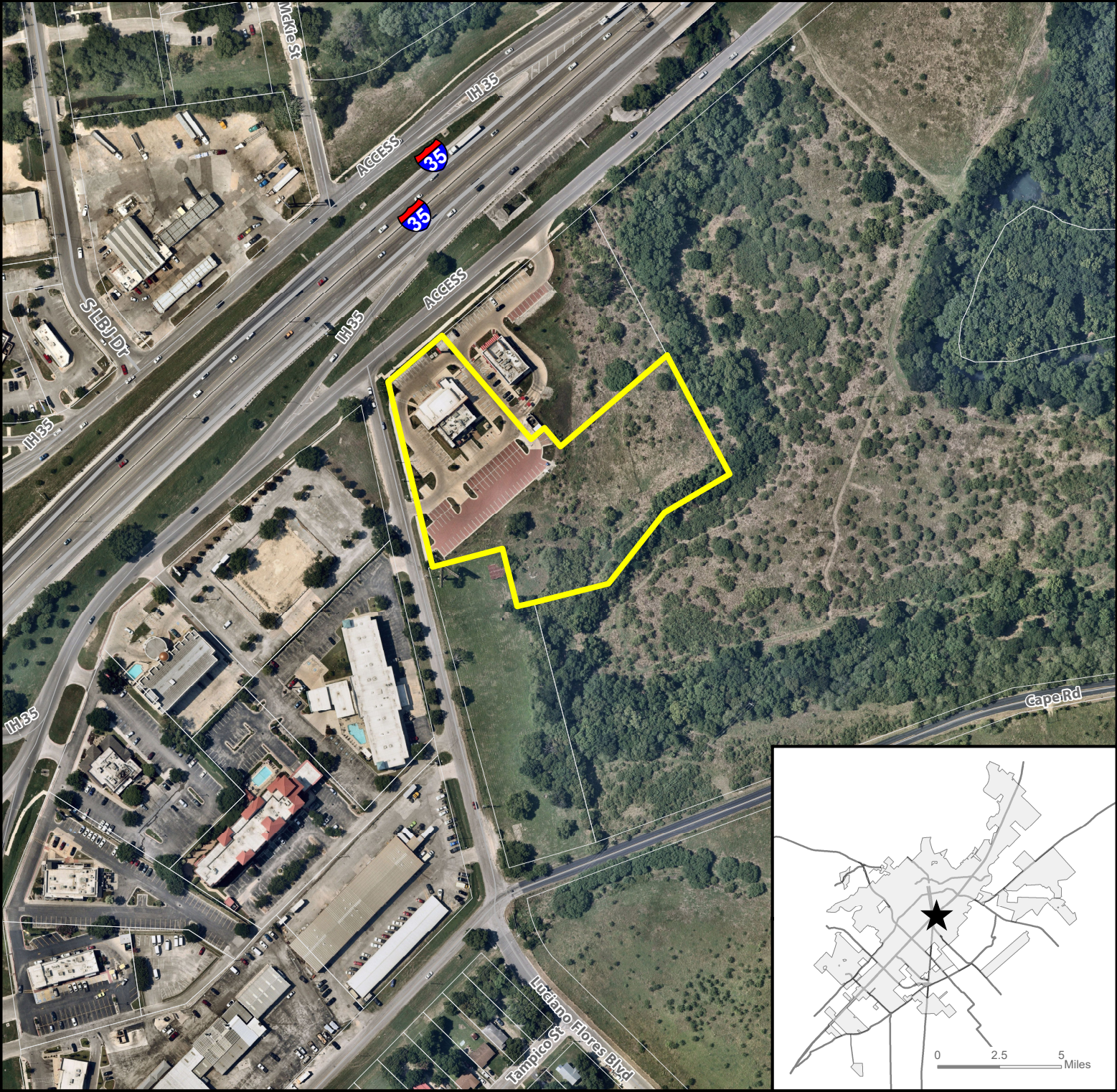


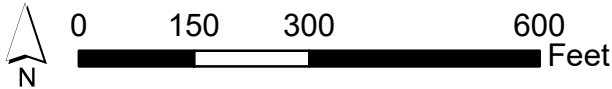
# CUP-20-15

## Aerial View

### Hooter's Renewal — 310 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.

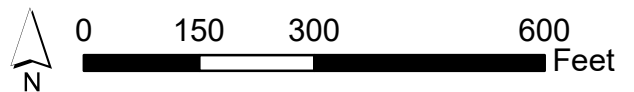
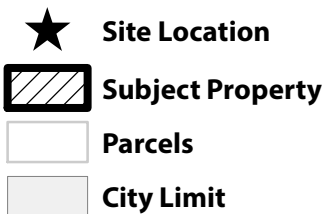
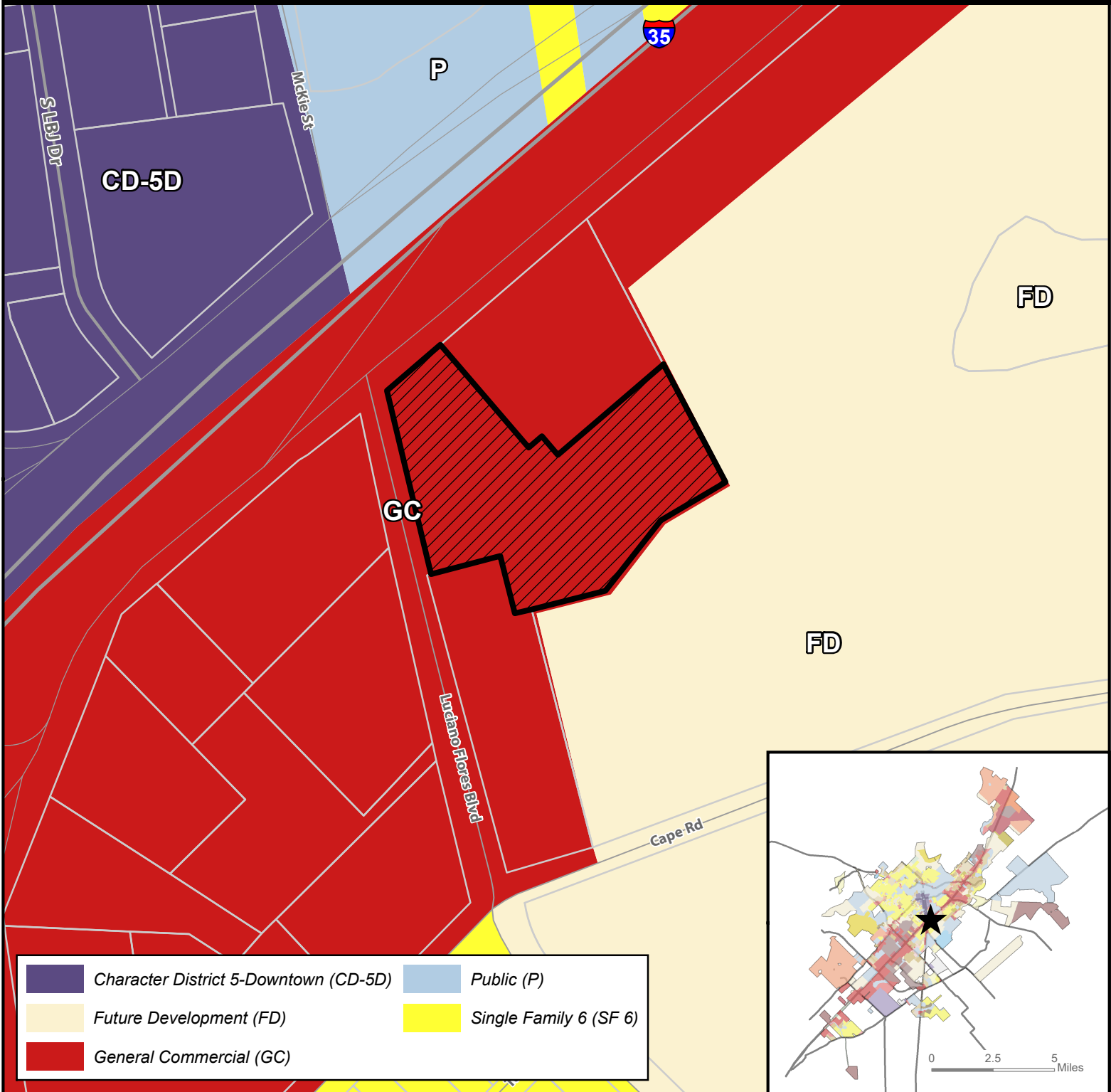
Map Date: 8/17/2020



# CUP-20-15

## Existing Zoning

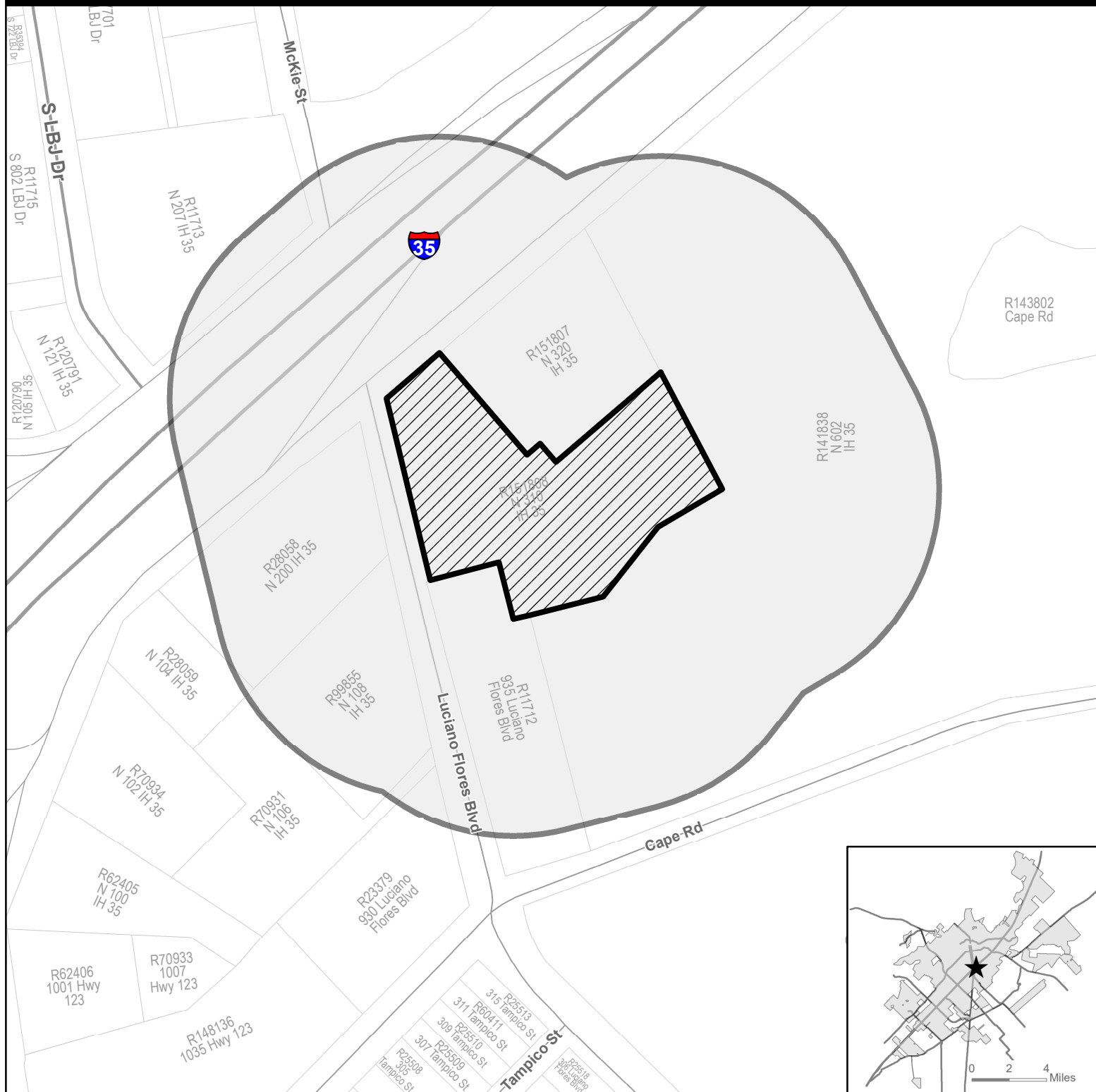
### Hooter's Renewal — 310 North IH-35



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Map Date: 8/17/2020

# CUP-20-15 400' Notification Buffer Hooter's Renewal — 310 North IH-35



## Site Location



## Subject Property



## 400' Buffer

**Parcel**  
**City Limit**



0 150 300 600 Feet

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Map Date: 8/17/2020

## Notification List CUP-20-15

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
28058	200 IH 35	I35 FLORES, LLC	5444 WESTHEIMER RD	STE 1650	HOUSTON	TX	77056
151807	310 IH 35	LITTLE SCOTT & LISA	1507 LIVE OAK LN		ANDREWS	TX	79714-2306
28059	104 IH 35	PRUDENT HOSPITALITY USA LLC	% COMFORT SUITES-SAN MARCOS	104 N IH 35	SAN MARCOS	TX	78666
23379	930 LUCIANO FLO	PUETT NELSON MORTGAGE CO	P O BOX 9038		AUSTIN	TX	78766-9038
141838	IH 35	SAN MARCOS RIVER FOUNDATION	P.O. BOX 1393		SAN MARCOS	TX	78667
11712	MCKIE CO	SPAR CATHY	337 MADISON		SAN ANTONIO	TX	78204
99855	108 IH 35	TRIDENT HOTEL GROUP LTD	A TEXAS LIMITED PARTNERSHIP	% SHILPA AMIN GEN PARTNER (Attn: RAJNI PATEL)	SAN MARCOS	TX	78666
70931	106 IH 35	TRI-STAR HOTEL GROUP LP	A TEXAS LIMITED PARTNERSHIP	% STONEBRIDGE HOTELS	SAN MARCOS	TX	78666
11713	207 IH 35	VISION BUSINESS VENTURES	8870 BUSINESS PARK DR	UNIT 100	AUSTIN	TX	78759-7519
		Anita De La Cruz	303 Tampico		SAN MARCOS	TX	78666





**PLANNING AND DEVELOPMENT SERVICES**

**8/21/2020**

**CUP-20-15**

**Notice of Public Hearing  
Conditional Use Permit  
Hooters  
310 North IH-35, Suite 201**

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

*Hold a public hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).*

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](mailto: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](http://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-20-15**

*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](mailto:ADArequest@sanmarcostx.gov)*