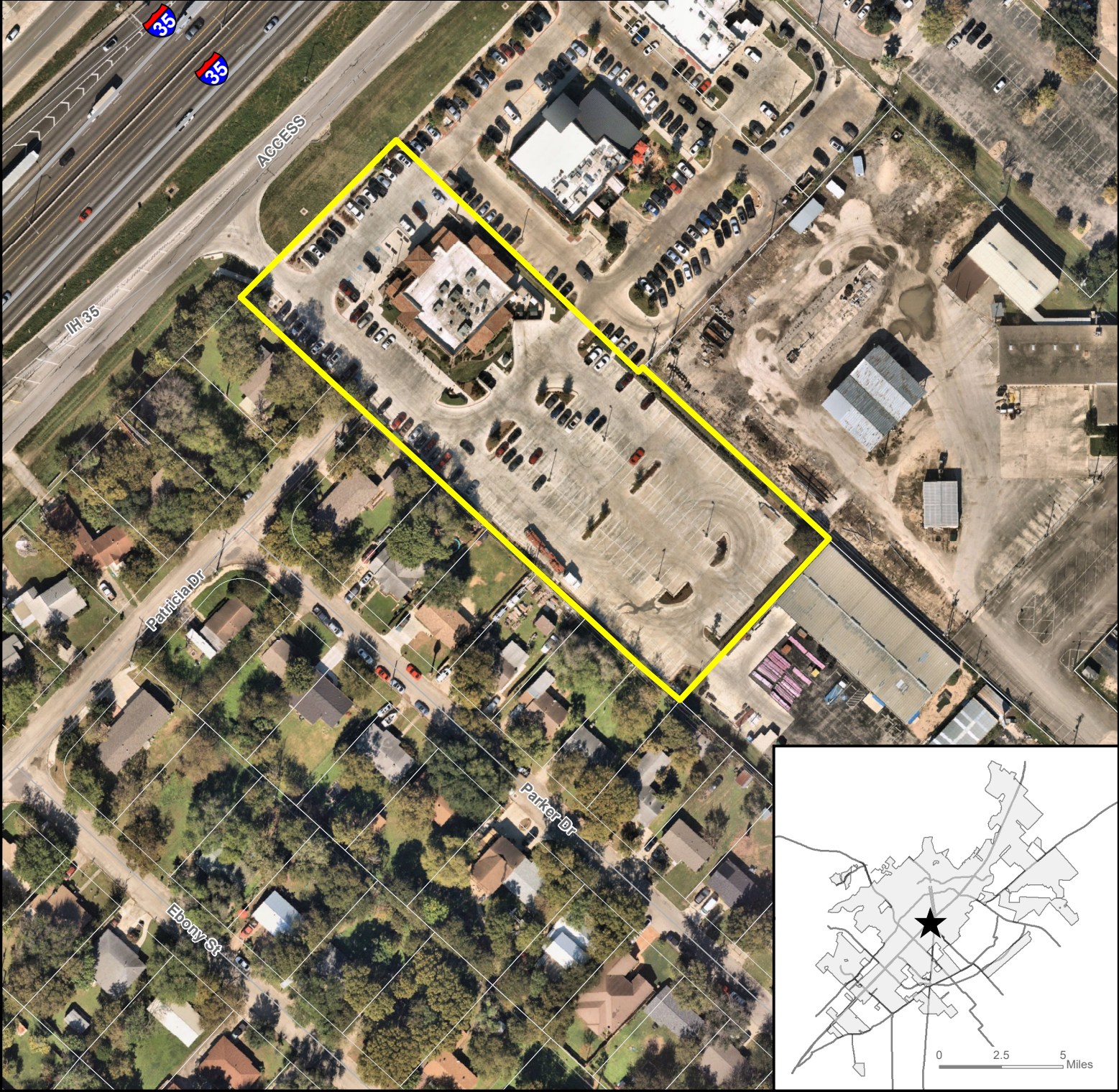
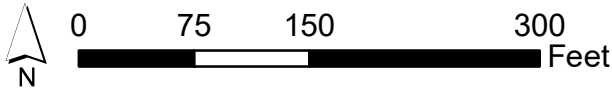


CUP-22-04
Aerial View
Olive Garden — 1305 South IH-35



- ★ Site Location
- Subject Property
- Parcel
- City Limit

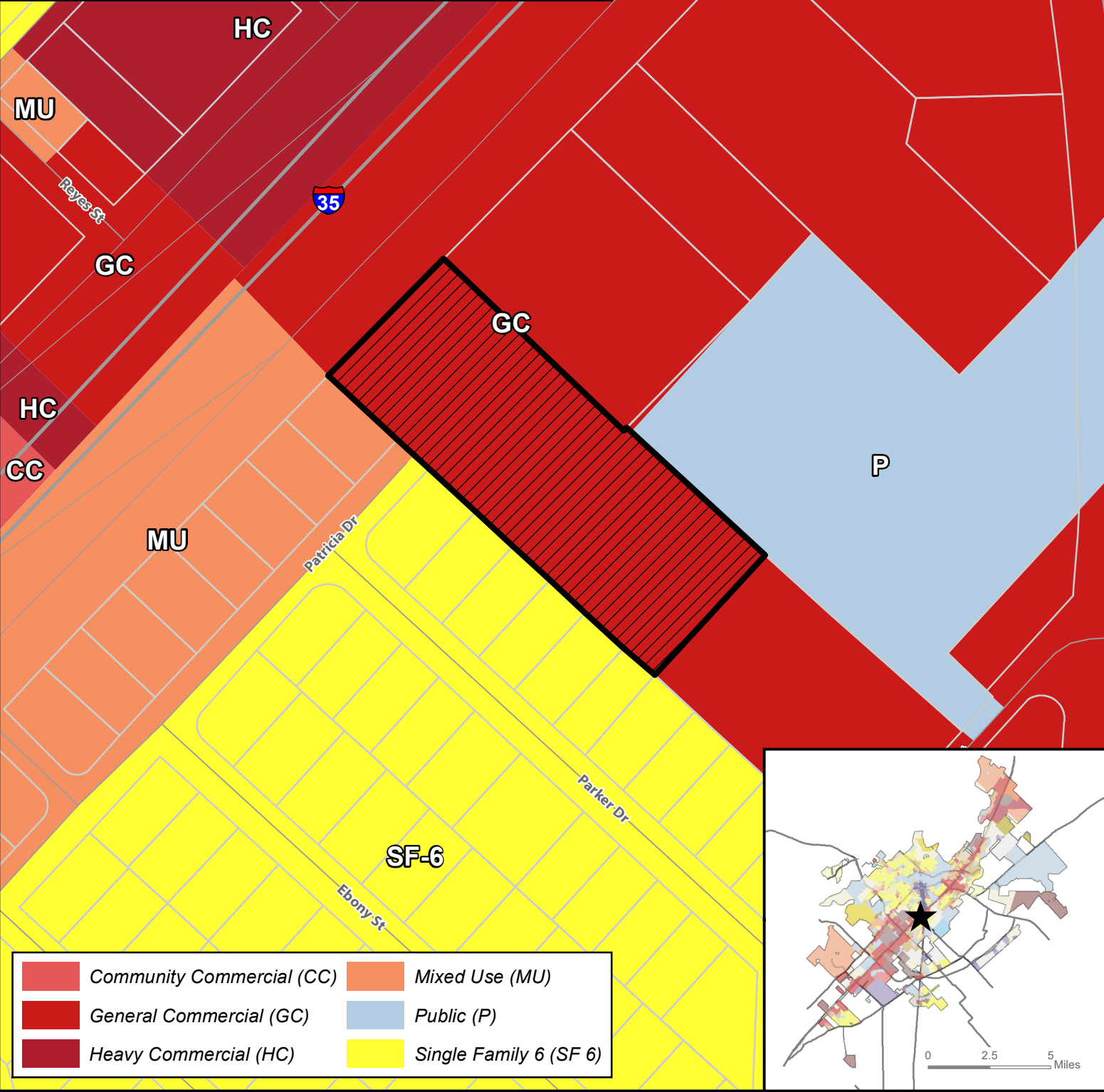


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

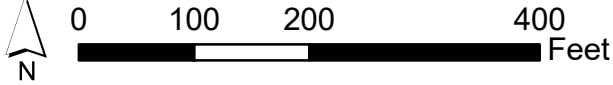
Map Date: 12/28/2021

CUP-22-04
Existing Zoning
Olive Garden — 1305 South IH-35

123



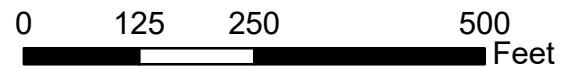
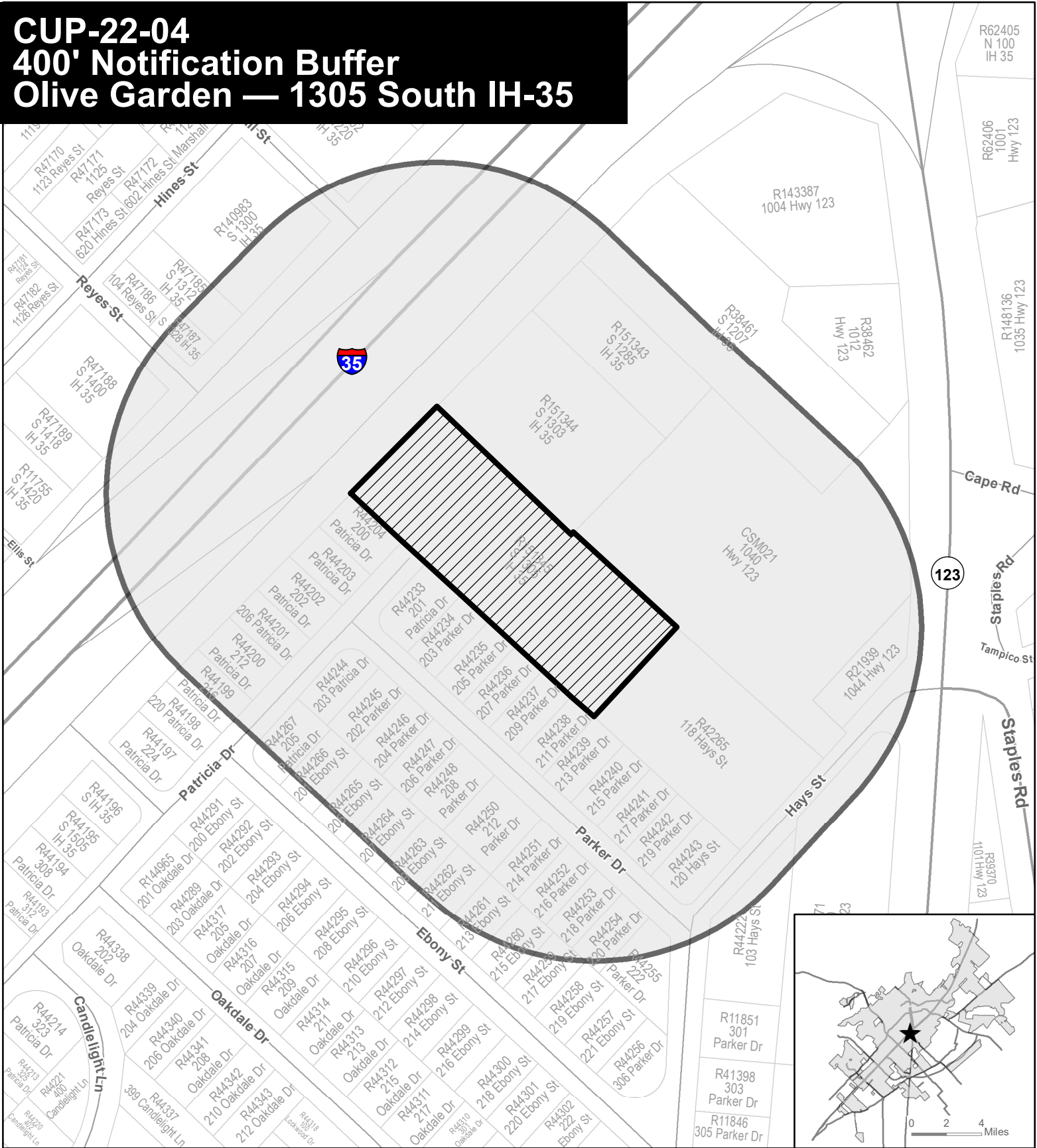
- ★ Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 1/11/2022

CUP-22-04
400' Notification Buffer
Olive Garden — 1305 South IH-35



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Map Date: 12/28/2021

PLANNING AND DEVELOPMENT SERVICES



01/07/22

CUP-22-04

**Notice of Public Hearing
Conditional Use Permit – On Premise Consumption of Beer and Wine
Olive Garden
1305 South Interstate 35**

CUP-22-04 (Olive Garden) Hold a public hearing and consider a request by LEEANNE CALDERON, on behalf of Olive Garden Holdings, LLC, for a renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 1305 South Interstate 35. (D. Dueitt)

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 conducted by the Planning and Zoning Commission on **Tuesday, January 25, 2022** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. You may watch the public hearing on Grande channel 16 or 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 virtual 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, **Dalton Dueitt**, at **512.393.8369** or ddueitt@sanmarcostx.gov. When calling, please refer to case number **CUP-22-04**.

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)

OWNER_NAME	MAIL_ADDR	MAIL_LINE1	MAIL_LINE2	MAIL_CITY MAIL_STAT MAIL_ZIP	PROP_ID	SITUS_ADDR
VILLAREAL, CRUZ	217 EBONY			SAN MARCOS, TX 78666	R44259	217 EBONY, SAN MARCOS, TX 78666
GONZALEZ, RAQUEL V	222 PARKER DR			SAN MARCOS, TX 78666-7718	R44255	222 PARKER DR, SAN MARCOS, TX 78666
GARCIA GEORGE G &	RODRIGUEZ MARY REBECCA	403 LAUREL HILL		SAN MARCOS, TX 78666	R44260	215 EBONY ST, SAN MARCOS TX
LOPEZ FLORENCE S & FRANCO	220 PARKER DR			SAN MARCOS, TX 78666	R44254	220 PARKER DR, SAN MARCOS, TX 78666
GONZALES RUTH	213 EBONY ST			SAN MARCOS, TX 78666-7706	R44261	213 EBONY ST, SAN MARCOS, TX 78666
NARVAIZ ELOY & ESTELLA	218 PARKER DR			SAN MARCOS, TX 78666	R44253	218 PARKER DR, SAN MARCOS, TX 78666
SAUCEDO ANTONIO C & EVANGELINA	211 EBONY ST			SAN MARCOS, TX 78666	R44262	211 EBONY ST, SAN MARCOS, TX 78666
CIENFUEGOS YOARITT & CASTILLO OLGA	216 PARKER DR			SAN MARCOS, TX 78666-7718	R44252	216 PARKER DR, SAN MARCOS, TX 78666
ROCHA DONATO & CARMEN	120 HAYS ST			SAN MARCOS, TX 78666-7738	R44243	120 HAYS, SAN MARCOS, TX 78666
RODRIGUEZ MARCELINA R	214 PARKER DR			SAN MARCOS, TX 78666-7718	R44251	214 PARKER DR, SAN MARCOS, TX 78666
COMMUNITY ACTION INC OF HAYS	CALDWELL & BLANCO COUNTIES	P O BOX 748		SAN MARCOS, TX 78667-0748	R44222	103 HAYS, SAN MARCOS, TX 78666
VALDEZ MARIA L	209 EBONY			SAN MARCOS, TX 78666	R44263	209 EBONY ST, SAN MARCOS
MONTELONGO, ROBERTO D	521 MCKIE ST			SAN MARCOS, TX 78666-6817	R44242	219 PARKER DR, SAN MARCOS TX
LUGO, RAMIRO, JR	108 MOLLIE DR			HUTTO, TX 78634	R44264	207 EBONY ST, SAN MARCOS, TX 78666
LONGORIA ARMANDO G &	YANEZ WILMA	212 PARKER DR		SAN MARCOS, TX 78666	R44250	212 PARKER DR, SAN MARCOS, TX 78666
TRISTAN JOEL & NAVARRO VERONICA	217 PARKER DR			SAN MARCOS, TX 78666-7717	R44241	217 PARKER DR, SAN MARCOS, TX 78666
TIJERINA, ANGELITA M	205 EBONY ST			SAN MARCOS, TX 78666	R44265	205 EBONY ST, SAN MARCOS, TX 78666
PATLAN ADELINA	215 PARKER DR			SAN MARCOS, TX 78666-7717	R44240	215 PARKER DR, SAN MARCOS, TX 78666
MCGAR KEVIN	P O BOX 1203			WIMBERLEY, TX 78676-1203	R44266	
CONTRERAS, FRANK L	952 CHEATHAM ST			SAN MARCOS, TX 78666-7016	R44239	213 PARKER DR, SAN MARCOS, TX 78666
LONGORIA ISIDRO EST OF	206 PARKER DR			SAN MARCOS, TX 78666	R44247	206 PARKER DR, SAN MARCOS TX
SAMANIEGO, ELIZARDO	211 PARKER DR			SAN MARCOS, TX 78666	R44238	211 PARKER DR, SAN MARCOS
GONZALES, MARIO	9844 MEADOW WAY			CONVERSE, TX 78109-2608	R44267	205 PATRICIA DR, SAN MARCOS, TX 78666
LOPEZ FRANK MORENO	209 PARKER DR			SAN MARCOS, TX 78666-7717	R44237	209 PARKER DR, SAN MARCOS TX
ROTHER INVESTMENTS LLC	PO BOX 911			SAN MARCOS, TX 78666	R44246	204 PARKER DR, SAN MARCOS
BUTTS ERIC D	203 PATRICIA DR			SAN MARCOS, TX 78666-7758	R44244	203 PATRICIA DR, SAN MARCOS, TX 78666
QUIROZ, VIRGINIA PINEDA	216 PATRICIA DR			SAN MARCOS, TX 78666	R44199	216 PATRICIA DR, SAN MARCOS, TX 78666
QUINTERO, ROBERT D	207 PARKER DR			SAN MARCOS, TX 78666	R44236	207 PARKER DR, SAN MARCOS, TX 78666
STEWART BROCK MCCULLOUGH	205 PARKER DR			SAN MARCOS, TX 78666-7717	R44235	205 PARKER DR, SAN MARCOS
SUAREZ HOLDINGS LLC	1517 PALOMINO LN			SAN MARCOS, TX 78666-1171	R44245	202 PARKER DR, SAN MARCOS
QUINTERO PEDRO P & YVONNE M	203 PARKER DR			SAN MARCOS, TX 78666	R44234	203 PARKER DR, SAN MARCOS, TX 78666
BRADZOIL INC	Attn: RICH CANCELLA	809 E COURT ST	STE 200	SEGUIN, TX 78155-5871	R21939	1044 SH 123, SAN MARCOS, TX 78666
50+BN HOLDINGS LLC	1627 WITTE RD			HOUSTON, TX 77080-7112	R44200	212 PATRICIA DR, SAN MARCOS TX
SAUCEDO, CLEMENTE H	201 PATRICIA DR			SAN MARCOS, TX 78666	R44233	201 PATRICIA DR, SAN MARCOS
OVALLE NORA U REVOCABLE LIVING TRUST	OVALLE NORA U TRUSTEE	308 REIMER AVE		SAN MARCOS, TX 78666	R44202	202 PATRICIA DR, SAN MARCOS, TX 78666
TOBIAS JOHN ANTHONY & TOBIAS ROBERT L	1311 SUNFLOWER LN			SAN MARCOS, TX 78666	R44201	206 PATRICIA DR, SAN MARCOS, TX 78666
ARREDONDO, ARTEMIO	1300 PERKINS ST			SAN MARCOS, TX 78666	R44204	200 PATRICIA DR, SAN MARCOS
ARREDONDO, ARTEMIO	1300 PERKINS ST			SAN MARCOS, TX 78666	R44203	200 PATRICIA DR, SAN MARCOS TX
W-SAN MARCOS LIMITED LIABILITY CO	41 INDIAN CREEK ISLAND RD			INDIAN CREEK VILLAGE, FL 33154-2902	R47188	1400 S IH 35, SAN MARCOS, TX 78666
RIZK, DORA	419 RIVERSIDE DR			SAN MARCOS, TX 78666	R47187	1328 S IH 35, SAN MARCOS, TX 78666
ELLISON, SANDRA LEATH	714 W SAN ANTONIO ST			SAN MARCOS, TX 78666-4322	R47185	1312 S IH 35, SAN MARCOS, TX 78666
GRANITE COLLISION LP	16312 PADDLEFISH WAY			AUSTIN, TX 78738-4134	R140983	1300 S IH 35, SAN MARCOS, TX 78666
HILTON JOINT VENTURE CAVALIER EL CARO & PARKMORE JOINT VENTURE	PO BOX 851025			RICHARDSON, TX 75085	R38461	1207 S IH 35, SAN MARCOS, TX 78666
R & R IH35 LLC	200 LOMBRANO ST			SAN ANTONIO, TX 78207	R46602	1220 S IH 35, SAN MARCOS, TX 78666
RIVER CITY PARTNERS LTD	P O BOX 4648			AUSTIN, TX 78765-4648	R44471	1120 SH 123, SAN MARCOS, TX 78666
CALDERON, JOSE HECTOR	1043 E BROMPTON DR			PEARLAND, TX 77584-2213	R44248	208 PARKER DR, SAN MARCOS, TX 78666
JMJ CONSTRUCTION LLC	12201 CUTTEN RD			HOUSTON, TX 77066	R42265	118 HAYS ST, STE #201, SAN MARCOS, TX 78666
EIRREK OGT LLC	% HOLM & O'HARA	3 W 35TH ST	FL 9	NEW YORK, NY 10001	R151345	1305 S IH 35, SAN MARCOS, TX 78666
HEXIN-TX LLC	7905 PROSPECT PL			LA JOLLA, CA 92037	R151343	S IH 35, SAN MARCOS, TX 78666
FF TRUST	121 LONE STAR DR			GEORGETOWN, TX 78633	R151344	1303 S IH 35, SAN MARCOS, TX 78666
JMJ CONSTRUCTION LLC	12201 CUTTEN RD			HOUSTON, TX 77066	R42266	118 HAYS ST, STE #101, SAN MARCOS, TX 78666