

CUP-20-20
Aerial View
Patio Dolcetto — 322 Cheatham Street Ste. A



Site Location



Subject Property



Parcel



City Limit



0 62.5 125 250 Feet

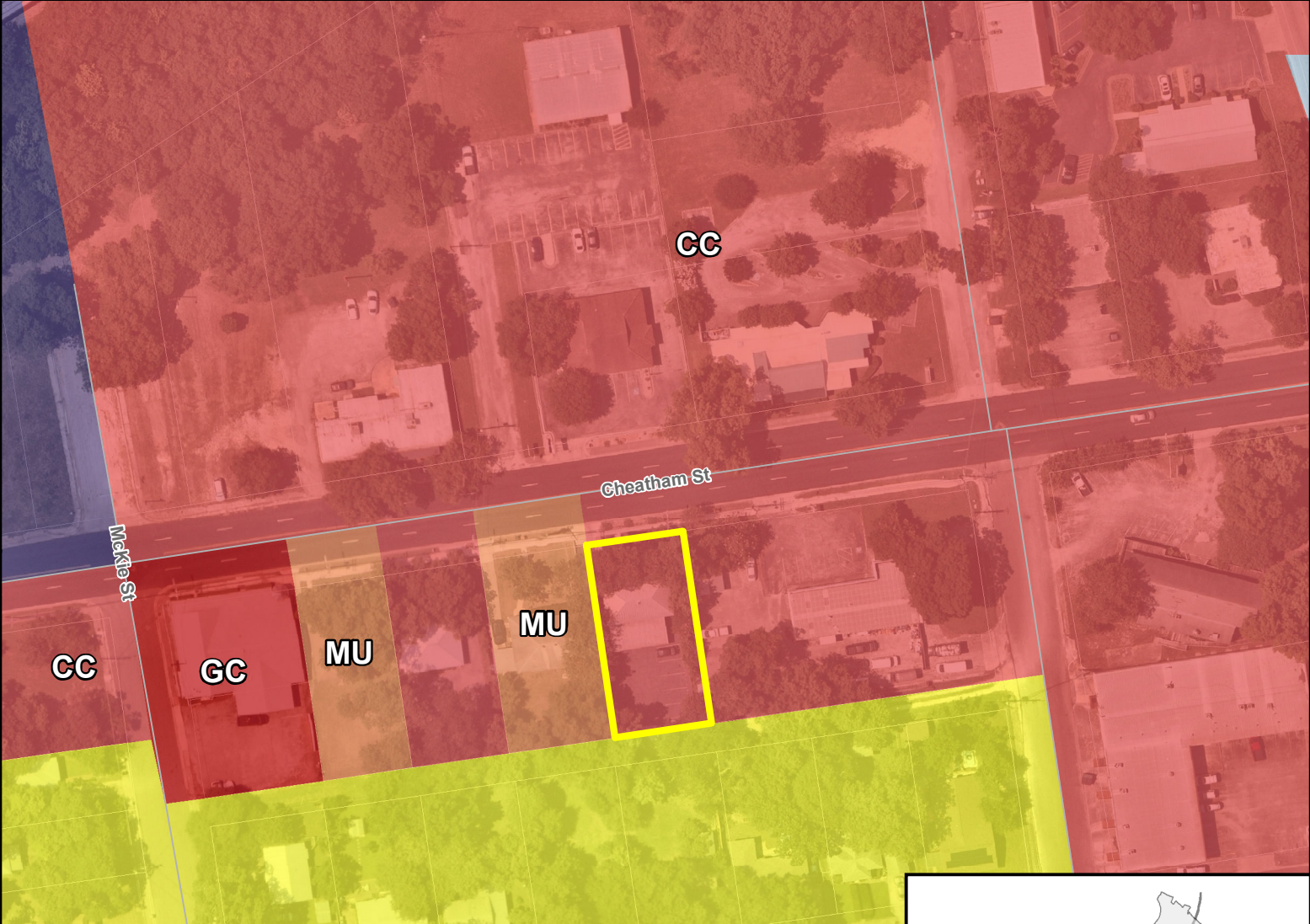
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/6/2020

CUP-20-20

Zoning Map

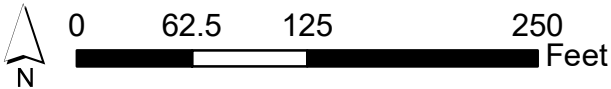
Patio Dolcetto — 322 Cheatham Street Ste. A



Zoning	
ZONECODE	
CC	Community Commercial (CC)
CD-5D	Character District 5-Downtown (CD-5D)
GC	General Commercial (GC)
MU	Mixed Use (MU)
P	Public (P)
SF-6	Single Family 6 (SF 6)



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



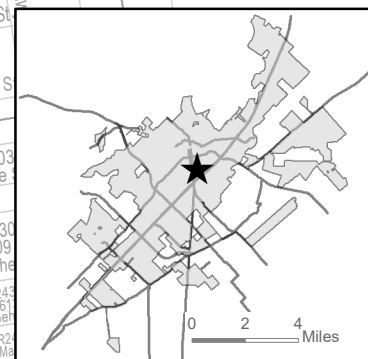
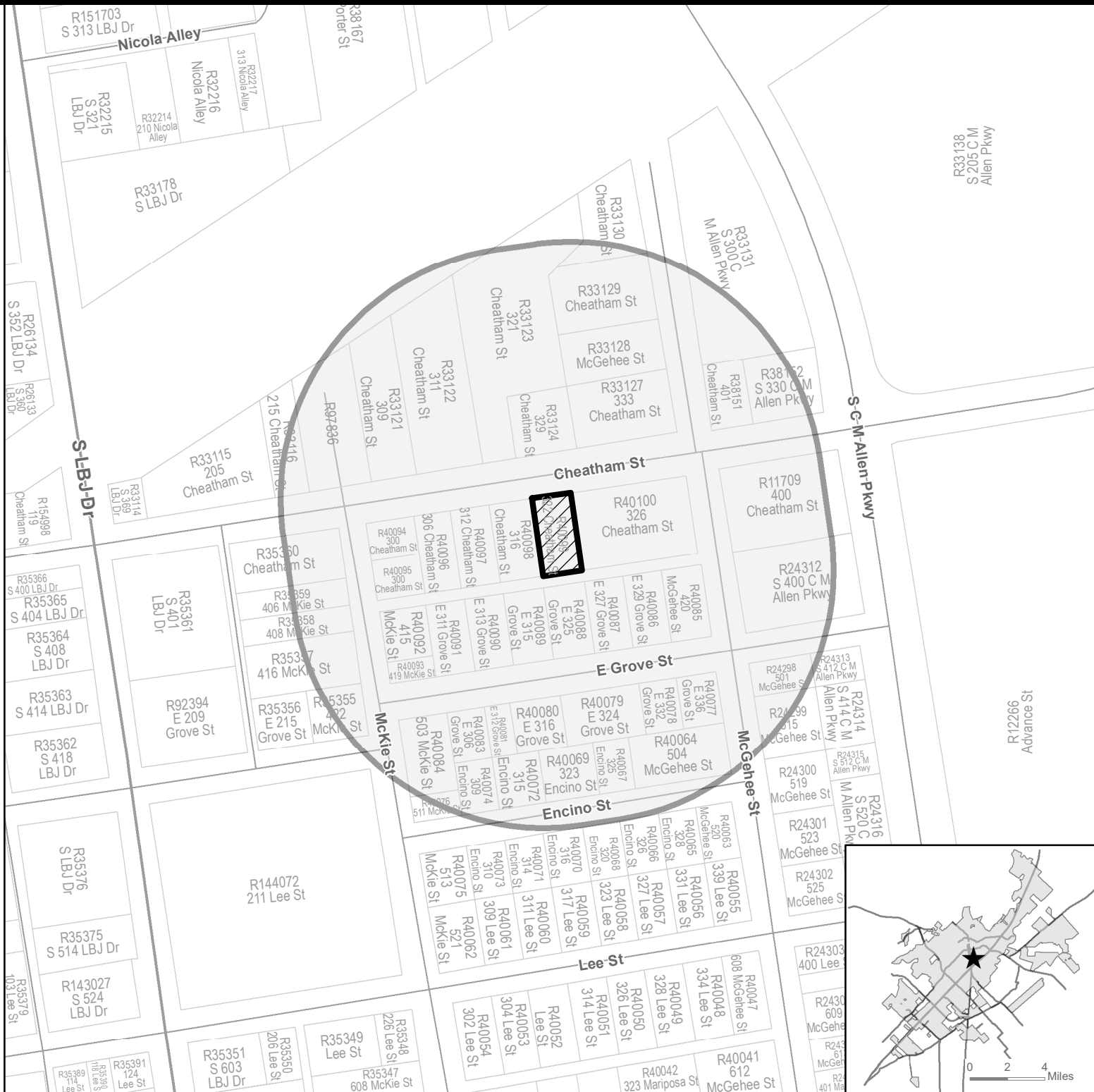
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/13/2020

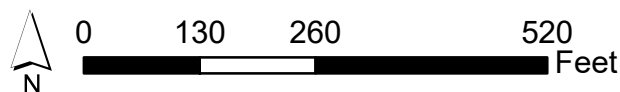
CUP-20-20

400' Notification Buffer

Patio Dolcetto — 322 Cheatham Street Ste. A



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- 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.

Map Date: 10/7/2020

Property ID	Property Address	Owner Name	Owner Address	City	State	Zip
41569	111 MLK	111 MLK DEVELOPMENT LLC	16925 WHISPERING BREEZE DR	AUSTIN	TX	78738
155410	228 GUADALUPE	228 GUADALUPE LLC	7630 RED BAY CT	DUBLIN	OH	43016
33131	300 CM ALLEN	300 CM ALLEN LLC	1801 CHALK ROCK CV	AUSTIN	TX	78735-1733
11709	400 CHEATHAM	A WHOLE LOT OF TEXAS I LTD	P O BOX 746	SAN MARCOS	TX	78667-0746
41578	125 FELTNER ST	ARREDONOD RICARDA EST		SAN MARCOS	TX	78666
35359	408 MCKIE	ARREDONDO, HOWARD	408 MCKIE ST	SAN MARCOS	TX	78666
35358	406 MCKIE	ARREDONDO, HOWARD	408 MCKIE ST	SAN MARCOS	TX	78666
24312	400/408 CM ALLEN	AVEGUL AMERICA INC	400 S C M ALLEN PKWY	SAN MARCOS	TX	78666-6904
40097	312 CHEATHAM	AYCOCK STEVEN & EUGENIA	2867 ARROYO DOBLE	SAN MARCOS	TX	78666-1006
33129	300 MCGEHEE	BARCELONA REAL ESTATE LLC	728 SNYDER HILL DR	SAN MARCOS	TX	78666-4917
40079	324 GROVE	BODIN SCOTT A & BODIN JULIE A	1311 FISHER HILL RD	EDMOND	TX	73013-6119
38151	401 CHEATHAM	BORM MARY & KRISTINE S BERRY	401 CHEATHAM ST	SAN MARCOS	TX	78666
24313	412 CM ALLEN	CASTILLO RONALD & MARIA M	2407 SPRING WAGON LN	AUSTIN	TX	78728
40098	316 CHEATHAM	CAVAZOS KAREN & ST LAURENT DAVID	633 DRAKE AVE	FULLERTON	CA	92832-1146
41588	224 W MLK DR	CHAMBERS MATTHEW J	160 S FREDERICKSBURG ST	SAN MARCOS	TX	78666
62483	300 S LBJ	COMPASS BANK	PO BOX 10566	BINNINGHAM	AL	35296
24299	515 MCGEHEE	CRUZ DAMION LUERA	202 OAKDALE DR	SAN MARCOS	TX	78666-7714
24298	501 MCGEHEE	CURRIE CHAD D & SUSAN M	1519 PRAIRIE PASS	SEGUIN	TX	78155-1896
40074	309 ENCINO	DELEON RICHARD & MCCLELLAN RICHARD	2255 RIDGECREST	SAN MARCOS	TX	78666
40081	312 GROVE	DELEON, RICHARD	2255 RIDGECREST ST	SAN MARCOS	TX	78666-4955
40083	306 GROVE	DELEON, RICHARD H	2255 RIDGECREST ST	SAN MARCOS	TX	78666-4955
35357	416 MCKIE	GONZALES ARMIDA PATRICIA (LIFE ESTATE) % JAMALI MARLA &	GONZALES JOSE EVAN	SAN MARCOS	TX	78666

40077	336 GROVE	GONZALES GLORIA	336 E GROVE ST	SAN MARCOS	TX	78666
28294	503 W MLK DR	GREENWOOD DOUGLAS A	503 W MLK	SAN MARCOS	TX	78666
40099	322 CHEATHAM	HILLDALE VENTURES LLC	102 WONDER WORLD DR STE 304-101	SAN MARCOS	TX	78666-6070
40086	329 GROVE	HOLT, ELVIN	329 E GROVE ST	SAN MARCOS	TX	78666
40092	415 MCKIE	KEITH THOMAS A & KOSARY-KEITH THERESE	408 BARCELONA AVE	VENICE	FL	34285-1754
133202	408 VALLEY	KIRWIN PATRICK L	408 VALLEY ST	SAN MARCOS	TX	78666
89508	410 VALLEY	LEE FRANKLIN R SR & LEE FRANKLIN R JR	410 VALLEY ST	SAN MARCOS	TX	78666
40094	300 CHEATHAM	LOS ANGELES FUNERAL HOME% CHARLES VILLASENOR	6204 SOUTH FIRST ST	AUSTIN	TX	78745
40095	300 CHEATHAM	LOS ANGELES FUNERAL HOME% C L VILLASENOR	6204 SOUTH FIRST ST	AUSTIN	TX	78745
40087	327 GROVE	LUGO NANCY	327 E GROVE ST	SAN MARCOS	TX	78666-6915
45937	110 E MLK	MLKSM LLC	510 HEARN ST #380	AUSTIN	TX	78703
33127	333 CHEATHAM	MORRIS RANDALL & COMPANY LTD	333 CHEATHAM ST	SAN MARCOS	TX	78666
40085	420 MCGEHEE	MULTIPLE OWNERS	420 MCGEHEE ST	SAN MARCOS	TX	78666
41525	152 S GUADALUPE	MURPHY PATRICIA R & BLACK MARY O	15 PILLOW RD	AUSTIN	TX	78745
41566	165 S GUADALUPE STE 111	MUZUN INVESTMENTS LLC	PO BOX 160788	SAN MARCOS	TX	78666
40093	419 MCKIE	NEGRETE DOMINGA & JESSE G	419 MCKIE ST	SAN MARCOS	TX	78666-6829
33123	321 CHEATHAM	R REED & J WRIGHT LLC	514 CEDAR TRL	NEW BRAUNFELS	TX	78130-6632
40100	326 CHEATHAM	RAM CONSOLIDATED HOLDINGS LTD CO	P O BOX 629	SAN MARCOS	TX	78667-0629
33128	333 CHEATHAM	RANDALL MORRIS & COMPANY LTD	333 CHEATHAM ST	SAN MARCOS	TX	78666
27299	201 W MLK DR	RICHARD, CARMEN E	201 W MLK DR	SAN AMRCOS	TX	78666
40089	315 GROVE	RIOS, BEATRICE G	431 THICKET LN	KYLE	TX	78640
33122	311 CHEATHAM	RJR FINANCIAL MANAGEMENT INC	311 CHEATHAM ST	SAN MARCOS	TX	78666
40084	503 MCKIE	RODRIGUEZ ANTONIO & EVA	600 C M ALLEN PKWY	SAN MARCOS	TX	78666

35355	422 MCKIE	RODRIGUEZ, DIANA HERNANDEZ	422 MCKIE	SAN MARCOS	TX	78666
40088	325 GROVE	ROTHER INVESTMENTS LLC	PO BOX 911	SAN MARCOS	TX	78667- 0911
40090	313 GROVE	SAENZ, BALTAZAR, JR	P O BOX 607	SAN MARCOS	TX	78667- 0607
40078	332 GROVE	SANCHEZ, AUDREY	332 E GROVE ST	SAN MARCOS	TX	78666
38152	330 CM ALLEN	SAND, DIANNE	330 CM ALLEN PKY	SAN MARCOS	TX	78666
40072	315 ENCINO	SANMAR BIRDHOUSE PROPERTIES LLC	2743 FLORIN CV	ROUND ROCKS	TX	78665
129055	202 W MLK DR	SANTA MARGARITA PROPERTIES LLC	907 CRYSTAL CREEK DR	AUSTIN	TX	78746
40064	504 MCGEHEE	SAUCEDO, DAVID	504 MCGEHEE ST	SAN MARCOS	TX	78666
40080	316 GROVE	SOTO GUILLERMO & MARY	316 E GROVE ST	SAN MARCOS	TX	78666
40069	323 ENCINO	SOTO, JORGE & ANA	323 ENCINO ST	SAN MARCOS	TX	78666
40067	325 ENCINO	SOTO, MARIA	316 E GROVE ST	SAN MARCOS	TX	78666- 6916
33124	329 CHEATHAM	ST JOHN'S FEDERAL CREDIT UNION ATTN: CHRISTINA KJAR-AVP OF ACCT	N LAMAR BLVD	AUSTIN	TX	78666- 6911
40076	511 MCKIE	TORRES TIRSO JR	208 SALTILLO	SAN MARCOS	TX	78666
40091	311 GROVE	TORRES, JESUS G	311 E GROVE	SAN MARCOS	TX	78666
138630	420 MCGEHEE	VENEGAS, GLORIA	420 MCGEHEE ST	SAN MARCOS	TX	78666
40096	306 CHEATHAM	VILLASENOR CHARLES LOUIS II	6204 S 1ST ST	AUSTIN	TX	78745- 4010
33121	CHEATHAM	VILLASENOR FAMILY LIMITED PARTNERSHIP	1615 E CESAR CHAVEZ ST	AUSTIN	TX	78702- 4455
35360	CHEATHAM	YBARRA, JUAN & MARIA SALENA	766 HAVEN PT	NEW BRAUNFELS	TX	78132- 4337