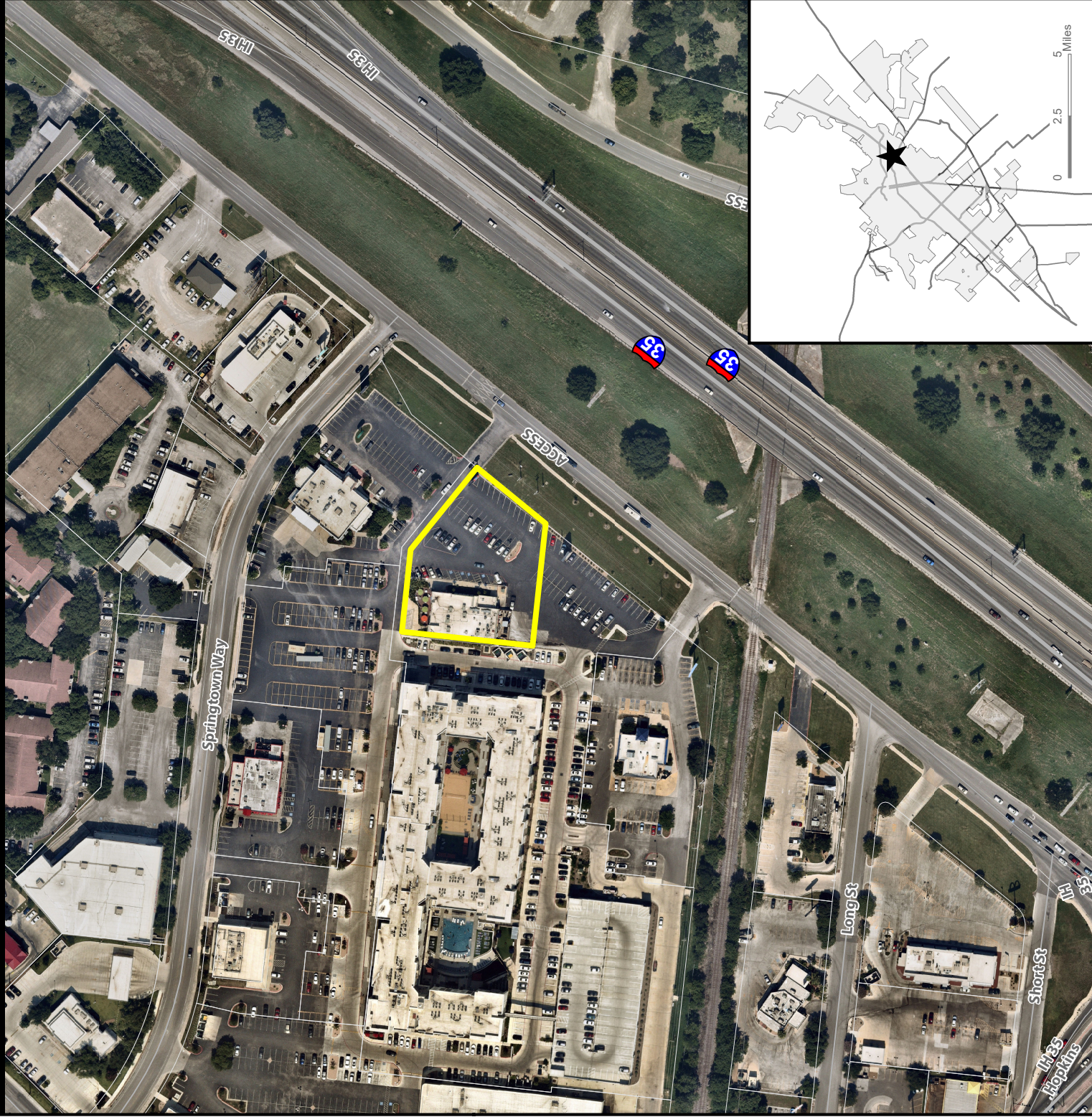


CUP-20-14 Aerial View Chuy's Renewal — 1121 North IH-35



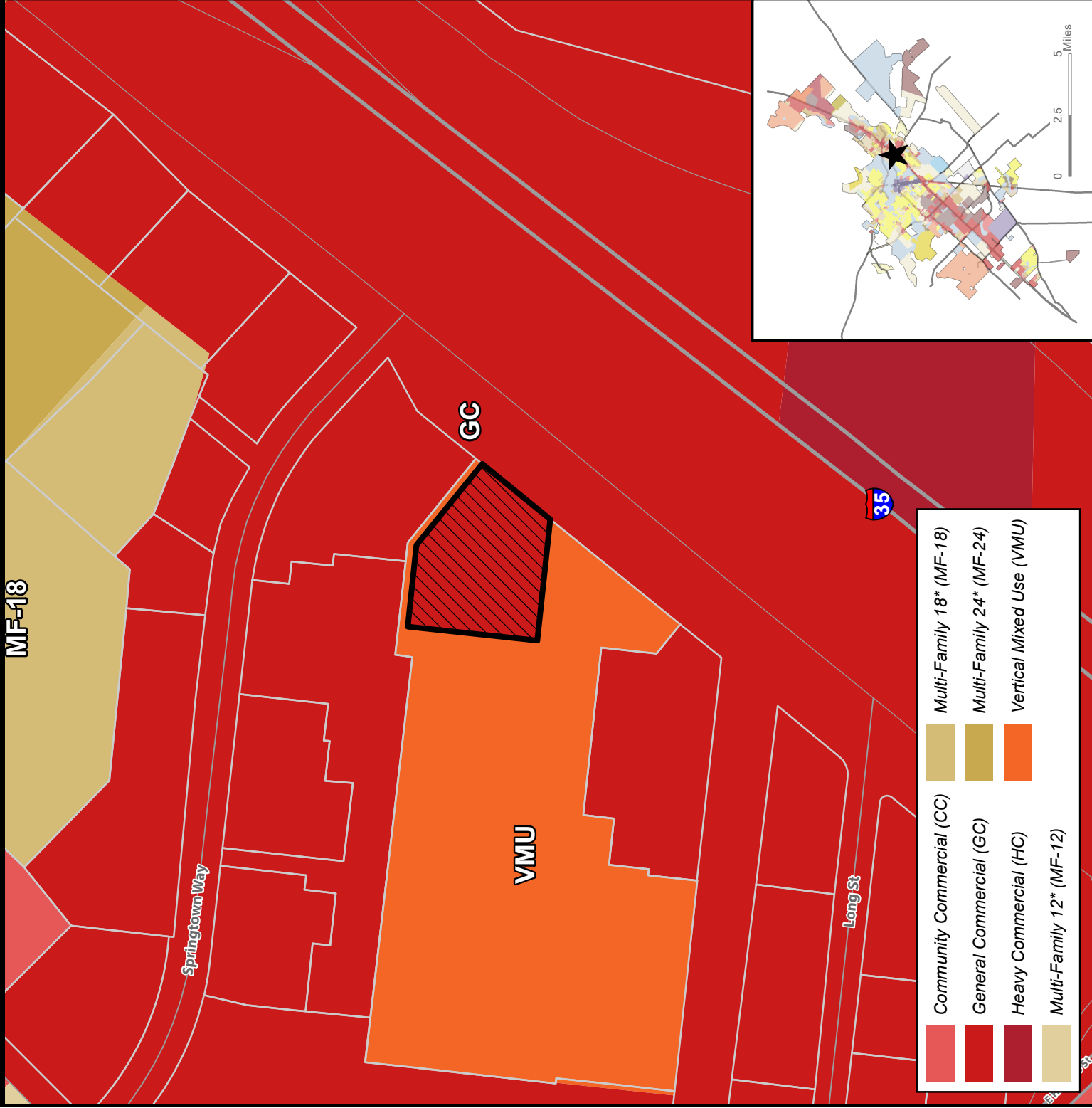
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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: 8/17/2020

CUP-20-14 Existing Zoning Chuy's Renewal — 1121 North IH-35



	Community Commercial (CC)		Multi-Family 18* (MF-18)
	General Commercial (GC)		Multi-Family 24* (MF-24)
	Heavy Commercial (HC)		Vertical Mixed Use (VMU)
	Multi-Family 12* (MF-12)		

Site Location

Subject Property

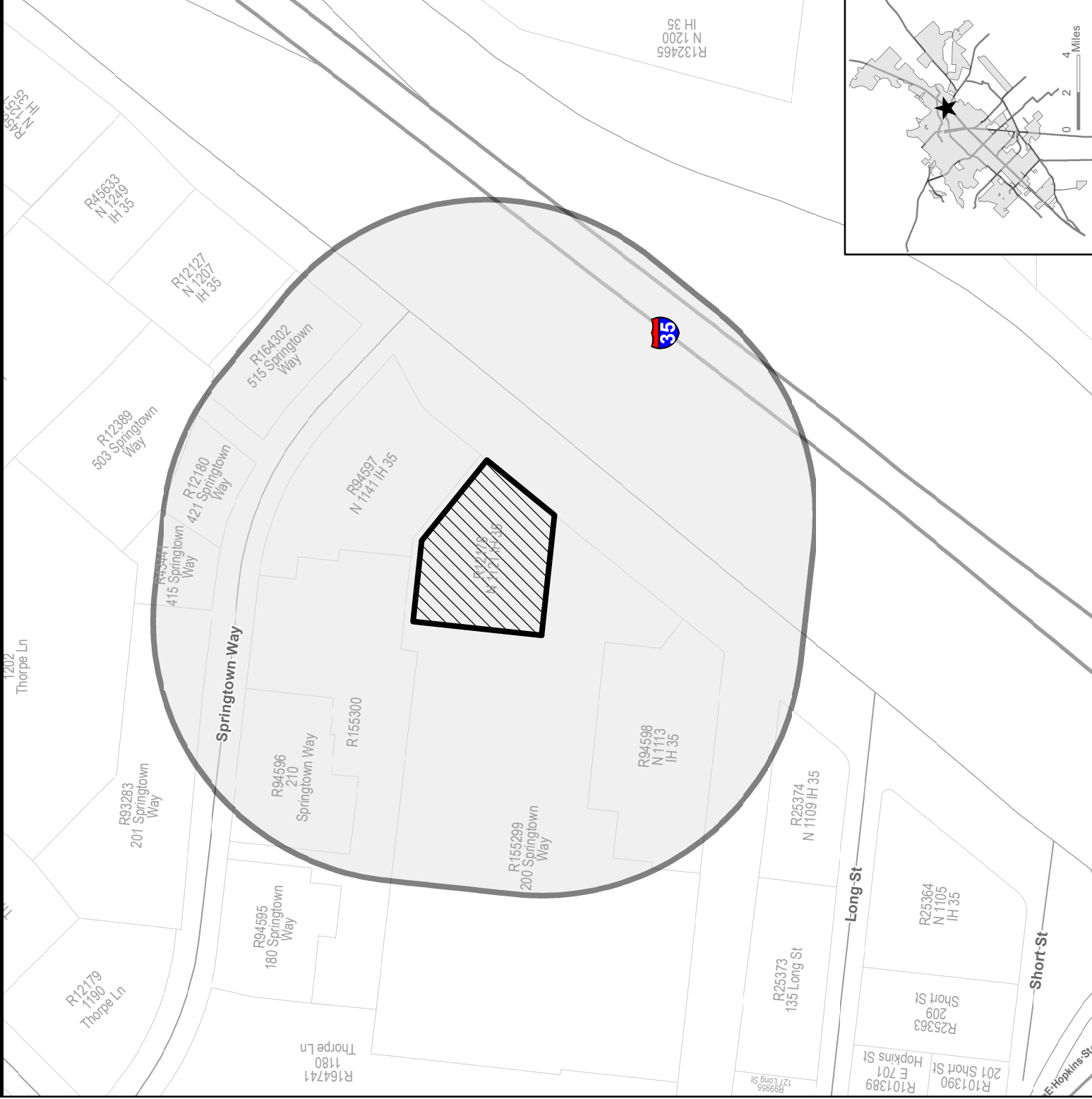
Parcels

City Limit

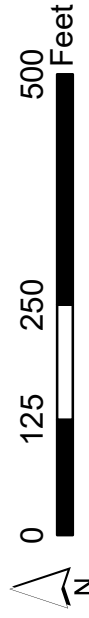
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/17/2020

CUP-20-14 400' Notification Buffer Chuy's Renewal — 1121 North IH-35



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



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Map Date: 8/17/2020

Notification List CUP-20-14

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
164302	515 SPRINGTOWN	35 SPRINGTOWN WR LP	215 S SAN SABA	STE 120	SAN ANTONIO	TX	78207-3113
94596	210 SPRINGTOWN	BWB2 LP	4311 TEXAS WILDLIFE TRL		AUSTIN	TX	78735-1751
12180	421 SPRINGTOWN	CHRIST COMMUNITY CHURCH OF SAN MARCOS	421 SPRING TOWN WAY		SAN MARCOS	TX	78666
94598	1113 IH 35	CWH SAN MARCOS LTD	2161 NW MILITARY HWY	STE 300	SAN ANTONIO	CA	78213
25374	1109 IH 35	ENC FOOD GROUP LLC	2006 MISTYWOOD DR		AUSTIN	TX	78746-7808
12389	503 SPRINGTOWN	HOUSING AUTHORITY OF SAN MARCOS	503 SPRINGTOWN WAY		SAN MARCOS	TX	78666
166780	200 SPRINGTOWN	HSRE LYNDON LP	444 W LAKE DR	STE 2100	CHICAGO	IL	60606
94597	1141 IH 35	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE	STE 900	ORLANDO	FL	32801
43441	415 SPRINGTOWN	NOWLAND, DANIEL	415 SPRINGTOWN WAY		SAN MARCOS	TX	78666
93283	201 SPRINGTOWN	ROBINSON CAROLINE J LLP	Attn: MARIA DOSEN, OFFICE DEPOT, INC.	6600 N Military TRL	Boca Raton	FL	33496-2434
166781	200 SPRINGTOWN	SPRINGTOWN VMU LTD	500 W 5TH STREET	STE 700	AUSTIN	TX	78701
151289	1121 IH 35	T.A. COX TRUST	% TURNER A WINGO & DEAN K WINGO & TERRY W HURST CO-TRUSTEES	3060 DEVONSHIRE WAY	GERMANTOWN	TN	38139



PLANNING AND DEVELOPMENT SERVICES

8/21/2020

CUP-20-14

Notice of Public Hearing Conditional Use Permit Chuy's Tex Mex 1121 North IH-35

On **Tuesday, September 8, 2020**, the San Marcos Planning & Zoning Commission will consider the following:

Hold a public hearing and consider a request by Chuy's OPCO Inc., on behalf of Chuy's Tex Mex for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35.

The Planning & Zoning Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing to obtain citizen comments. 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 public hearing and seek your opinion of the request.

The public hearing will be conducted via a virtual meeting on **Tuesday, September 8, 2020**, at 6:00 p.m. You may join and participate in the public hearing using the following link: <https://sanmarcostx.gov/541/PZ-Video-Archives>. All interested citizens are invited to join and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

Development Services-Planning
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

Your written comments will be given to the Planning & Zoning Commission and will be read aloud to the public if they are received before 5 PM on the day of the meeting.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: www.sanmarcostx.gov to see if other means of participating in the public hearing become available.

For more information regarding this request, contact the case manager, Shavon Caldwell, at 512-805-2649. When calling, please refer to case number **CUP-20-14**

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