

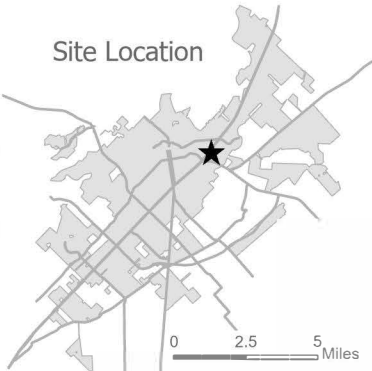


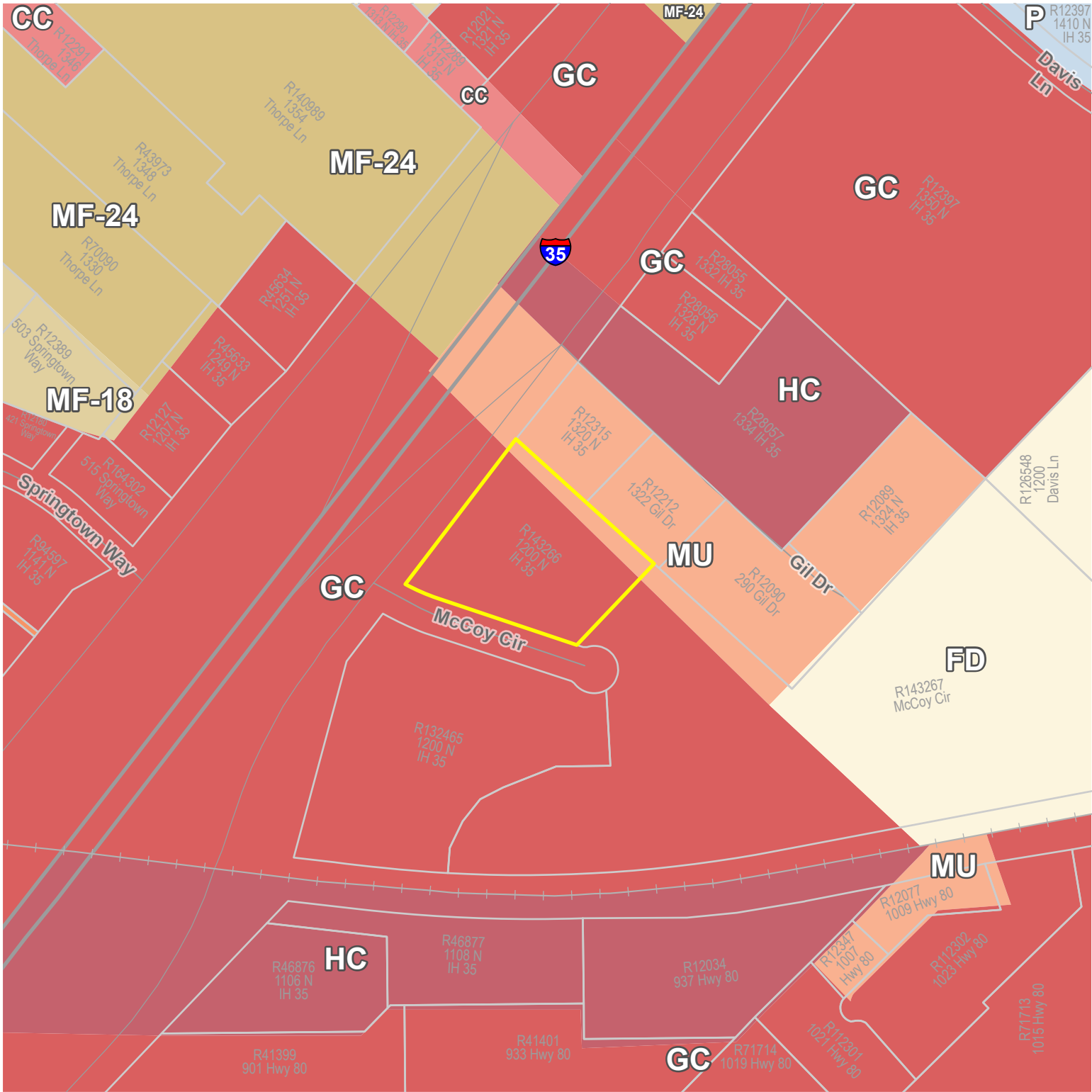
-  Subject Property
-  Parcel



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: 1/25/2023





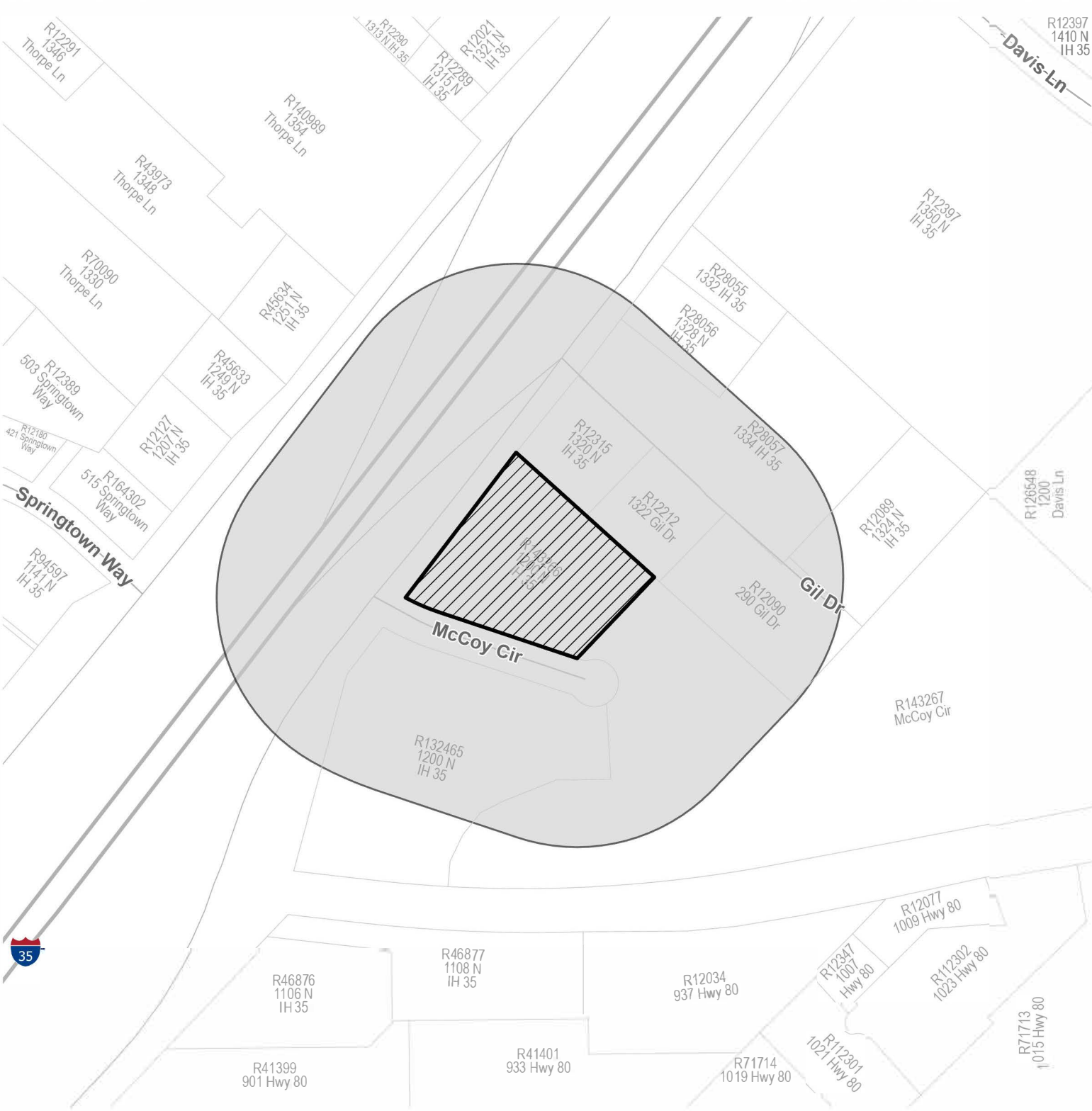
- Subject Property
- MF-18
- CC
- MF-24
- FD
- MU
- GC
- P
- HC
- VMU



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Date: 1/30/2023





- Subject Property
- Parcel
- 400ft Buffer



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Date: 1/25/2023



PLANNING AND DEVELOPMENT SERVICES

7/25/2025



CUP-25-40

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
1250 N IH 35**

CUP-25-40 (Fairfield Inn & Suites) Hold a public hearing and consider a request by Frank Chen, on behalf of Fairfield Inn & Suites, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1250 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. 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, August 12, 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-25-40**.

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
12034	CONRADS, HERBERT RICHARD	P O BOX 628	SAN MARCOS, TX 78667-0628	937 SH 80, SAN MARCOS, TX 78666
12088	GIL, GUADALUPE	1324 N IH 35 #6	SAN MARCOS, TX 78666	1324 N IH 35, SAN MARCOS, TX 78666
132465	MCCOY CORPORATION	P O BOX 1028	SAN MARCOS, TX 78667-1028	N IH 35, SAN MARCOS, TX
12212	PRADO AMELIA & PRADO ROQUE SR (ESTATES)	1322 N INTERSTATE 35	SAN MARCOS, TX 78666-7119	1322 N IH 35, SAN MARCOS, TX 78666
41401	SAN MAR DUNHILL RATEL OWNER LLC	3100 MONTICELLO AVE, STE 300	DALLAS, TX 75205-3433	933 SH 80, SAN MARCOS, TX 78666
28057	SAN MARCOS SPRINGS LLC	1334 N INTERSTATE 35	SAN MARCOS, TX 78666-7160	1334 N IH 35, SAN MARCOS, TX 78666
46876	SRP BHH SAN MARCOS LP	4936 COLLINWOOD AVE, STE 113	FORT WORTH, TX 76107	1106 N IH 35, SAN MARCOS, TX 78666
143266	TA HAMPTON GROUP 2 LLC	1250 N INTERSTATE 35	SAN MARCOS, TX 78666-7118	1250 N IH 35, SAN MARCOS, TX 78666
46877	THOMSON FAMILY LIMITED PARTNERSHIP	7409 S CONGRESS AVE	AUSTIN, TX 78745	1108 N IH 35, SAN MARCOS, TX 78666
28056	VAN KLEEF JEFF	75 MISSION DR	NEW BRAUNFELS, TX 78130-6668	1328 N IH 35, SAN MARCOS, TX 78666
	Neighborhood Rep Heidi Mckitrick;	325 Durata Dr	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	