



- Subject Property
- Parcel



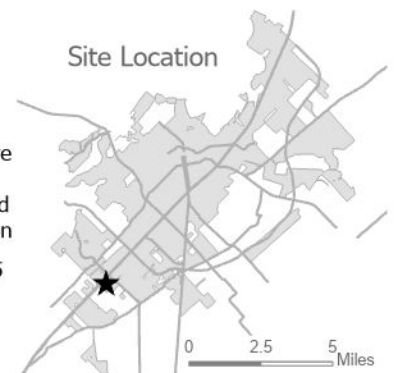
0 250 500 1,000  
Feet

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.

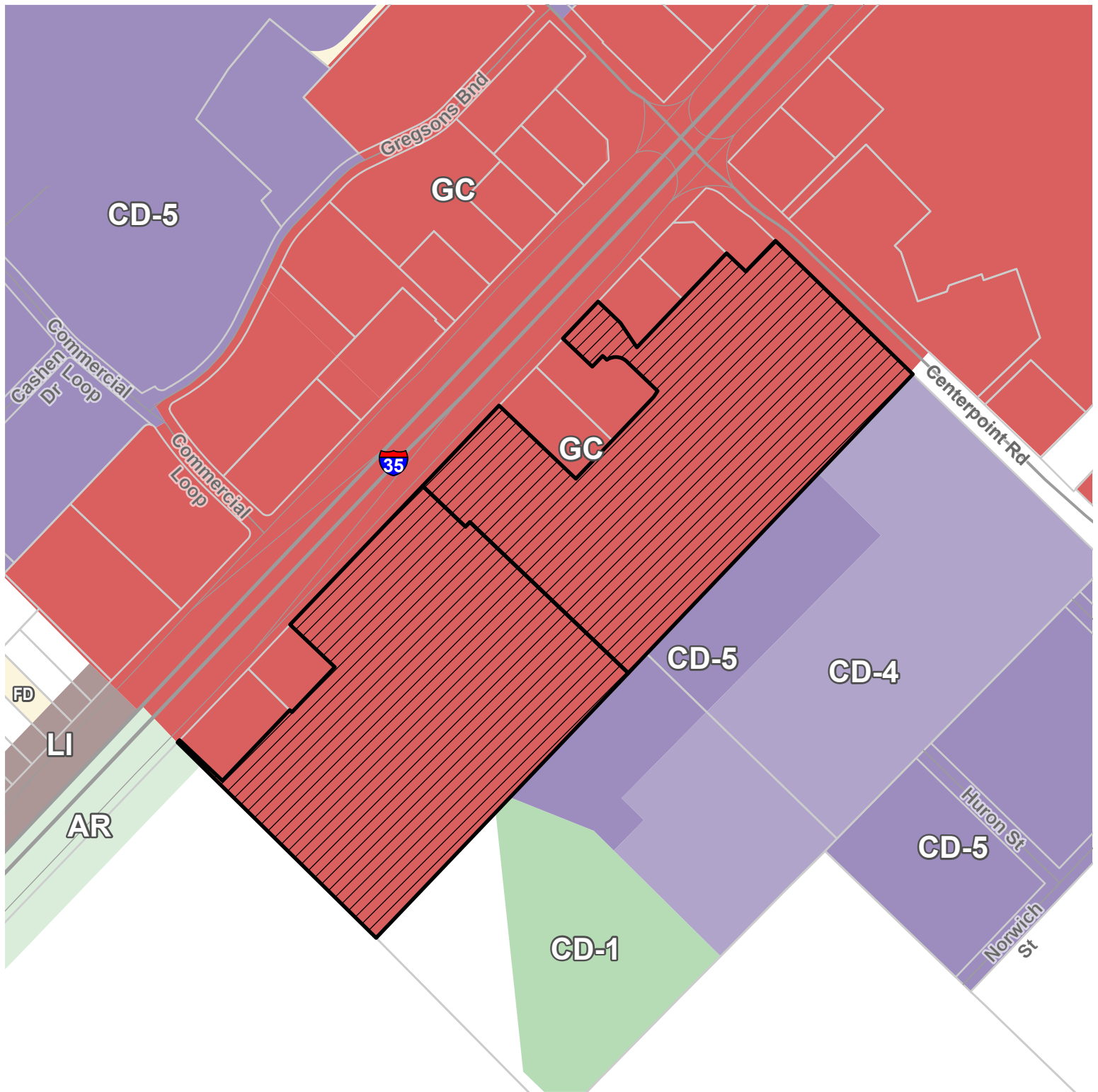
Date: 8/29/2025

**SAN MARCOS** Planning and  
Development Services

Site Location







 Subject Property

-  AR
-  CD-4
-  CD-5
-  FD
-  GC
-  LI
-  CD-1



0 250 500 1,000  
Feet

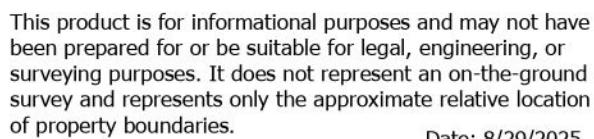
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Date: 11/6/2025

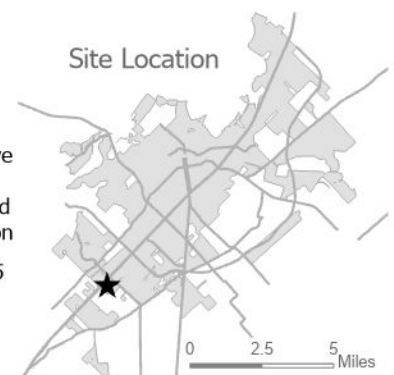
**SAN MARCOS** Planning and Development Services

Site Location





**SAN MARCOS** Planning and  
Development Services



PLANNING AND DEVELOPMENT SERVICES



11/21/25

CUP-25-49

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Beer & Wine  
4015 S IH 35 Suite 320-B**

*CUP-25-49 (Brico's Pizza Kitchen) Hold a public hearing and consider a request by Brendon B. Ndlovu, on behalf of Brico's Pizza Kitchen, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4015 IH 35 Suite 320-B. (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, December 9, 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-25-49**.

*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
72130	4007 S IH 35, SAN MARCOS, TX 78666	AUSTACO II REAL ESTATE PARTNERS LTD	Attn: JANICE JENKINS	ROUND ROCK, TX 78681-5097
97948	4331 IH 35 S PHASE 2, SAN MARCOS, TX 78666	CAVENDER INVESTMENT PROPERTIES D LTD	7820 S BROADWAY AVE	TYLER, TX 75703-5241
97947	4321 S IH 35, SAN MARCOS, TX 78666	CB PORTFOLIO OWNER LLC	C/O CRACKER BARREL ATTN: PROPERTY TAX	LEBANON, TN 37088-0787
89147	4205 S IH 35, SAN MARCOS, TX 78666	DNOMAID 4205 LLC	8295 S LA CIENEGA BLVD	INGLEWOOD, CA 90301-1521
115986	4206 S IH 35, SAN MARCOS, TX 78666	HAT CREEK BURGER SAN MARCOS LLC	4407 BEE CAVES RD	AUSTIN, TX 78746
113737	CENTERPOINT RD, SAN MARCOS, TX 78666	HAYS COUNTY OF	AUDITORS OFFICE	SAN MARCOS, TX 78666-5396
19167	IH 35, SAN MARCOS, TX 78666	HORTON JOHN COLEMAN IV 2012 TRUST	HORTON JOHN COLEMAN II & HORTON NANCY MCCRAY CO-TRUSTEES &	AUSTIN, TX 78701
140330	S IH 35, SAN MARCOS, TX 78666	JNG REALTY LLC	4300 IH 35 SOUTH	SAN MARCOS, TX 78666
94004	4300 S IH 35, SAN MARCOS, TX 78666	JNG REALTY LLC	P O BOX 1666	SAN MARCOS, TX 78667-1666
27244	3939 S IH 35, SAN MARCOS, TX 78666	KONTOOR RETAIL INC	PO BOX 20807	GREENSBORO, NC 27420-0807
89205	4060 S IH 35, SAN MARCOS, TX 78666	MCDONALDS USA LLC	Attn: DEPT 027 - RE TAX , BENTON ENTERPRISES,INC	CHICAGO, IL 60607
193660	S IH 35, SAN MARCOS, TX 78666	OUTLET WEST INVESTORS LTD	Attn: MR. BEEMAN STRONG	HOUSTON, TX 77056-3162
70148	CENTERPOINT RD, SAN MARCOS, TX 78666	PARCHAUS CENTERPOINT LP	10210 N CENTRAL EXPY	DALLAS, TX 75231-3470
42667	S IH 35, , TX	PATEL KUNDAN N & CHETNA K	930 N INTERSTATE 35	SAN MARCOS, TX 78666-7028
42671	4510 S IH 35, SAN MARCOS, TX 78666	PEARSON, ROBERT H JR	4510 IH 35 SOUTH	SAN MARCOS, TX 78666
27246	3941 S IH 35, SAN MARCOS, TX 78666	RIVERSIDE GARDENS LLC	4180 WOODS RIDER LOOP	ODESSA, FL 33556-4841
60394	3939 S IH 35, STE #204A, SAN MARCOS, TX 78666	SAN MARCOS FACTORY STORES LTD	PRIME RETAIL LTD PARTNERSHIP	INDIANAPOLIS, IN 46206-6120
189751	4234 S IH 35, SAN MARCOS, TX 78666	SAN MARCOS HFT DEVELOPMENT, LLC	Attn: RICK STEELE	ATHENS, GA 30601
144966	4015 S IH 35, SAN MARCOS, TX 78666	SHAKE SHACK #1408	Attn: TANGER SAN MARC LLC	GREENSBORO, NC 27408-7612
71214	4210 S IH 35, SAN MARCOS, TX 78666	SHIVAM HOTELS INVESTMENTS LTD	3013 N HWY 123 BYPASS	SEGUIN, TX 78155
115985	4200 S IH 35, STE #100, SAN MARCOS, TX 78666	SMP TEXAS PARTNERS LLC	11760 GEE NORMAN RD	BELGRADE, MT 59714-8415
45434	4001 S IH 35, SAN MARCOS TX	WENDY'S #10	Attn: PROPERTY TAX	AUSTIN, TX 78703-5134
87577	4040 S IH 35, SAN MARCOS, TX 78666	WHATABURGER, INC	300 CONCORD PLAZA DR	SAN ANTONIO, TX 78216-6903
		Neighborhood President Michael Adams	106 Losoya Dr	SAN MARCOS, TX 78666
		CONA President Amy Thomaides	1131 W. MLK St	SAN MARCOS, TX 78666