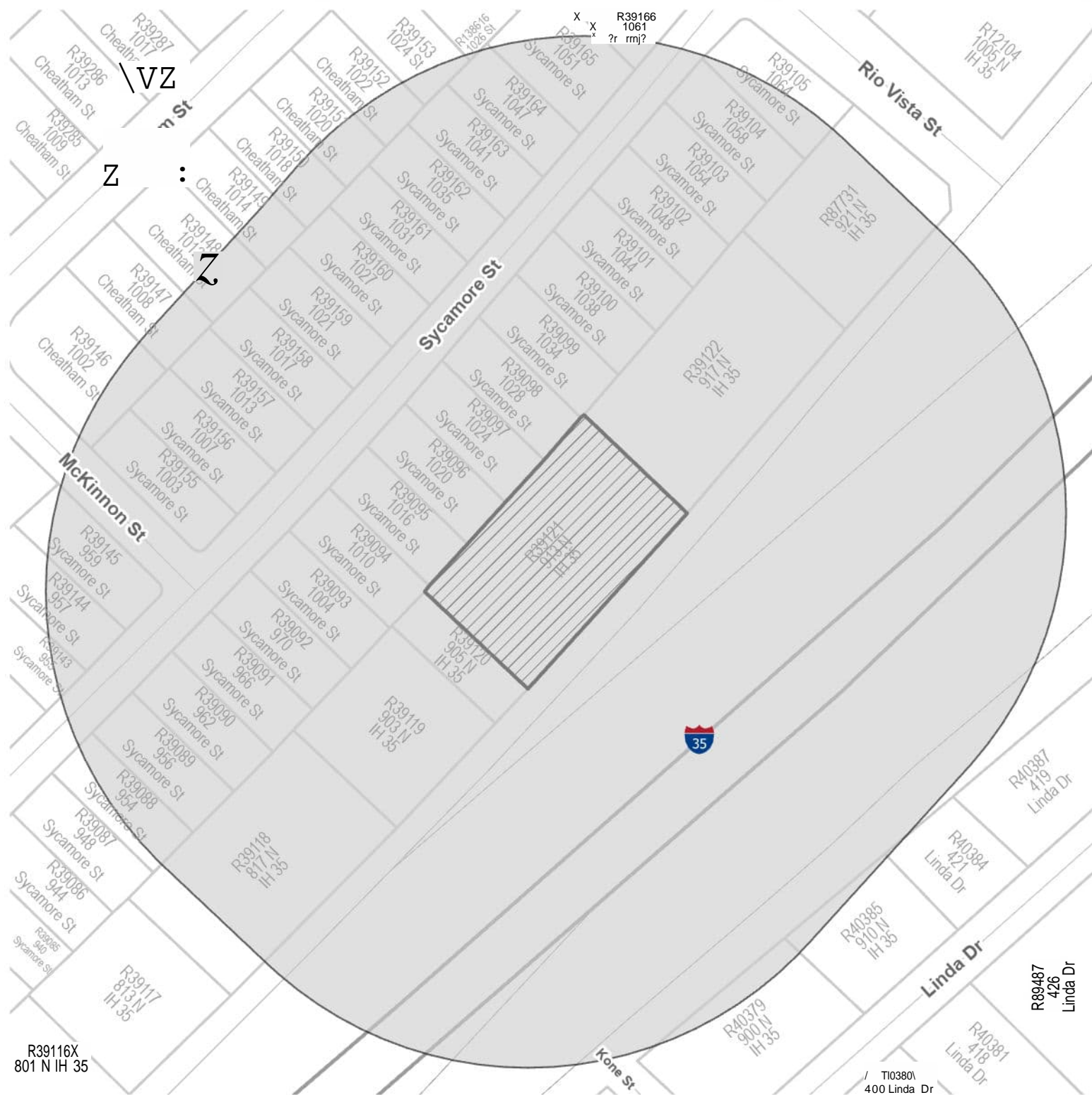
Date: 6/20/2025

SAnpwcOS

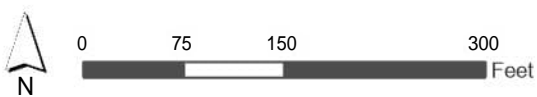
Planning and  
Development Services



**Fuego Tortilla Grill- 913 S N I-35 Frontage Rd      Notification Map**



1400ft Buffer  
☒ **A** 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: 6/20/2025

**SAn Arces** Planning and  
Development Services

## Site Location



PLANNING AND DEVELOPMENT SERVICES

7/5/2025



CUP-25-28

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Mixed Beverages  
913 N IH 35**

*CUP-25-28 (Fuego) Hold a public hearing and consider a request by Jack Franken, on behalf of Annette Lovelace, to renew a Conditional Use Permit to allow on premise consumption of Mixed, located 913 N IH 35. (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, July 22, 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-25-28**.

*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
39092	970 SYCAMORE ST, SAN MARCOS, TX 78666	ALLEN WARREN & DENISE P	2002 SPANISH OAK TRL	MANCHACA, TX 78652-4003
39097	1024 SYCAMORE, SAN MARCOS, TX 78666	ANDERSON CHARLES PETER	125 W SIERRA CIR	SAN MARCOS, TX 78666-2520
40385	910 IH 35, SAN MARCOS, TX 78666	AUSPRO ENTERPRISES	PO BOX 13549	AUSTIN, TX 78741-3549
39095	1016 SYCAMORE, SAN MARCOS, TX 78666	BARKLEY HOUSE HOLDINGS LP	3117 GUADALUPE ST	AUSTIN, TX 78705-2819
39100	1038 SYCAMORE ST, SAN MARCOS, TX 78666	BENNETT, EDWARD W	P O BOX 764	SAN MARCOS, TX 78667-0764
39121	913 N IH 35, SAN MARCOS, TX 78666	BLISSE REALTY HOLDINGS LLC	913 N INTERSTATE 35	SAN MARCOS, TX 78666-7036
39150	1018 CHEATHAM ST, SAN MARCOS, TX 78666	CHEN, ANDREW	1319 ANDALUCIA DR	SAN MARCOS, TX 78666
39162	1035 SYCAMORE, SAN MARCOS, TX 78666	CHILDERS MARC H & MARY LOUISE	319 RANCHO BUENO DR	GEORGETOWN, TX 78628-9520
39147	1008 CHEATHAM ST, SAN MARCOS, TX 78666	CROW PHILLIP M JR & GLYNIS G	8007 RANCH ROAD 1051	UVALDE, TX 78801-4675
39163	1041 SYCAMORE ST, SAN MARCOS, TX 78666	DUKE, TARA ROSANN	1041 SYCAMORE ST	SAN MARCOS, TX 78666
39156	1007 SYCAMORE, SAN MARCOS, TX 78666	DUNLAP SEAN R	1007 SYCAMORE ST	SAN MARCOS, TX 78666-7023
39091	966 SYCAMORE ST, SAN MARCOS, TX 78666	FRISBIE LINDSEY ELIZABETH & MICHAEL CRAIG FRISBIE	966 SYCAMORE ST	SAN MARCOS, TX 78666-7049
39104	1058 SYCAMORE, SAN MARCOS, TX 78666	GIBERSON PARTNERS II LTD	P O BOX 670	BUDA, TX 78610-0670
39103	1054 SYCAMORE ST, SAN MARCOS, TX 78666	GUERRERO ROLAND T & TOBI	900 SANDY POINT RD	WIMBERLEY, TX 78676-8904
39089	956 SYCAMORE, SAN MARCOS, TX 78666	HART, RONALD K	P O BOX 11	SAN MARCOS, TX 78667-0011
39088	954 SYCAMORE, SAN MARCOS, TX 78666	HUEBNER KIMBERLY A & DANIEL J	954 SYCAMORE ST	SAN MARCOS, TX 78666-7049
39090	962 SYCAMORE, SAN MARCOS, TX 78666	KENDRICK ROBYN L	962 SYCAMORE ST	SAN MARCOS, TX 78666-7049
39155	1003 SYCAMORE ST, SAN MARCOS, TX 78666	KENYON DIANE K & LEE R	285 E SUMMIT DR	WIMBERLEY, TX 78676-9439
39158	1017 SYCAMORE ST, SAN MARCOS, TX 78666	LACAZE DIANE & RONNIE	118 RIVIERA ST	SAN MARCOS, TX 78666
39102	1048 SYCAMORE ST, SAN MARCOS, TX 78666	LUCIO, YOLANDA	1048 SYCAMORE ST	SAN MARCOS, TX 78666-7024
39151	1020 CHEATHAM ST, SAN MARCOS, TX 78666	MARTINEZ, SUSANA	2610 JAMES ST	SAN MARCOS, TX 78666-5030
39145	959 SYCAMORE ST, SAN MARCOS, TX 78666	MCALLISTER AMY & MCALLISTER JOHN BRADLEY	959 SYCAMORE ST	SAN MARCOS, TX 78666-7021
39160	1027 SYCAMORE, SAN MARCOS, TX 78666	MCCARTNEY MICHAEL ALLEN & ELLEN	14523 RIDGE GLEN DR	SAN ANTONIO, TX 78233-3922
39148	1012 CHEATHAM ST, SAN MARCOS, TX 78666	MO HOMES LLC- SERIES CHEATHAM STREET	2315 E 8TH ST	AUSTIN, TX 78702-3523
39161	1031 SYCAMORE ST, SAN MARCOS, TX 78666	NATAL EPIFANIA (LIFE ESTATE)	NATAL JAMES V JR &	SAN MARCOS, TX 78666
39118	817 N IH 35, SAN MARCOS, TX 78666	NAVJIVAN LLC	817 IH 35 N	SAN MARCOS, TX 78666
39098	1028 SYCAMORE ST, SAN MARCOS, TX 78666	NEIL THERESA C & PATRICK SHANE WINKLER	1760 JACK RABBIT RDG	SCOTTS VALLEY, CA 95066-2522
87731	921 N IH 35, SAN MARCOS, TX 78666	PATEL CHETNA KUNDAN (60%) & PATEL SREYA KUNDAN (20%) &	NAGER BABUL KUNDAN (20%)	SAN MARCOS, TX 78666
39164	1047 SYCAMORE ST, SAN MARCOS, TX 78666	PEREZ AURORA & PEREZ DANIEL (ESTATE)	1047 SYCAMORE ST	SAN MARCOS, TX 78666-7023
39153	1024 CHEATHAM ST, SAN MARCOS, TX 78666	RHEA MICHAEL J	101 CHULA VISTA ST	SAN MARCOS, TX 78666-4704
138616	1026 CHEATHAM ST, SAN MARCOS, TX 78666	RHEA, JENNIFER	1024 CHEATHAM ST	SAN MARCOS, TX 78666
39152	1022 CHEATHAM ST, SAN MARCOS, TX 78666	RUIZ-GARZA FAMILY TRUST	10203 COLONIAL CLUB DR	AUSTIN, TX 78747-1129
39101	1044 SYCAMORE ST, SAN MARCOS, TX 78666	RVS VENTURES LLC	750 CASCADE TRL	SAN MARCOS, TX 78666-1768
39093	1004 SYCAMORE ST, SAN MARCOS, TX 78666	SAND, DIANNE	330 S C M ALLEN PKWY	SAN MARCOS, TX 78666-6902
39144	957 SYCAMORE, SAN MARCOS TX 78666	SARMIENTO, ERIC RYAN	957 SYCAMORE ST	SAN MARCOS, TX 78666-7021
39159	1021 SYCAMORE, SAN MARCOS, TX 78666	SEARLE SHIRLEY	1021 SYCAMORE ST	SAN MARCOS, TX 78666
39119	903 N IH 35, SAN MARCOS, TX 78666	SHREE SATYA SAI INC	903 N INTERSTATE 35	SAN MARCOS, TX 78666-7036
39166	1061 SYCAMORE, SAN MARCOS, TX 78666	SMITH CASEY E & CHRISTINA	1061 SYCAMORE ST	SAN MARCOS, TX 78666
39094	1010 SYCAMORE ST, SAN MARCOS, TX 78666	STEPHENSON RAY & JENIFER	407 PARKSIDE DR	SAN MARCOS, TX 78666-2566
12288	LOOP 82, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY-SAN MARCOS	Attn: VP FOR FINANCE AND SUPPORT SERVICES	SAN MARCOS, TX 78666-4684
39122	917 N IH 35, SAN MARCOS, TX 78666	TK HOSPITALITY LLC	917 N INTERSTATE 35	SAN MARCOS, TX 78666-7036
40379	401 LINDA DR, SAN MARCOS, TX 78666	TORRES JOSE LUIS & JUAN FRANCISCO & ELIZABETH M	900 IH 35 NORTH	SAN MARCOS, TX 78666
39143	955 SYCAMORE ST, SAN MARCOS, TX 78666	WALL ERIN K	955 SYCAMORE ST	SAN MARCOS, TX 78666-7021
39146	1002 CHEATHAM ST, SAN MARCOS, TX 78666	WANG LILI	2625 CAMEL TRL	NEW BRAUNFELS, TX 78132-4157
		Michael Vernon	601 Barbara Dr	
		Bobbie Garza-Hernandez	122 Riviera St	
		Michael Adams	106 Losoya Dr	
		Sara Lee	1415 Harper	
		Ana Mendoza	1114 Field St	
		Amy Thomaidas	1131 W MLK	