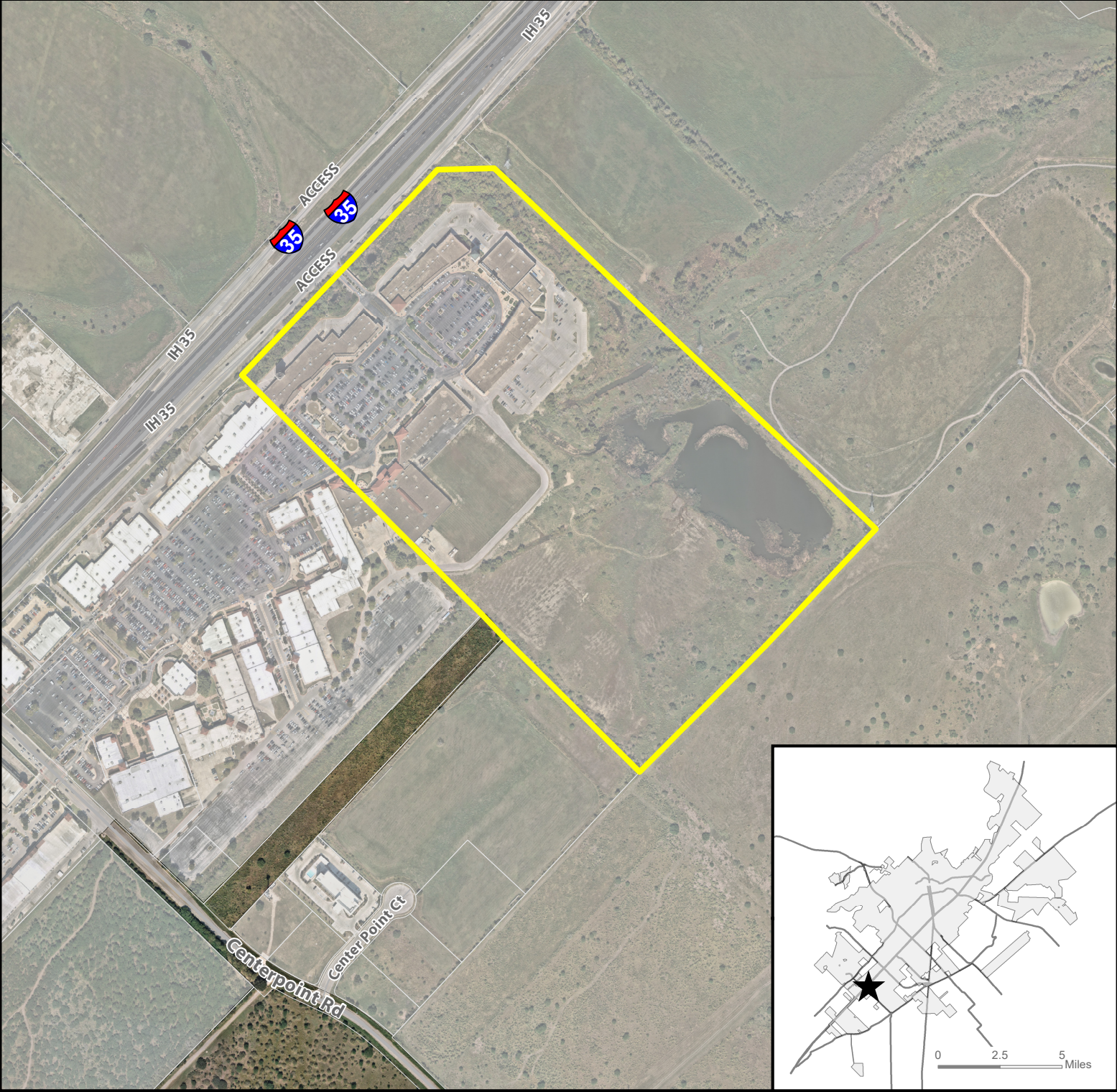
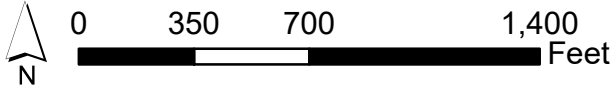


CUP-20-25
Aerial View
Tiny Cantina — 3939 IH 35, Suite 96



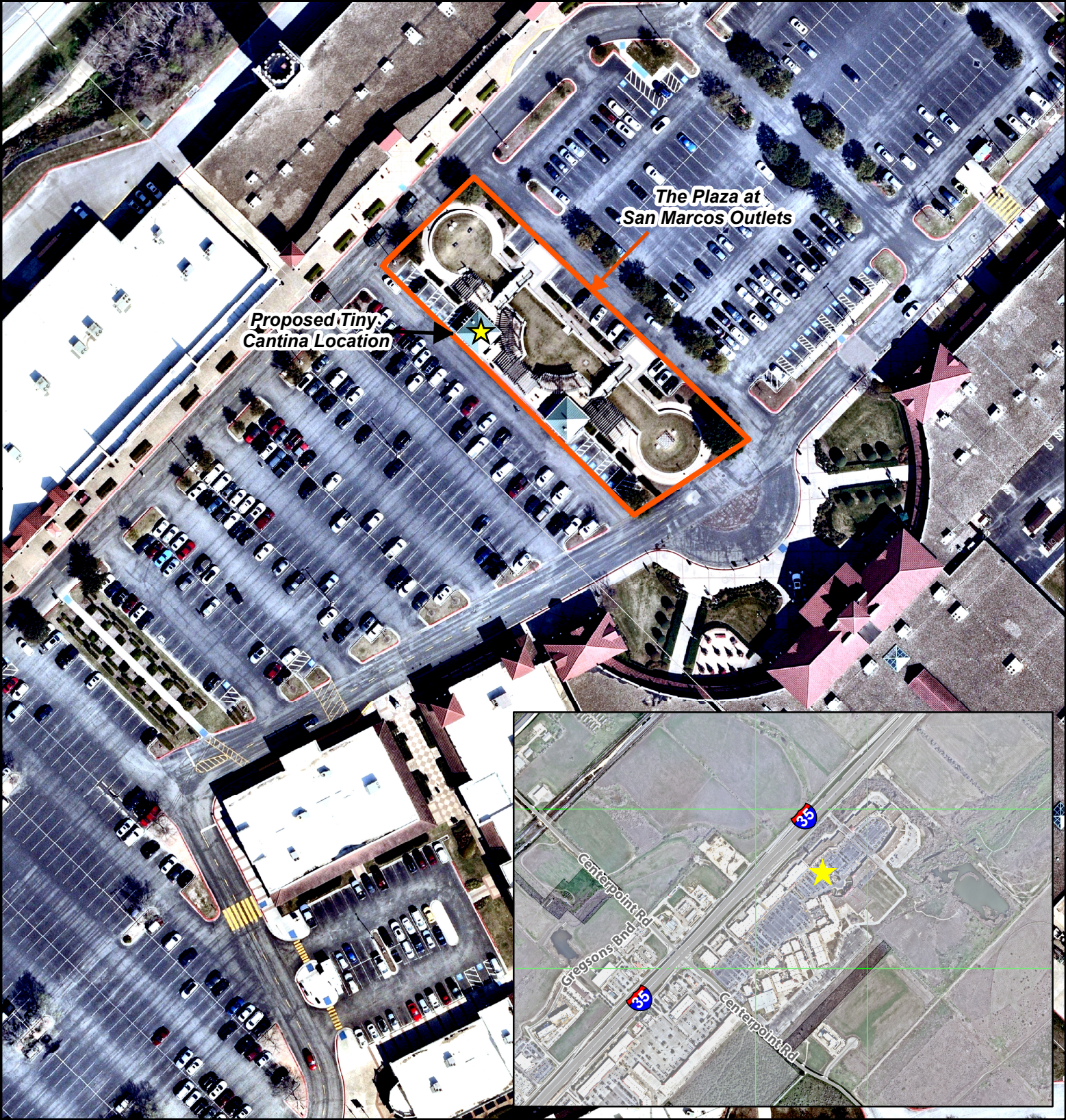
- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



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: 12/22/2020

CUP-20-25
Location Map
Tiny Cantina — 3939 IH 35, Suite 96



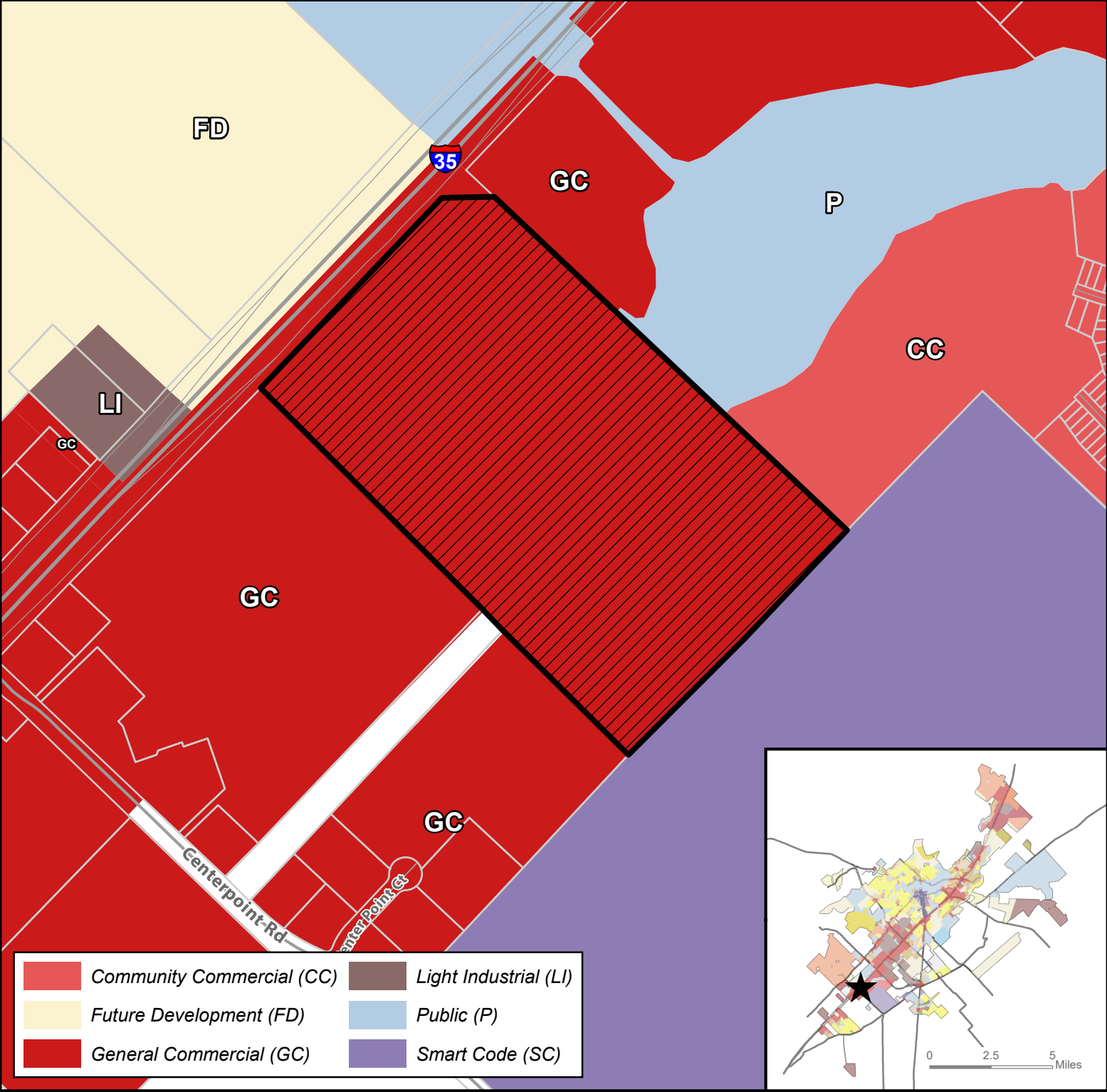
0 62.5 125 250 Feet



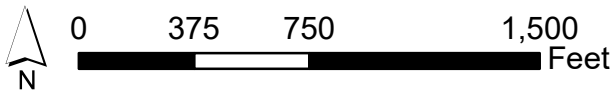
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/22/2020

CUP-20-25
Existing Zoning
Tiny Cantina — 3939 IH 35, Suite 96



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



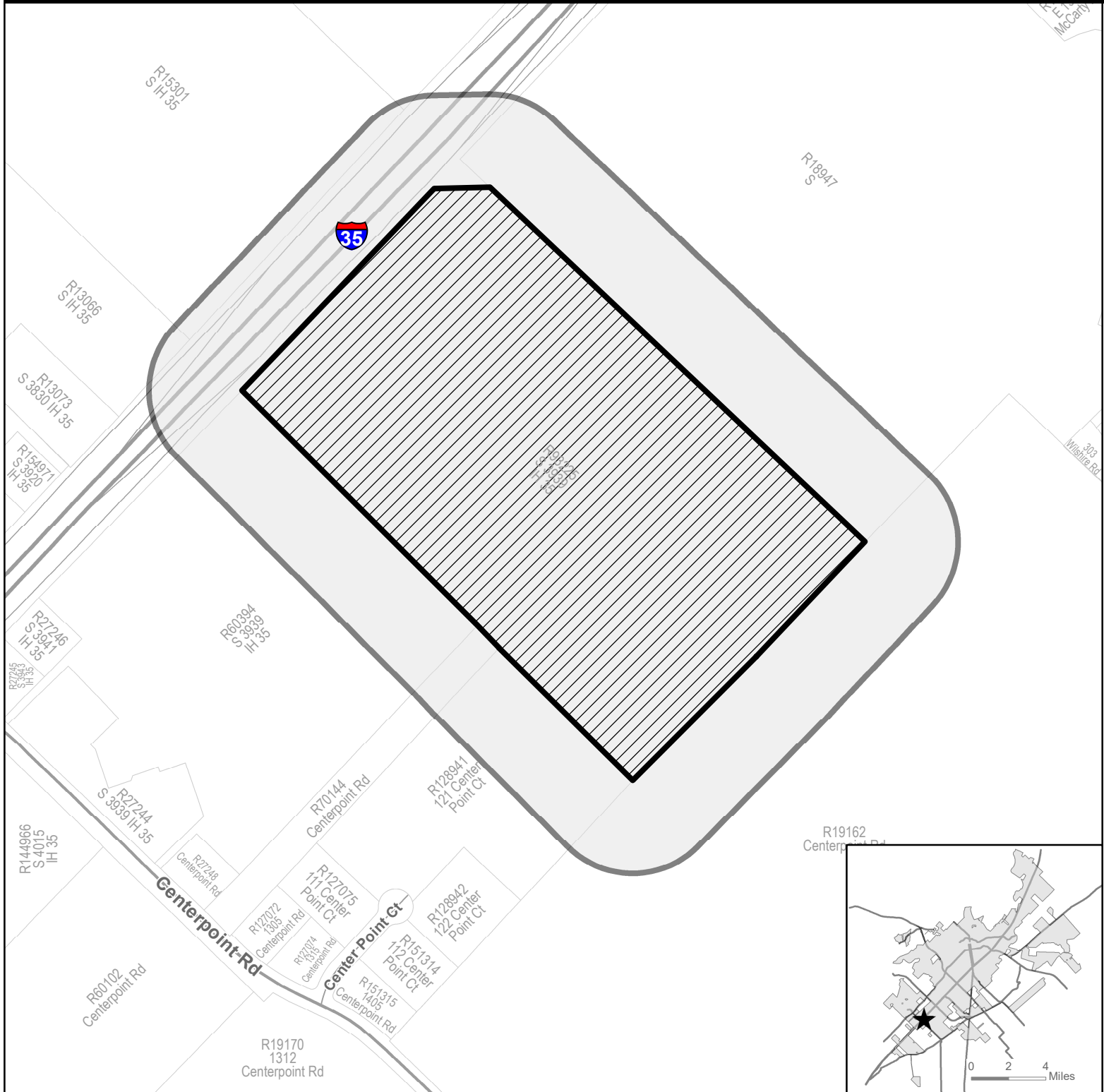
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Map Date: 12/22/2020

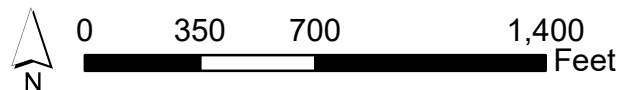
CUP-20-25

400' Notification Buffer

Tiny Cantina — 3939 IH 35, Suite 96



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



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Map Date: 12/22/2020

PLANNING AND DEVELOPMENT SERVICES



12/23/2020

CUP-20-25

**Notice of Public Hearing
Conditional Use Permit-Beer & Wine
Tiny Cantina at San Marcos Outlets
3939 South Interstate Highway 35, Suite 96**

CUP-20-25 (Tiny Cantina at San Marcos Outlets) Hold a public hearing and consider a request by Raul Correa Jr., on behalf of San Marcos Premium Outlets, L.P., for a Conditional Use Permit to allow the sale of Beer & Wine for on premise consumption at 3939 South Interstate Highway 35, Suite 96. (Shavon Caldwell)

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 via virtual meeting on **Tuesday, January 12 2020** at **6:00 p.m.** 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 by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. All interested citizens are invited 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. Your written comments will be given to the Planning & Zoning Commission if they are received before 12 PM on the day of the meeting.

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

For more information regarding this request, contact the case manager, **Shavon Caldwell at 512. 805.2649**. When calling, please refer to case number **CUP-20-25**

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.

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 CUP-20-25

| Property ID | Property Address | Owner Name | Owner Address 1 | Owner Address 2 | Owner City | Owner State | Owner Zip |
|-------------|------------------|--------------------------------------|--------------------------------|-----------------------------|--------------|-------------|------------|
| 15301 | IH 35 | BARRANCA INVESTMENTS LTD | 3327 HUNTER RD | | SAN MARCOS | TX | 78666-9349 |
| 88728 | 500 MCCARTY | U S DEPARTMENT OF INTERIOR | U S FISH HATCHERY | | | | |
| 18947 | IH 35 EAST SIDE | SLF II- MCCARTY LP | % THE STRATFORD CO LP | 5949 SHERRY LN STE 800 | DALLAS | TX | 75225-8004 |
| 60394 | 3939 IH 35 | SAN MARCOS FACTORY STORES LTD | PRIME RETAIL LTD PARTNERSHIP | % SIMON PROPERTY GROUP | INDIANAPOLIS | IN | 46206-6120 |
| 167977 | IH 35 | MCCARTY 12.6 LLC | % JIMMY NASSOUR | 3839 BEE CAVE RD; SUITE 200 | AUSTIN | TX | 78746 |
| 13066 | 3939 IH 35 | SAC N PAC | 1910 CENTER POINT RD | | SAN MARCOS | TX | 78666-9443 |
| 167928 | MCCARTY | FORESTAR (USA) REAL ESTATE GROUP INC | Attn: MATTHEW STARK | 10700 PECAN PARK BLVD | AUSTIN | TX | 78750 |
| 19162 | | WALTON TEXAS LP | C/O WALTON INTERNATIONAL GROUP | 5420 LYNDON B JOHNSON FWY | DALLAS | TX | 75240-1084 |
| 128941 | 121 CENTER POINT | A-ZERO LLC | 330 W NOLTE ST | | SEGUIN | TX | 78155-6043 |