


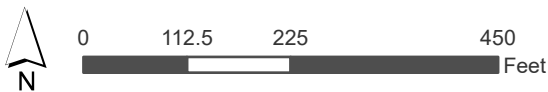


-  Subject Property
-  GC
-  LI



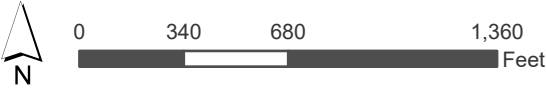
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Date: 7/3/2025





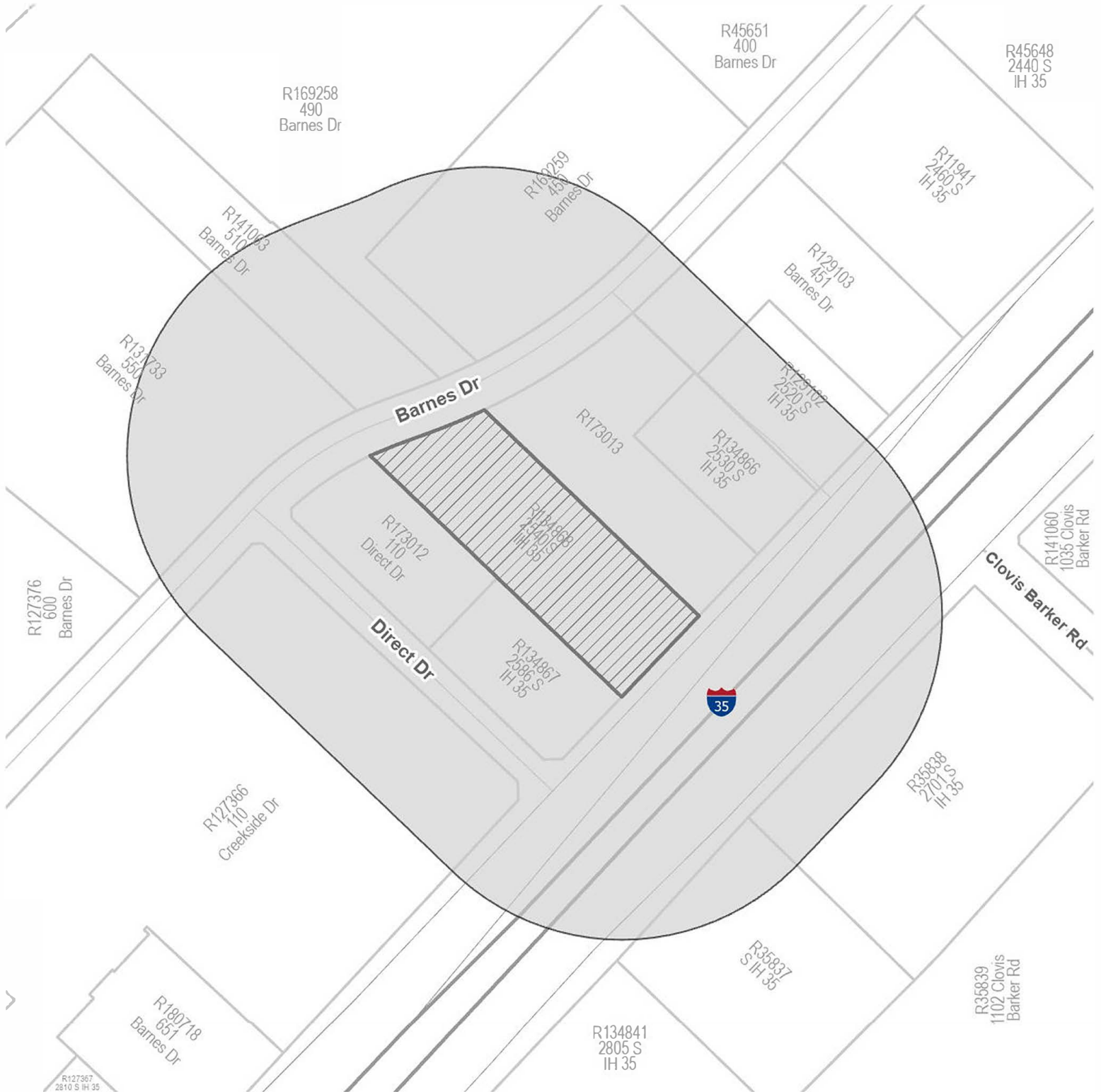
 Subject Property



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Date: 7/3/2025



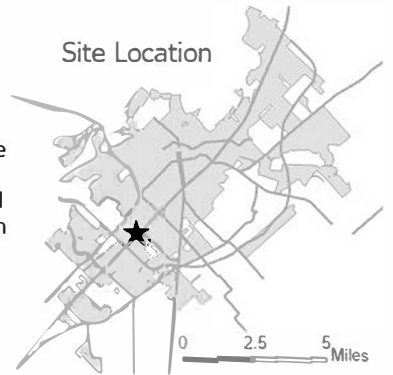


- 400ft Buffer
- Subject Property
- Parcel



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Date: 6/20/2025



PLANNING AND DEVELOPMENT SERVICES



07/03/2025

CUP-25-38

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
2540 S IH 35**

CUP-25-38 (Cheddar's Scratch Kitchen) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cheddar's Scratch Kitchen, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2540 S 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, July 22, 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-25-38**.

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
134866	BRIDGESTONE RETAIL OPERATIONS LLC	200 4th AVE S, STE 100	Nashville, TN 37201-2256	2530 S IH 35, SAN MARCOS, TX 78666
173012	CSMS INVESTMENTS LLC	6222 RICHMOND AVE, STE 610	HOUSTON, TX 77057-6221	S IH 35, SAN MARCOS, TX 78666
35839	DBI SAN MARCOS PROPERTY LP	223 HULL RD	SUGAR LAND, TX 77498- 5007	CLOVIS BARKER RD, SAN MARCOS, TX 78666
169258	IMPEX GRAND STONECREEK LLC	13810 HAMPTON COVE DR	HOUSTON, TX 77077-2140	490 BARNES DR, SAN MARCOS, TX 78666
134867	JW SAN MARCOS PROPERTIES LLC	16661 HUERTA RD	ENCINO, CA 91436-3546	2586 S IH 35, SAN MARCOS, TX 78666
131733	MCMILLIAN INVESTMENTS LTD	6018 BLOSSOM ST	HOUSTON, TX 77007-5002	550 BARNES DR, SAN MARCOS, TX 78666
35838	R LOUIS INVESTMENTS LP	PO BOX 152155	AUSTIN, TX 78715	2701 S IH 35, SAN MARCOS, TX 78666
129103	SAN MARCOS HOSPITALITY LLC	451 BARNES DR	SAN MARCOS, TX 78666- 5939	451 BARNES DR, SAN MARCOS, TX 78666
169259	SCF RC FUNDING IV LLC	902 CARNEGIE CTR, STE 520	PRINCETON, NJ 08540-6531	450 BARNES DR, SAN MARCOS, TX 78666
141063	SPEC'S-S M LLC	550 S MESA HILLS DR, # F-2	EL PASO, TX 79912	510 BARNES DR, SAN MARCOS, TX 78666
129102	TFG SAN MARCOS SC LP	2121 N AKARD ST, STE 250	DALLAS, TX 75201-2218	2520 S IH 35, SAN MARCOS, TX 78666
	CONA President Amy Thomaides	1131 W. MLK St	San Marcos, TX 78666	
	Neighborhood Rep Roland Saucedo	211 Ebony Street	San Marcos, TX 78666	
	Neighborhood Rep Bobbie Garza- Hernandez	122 Riviera St	San Marcos, TX 78666	
	Neighborhood President Michael Adams	106 Losoya Drive	San Marcos, TX 78666	