



-  Subject Property
-  Parcel



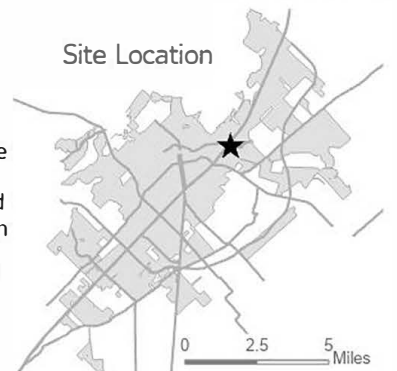
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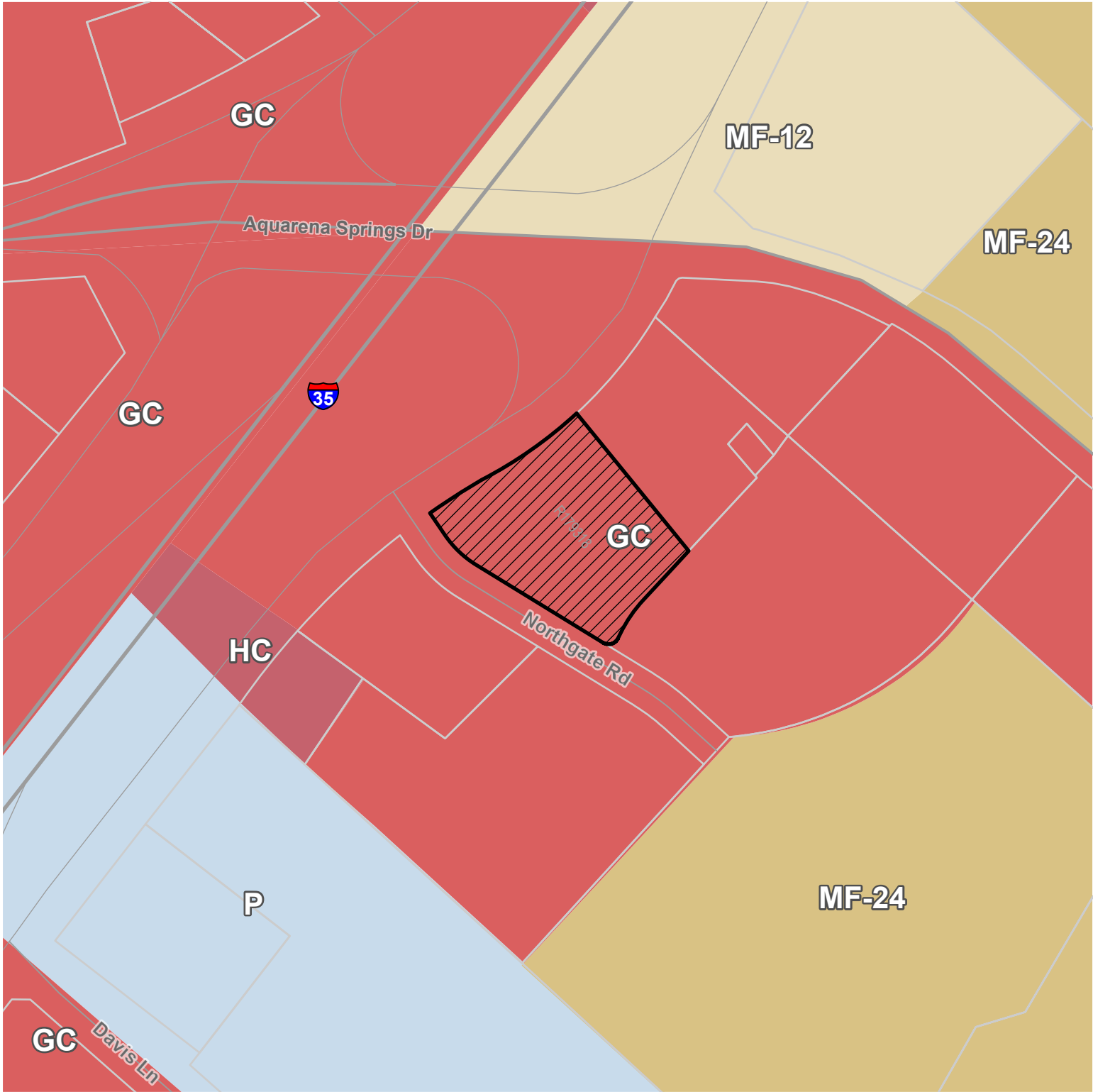
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.







Date: 5/16/2025

SAN MARCOS Planning and
Development Services

Site Location





-  Subject Property
-  GC
-  HC
-  MF-12
-  MF-24
-  P



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Date: 2/21/2024



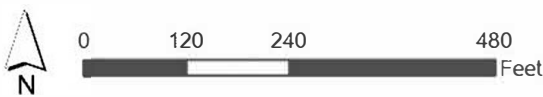
CUP-25-24

First Watch Daytime Café
1506 N IH 35 STE 101

Notification Map



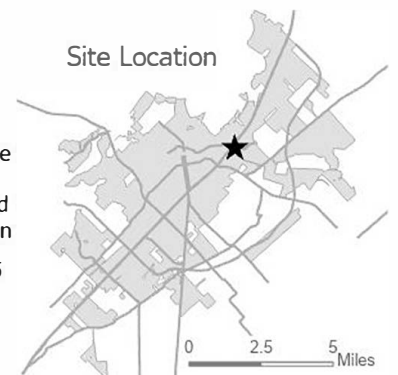
- 400ft Buffer
- Subject Property
- Parcel



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Date: 5/16/2025

SAN MARCOS Planning and Development Services



PLANNING AND DEVELOPMENT SERVICES



05/23/2025

CUP-25-24

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
1506 N IH 35, STE 101**

CUP-25-24 (First Watch Daytime Café) Hold a public hearing and consider a request by Holly Stolarsky, on behalf of First Watch Daytime Café, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Ste 101. (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, 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, **Kaitlyn Buck**, at **512.393.8234** or **kbuck@sanmarcostx.gov**. When calling, please refer to case number **CUP-25-24**.

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 Mailing Address	Owner City/State/Zip	Site Address
32738	MDC COAST 9 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA 92130	1550 N IH 35, SAN MARCOS, TX 78666
192895	AQUARENA SPRINGS LAND HOLDINGS LTD	750 N SAINT PAUL ST, STE 250-PMB 78471	DALLAS, TX 75201-3206	NORTHGATE RD, SAN MARCOS, TX 78666
100157	INTERPARK SAN MARCOS LTD	750 N ST PAUL TREET STE 250, PMB 78471	DALLAS, TX 75201-3206	IH 35, SAN MARCOS, TX 78666
12244	IVES HEALTH HOLDINGS LLC	P O BOX 128109	NASHVILLE, TN 37212-8109	1600 N IH 35, SAN MARCOS, TX 78666
	Heidi Mckitrick	325 Durata Dr	San Marcos, TX 78666	
	Michael Vernon	601 Barbara Dr	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	