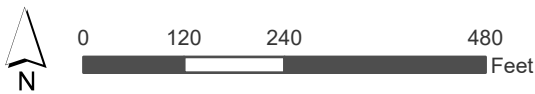




- Subject Property
- Parcel
- ETJ

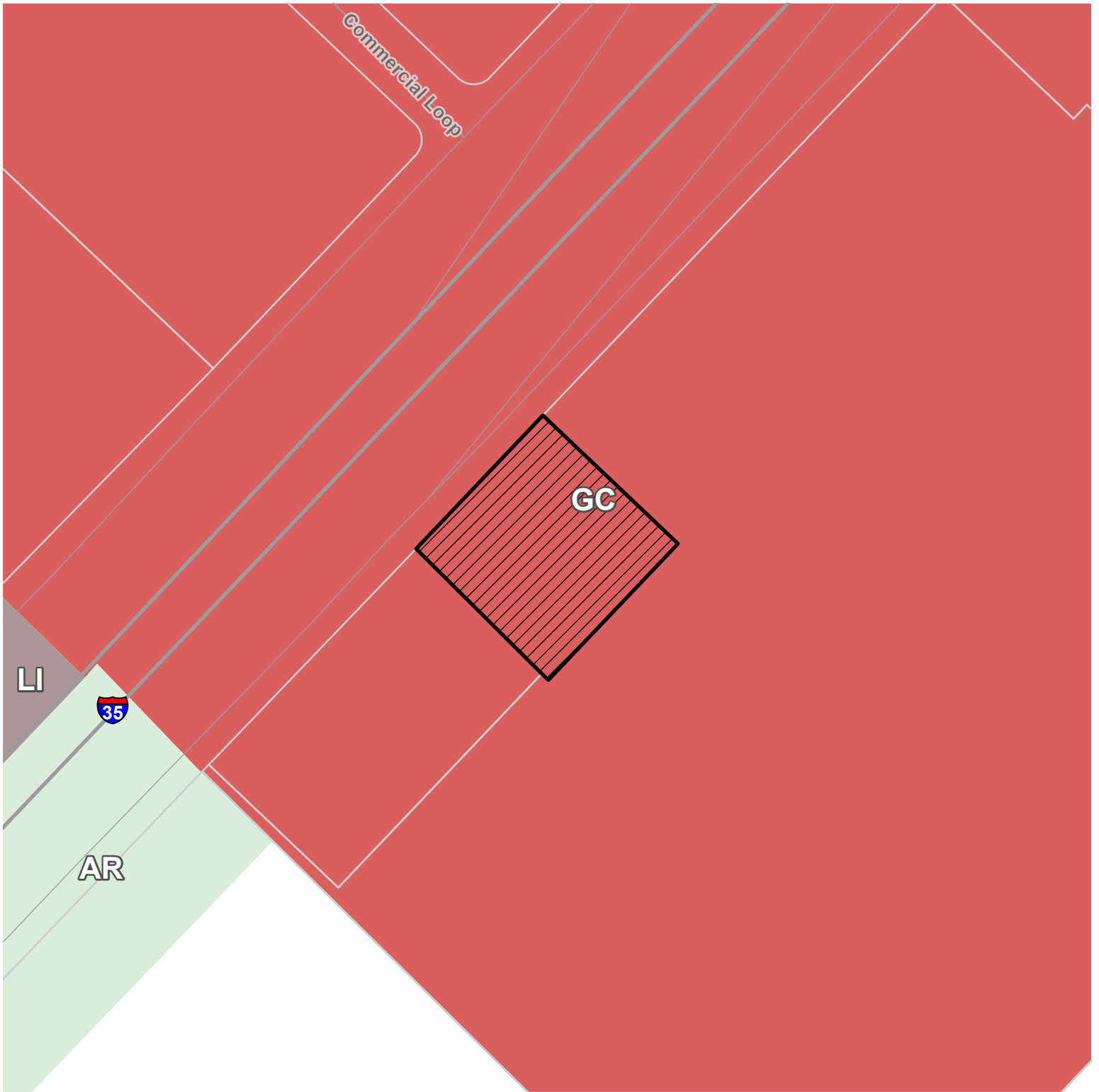






This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

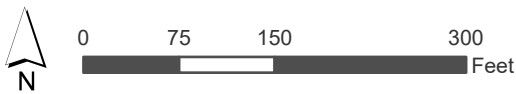
Date: 10/11/2024

Site Location





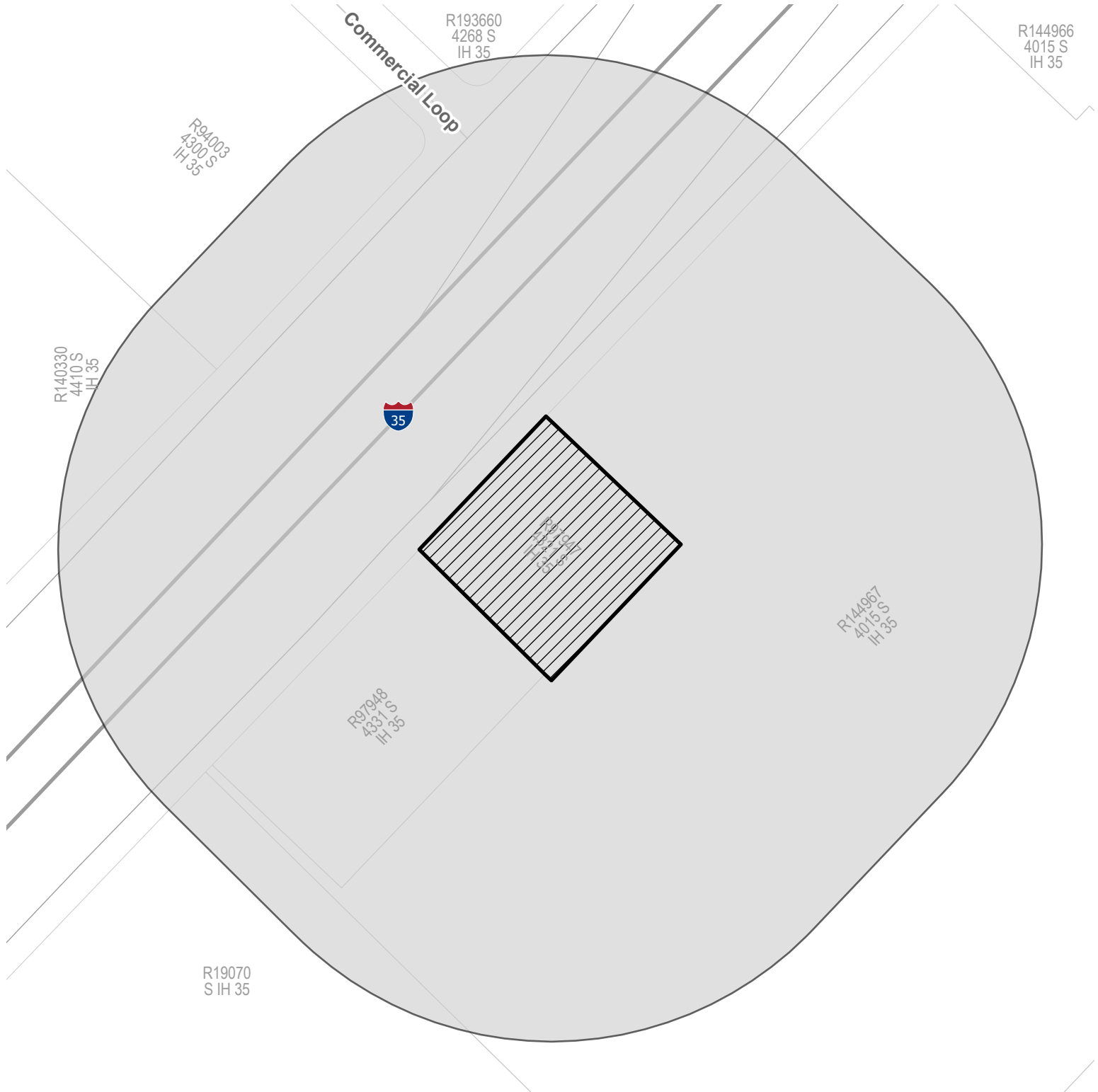
-  Subject Property
-  AR
-  GC
-  LI






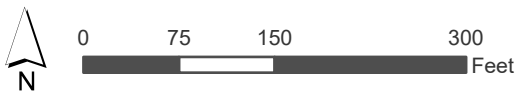
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Date: 10/11/2024





-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 10/11/2024



PLANNING AND DEVELOPMENT SERVICES



10/25/2024

CUP-24-53

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
4321 S IH 35**

CUP-24-53 (Cracker Barrel Old Country Store) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cracker Barrel Old Country Store, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4321 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, November 12, 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-24-53**.

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	Mailing Address	City, State, Zip	Site Address
94004	JNG REALTY LLC	P O BOX 1666	SAN MARCOS, TX 78667-1666	4300 S IH 35, SAN MARCOS, TX 78666
144967	TANGER SAN MARC LLC	3200 NORTHLINE AVE, STE 360	GREENSBORO, NC 27408-7612	4015 IH 35 S PHASE 2, SAN MARCOS, TX 78666
15730	HORTON JOHN COLEMAN IV 2012 TRUST	903 NUECES	AUSTIN, TX 78701	IH 35, SAN MARCOS, TX 78666
97948	CAVENDER INVESTMENT PROPERTIES D LTD	7820 S BROADWAY AVE	TYLER, TX 75703-5241	4331 IH 35 S PHASE 2, SAN MARCOS, TX 78666
97947	CB PORTFOLIO OWNER LLC	125 S WACKER DR, STE 1220	CHICAGO, IL 60606-4430	4321 S IH 35, SAN MARCOS, TX 78666
193660	OUTLET WEST INVESTORS LTD	1300 POST OAK BLVD, STE 1650	HOUSTON, TX 77056-3162	S IH 35, SAN MARCOS, TX 78666
19167	HORTON JOHN COLEMAN IV 2012 TRUST	903 NUECES	AUSTIN, TX 78701	IH 35, SAN MARCOS, TX 78666
	Michael Adams	106 Losoya Drive	San Marcos, TX 78666	
	Estella Enriquez	514 Candle Light Ln	San Marcos, TX 78666	
	Bobbie Garza-Hernandez	122 Riviera St.	San Marcos, TX 78666	