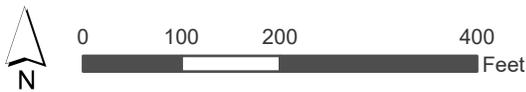


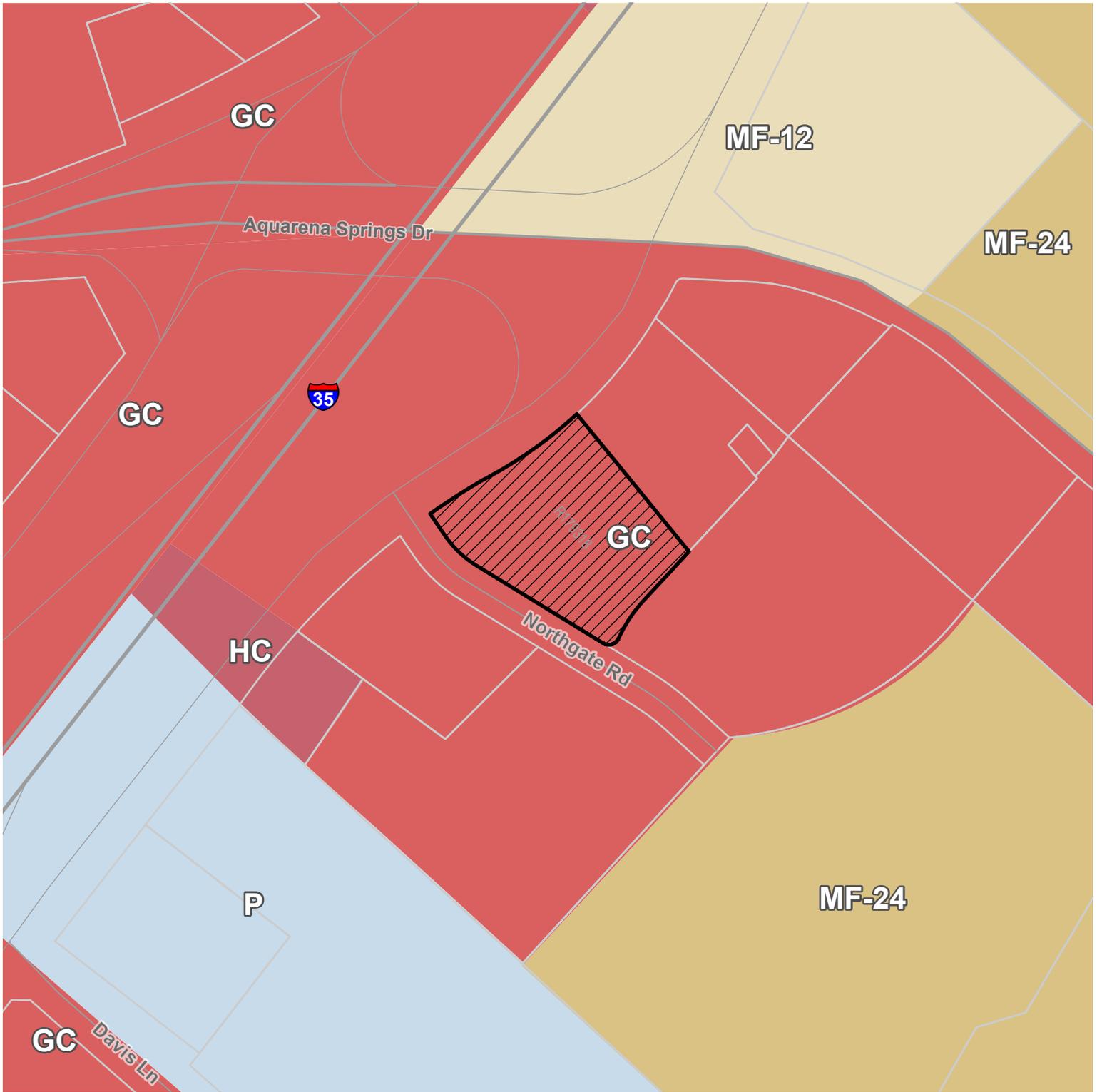


-  Subject Property
-  Parcel

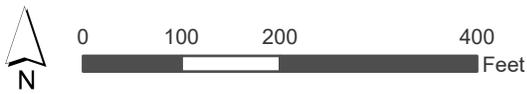


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 2/21/2024



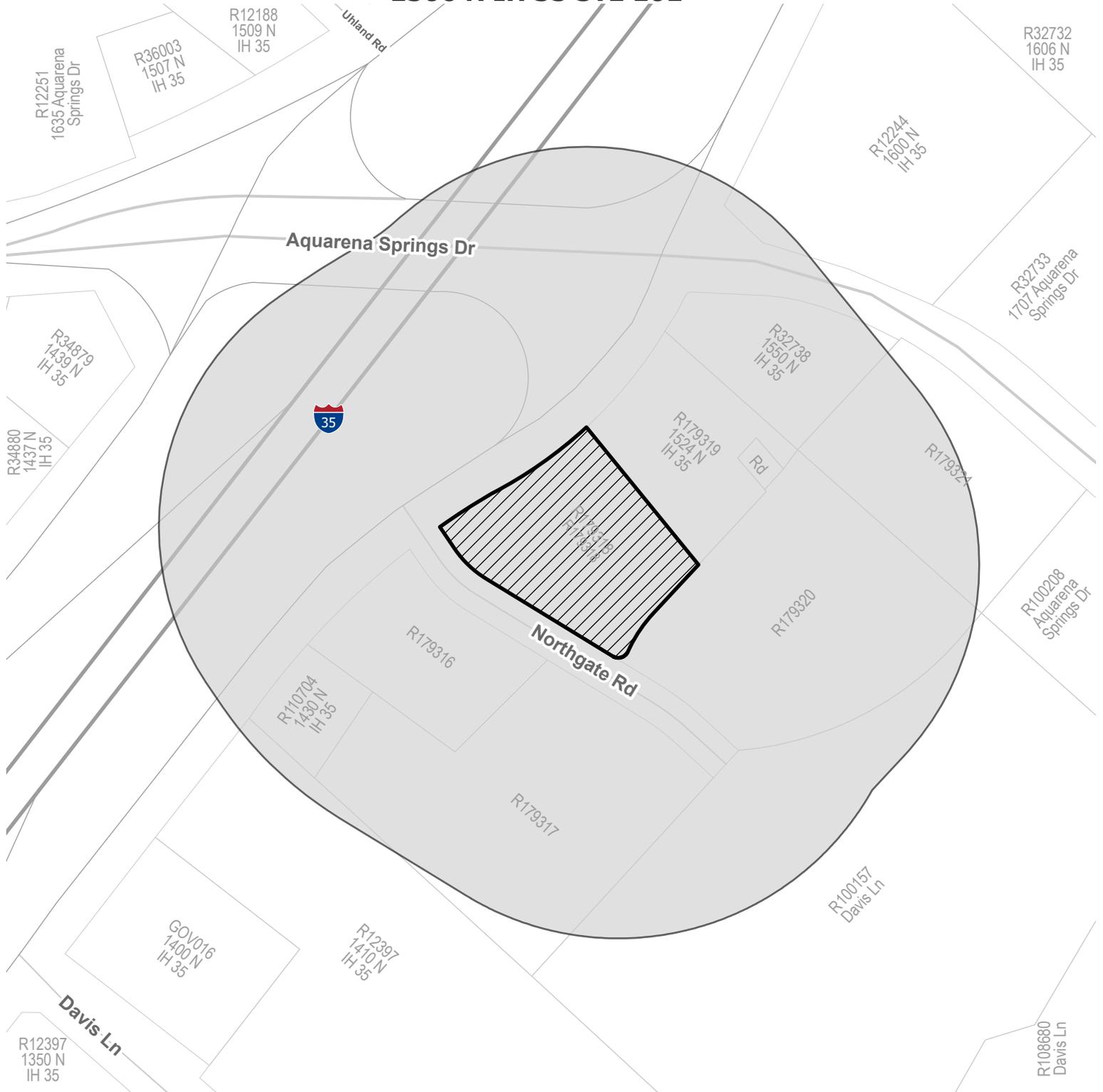
-  Subject Property
-  GC
-  HC
-  MF-12
-  MF-24
-  P



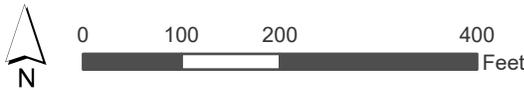
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Date: 2/21/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 2/21/2024



PLANNING AND DEVELOPMENT SERVICES



03/22/2024

CUP-24-09

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

CUP-24-09 (First Watch Daytime Cafe) Hold a public hearing and consider a request by Susan Hibbs, on behalf of First Watch Daytime Cafe, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Suite 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, April 9, 2024**, 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-24-09**.

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's Address	Owner's City, State, Zip	Site Address
179321	AQUARENA SPRINGS LAND HOLDINGS LTD	750 N SAINT PAUL ST, STE 250-PMB 78471	DALLAS, TX 75201-3206	AQUARENA SPRINGS DR, 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
32738	MDC COAST 9 LLC	11995 EL CAMINO REAL	SAN DIEGO, CA 92130	1550 N IH 35, SAN MARCOS, TX 78666
100157	1200 NORTH MANSFIELD	89 LAUREL DR	RANCHO PALOS VERDES, CA 90275-4479	IH 35, SAN MARCOS, TX 78666
	CONA Rep Amy Thomaidis	1131 W. MLK St	San Marcos TX 78666	
	Neighborhood Rep Roland Saucedo	211 Ebony St	San Marcos TX 78666	
	Neighborhood Rep Robert Dudolski	133 Rock Bluff Lane	San Marcos TX 78666	
	Neighborhood Rep Michael Vernon	601 Barbara Dr	San Marcos TX 78666	