

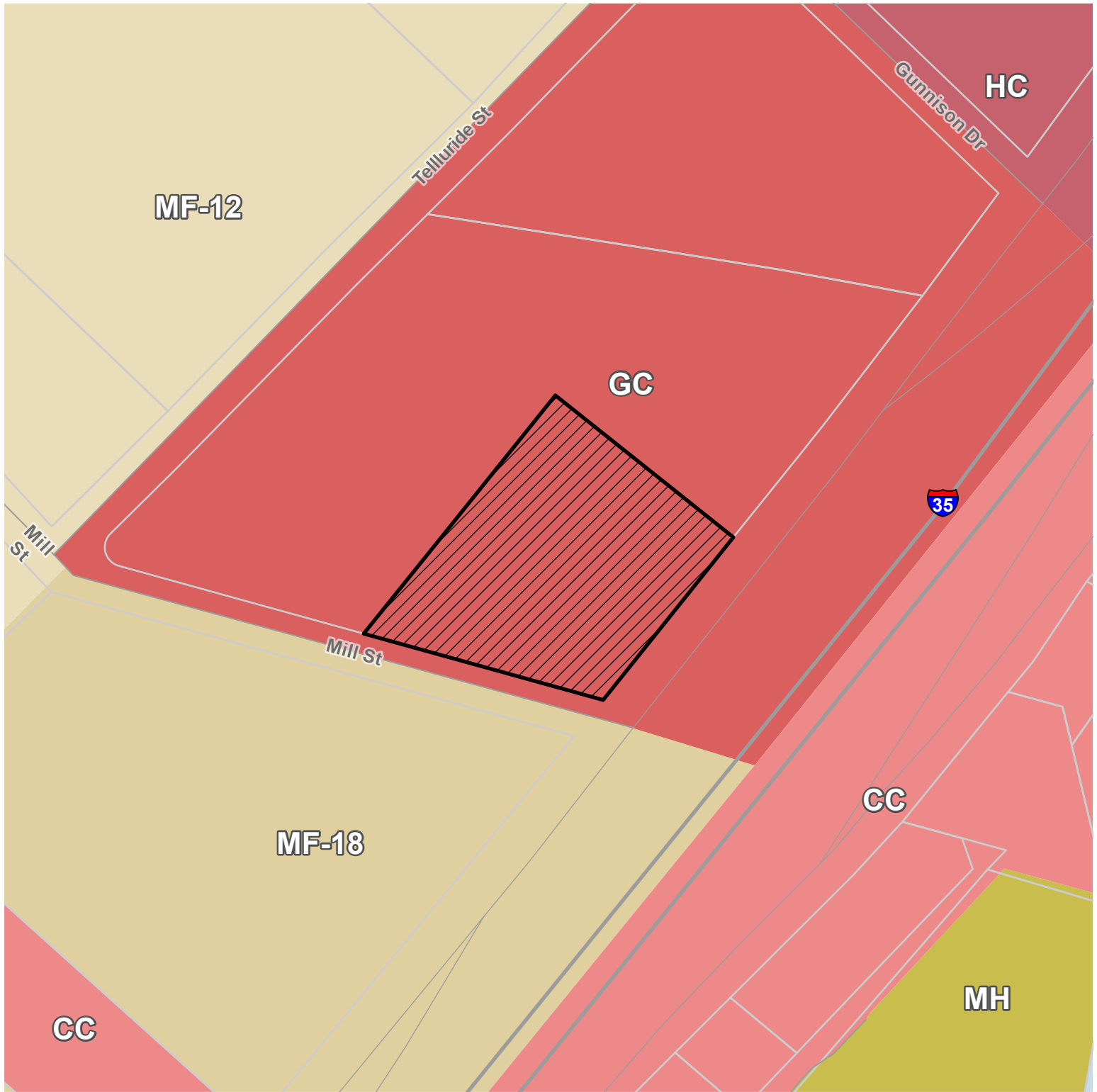
- Subject Property
- Parcel










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: 11/19/2024





 Subject Property

-  CC
-  GC
-  HC
-  MF-12
-  MF-18
-  MH
-  P

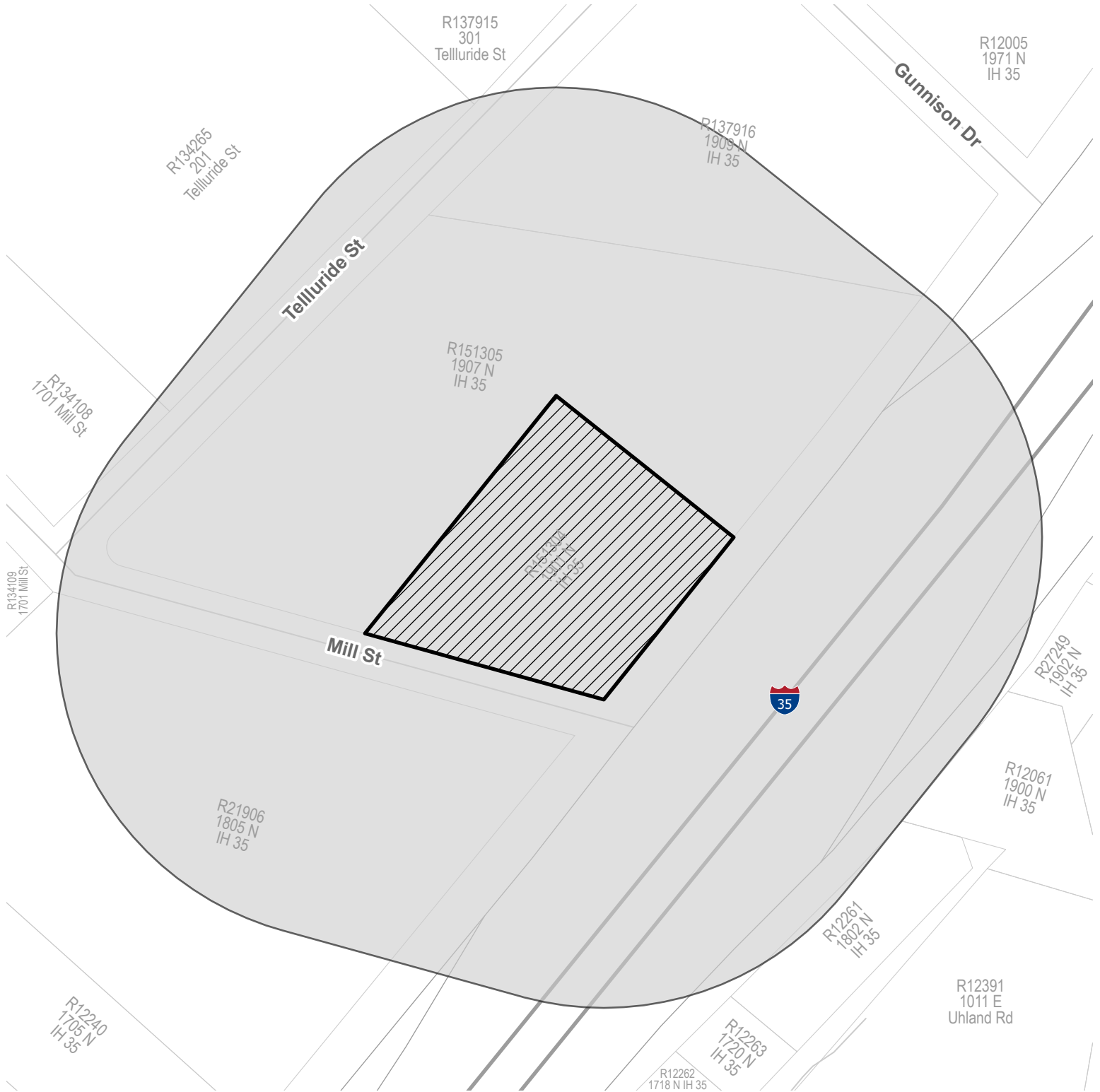





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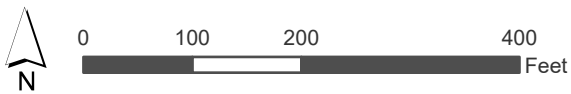
Date: 11/15/2024

Site Location





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 11/15/2024



PLANNING AND DEVELOPMENT SERVICES



11/22/2024

CUP-24-67

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
1901 N IH 35**

CUP-24-67 (Stripes) Hold a public hearing and consider a request by Tim Ilaoa, on behalf of Stripes, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1901 N IH 35. (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. 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, December 10, 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-24-67**.

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
103736	W, S LTD	100 N EDWARD GARY STE A	SAN MARCOS, TX 78666	1802 N IH 35, SAN MARCOS, TX 78666
134108	COPPER BEECH TOWNHOME COMMUNITES TWENTY NINE SPE LLC	PO BOX 11277	CHICAGO, IL 60611-0229	1701 MILL ST, SAN MARCOS, TX 78666
21906	VERANDA HOLDINGS LTD	1601 E 5TH ST, STE 108	AUSTIN, TX 78702-4494	1805 N IH 35, SAN MARCOS, TX 78666
151304	MDC COAST 10 LLC	3200 HACKBERRY RD	IRVING, TX 75063-0131	1901 N IH 35, SAN MARCOS, TX 78666
134265	PLATO II TX I PROPCO LP	345 CALIFORNIA ST STE 3300	SAN FRANCISCO, CA 94104-2640	201 TELLURIDE DR, SAN MARCOS, TX 78666
12261	ROUGH SAWN INVESTMENTS LLC	1900 N IH 35	SAN MARCOS, TX 78666	1800 N IH 35, SAN MARCOS, TX 78666
137916	SAN MARCOS 1909 LLC	3000 CUSTER RD STE 270-222	PLANO, TX 75075-4499	1909 N IH 35, SAN MARCOS, TX 78666
151305	STRIPES LLC	8111 WESTCHESTER DR, STE 600	DALLAS, TX 75225-6142	1907 N IH 35, SAN MARCOS, TX 78666
	Neighborhood Rep. Heidi Mckitrick	133 Rock Bluff Lane	SAN MARCOS, TX 78666	
	Neighborhood Rep. Michael Vernon	601 Barbara Dr	SAN MARCOS, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666	
	CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666	