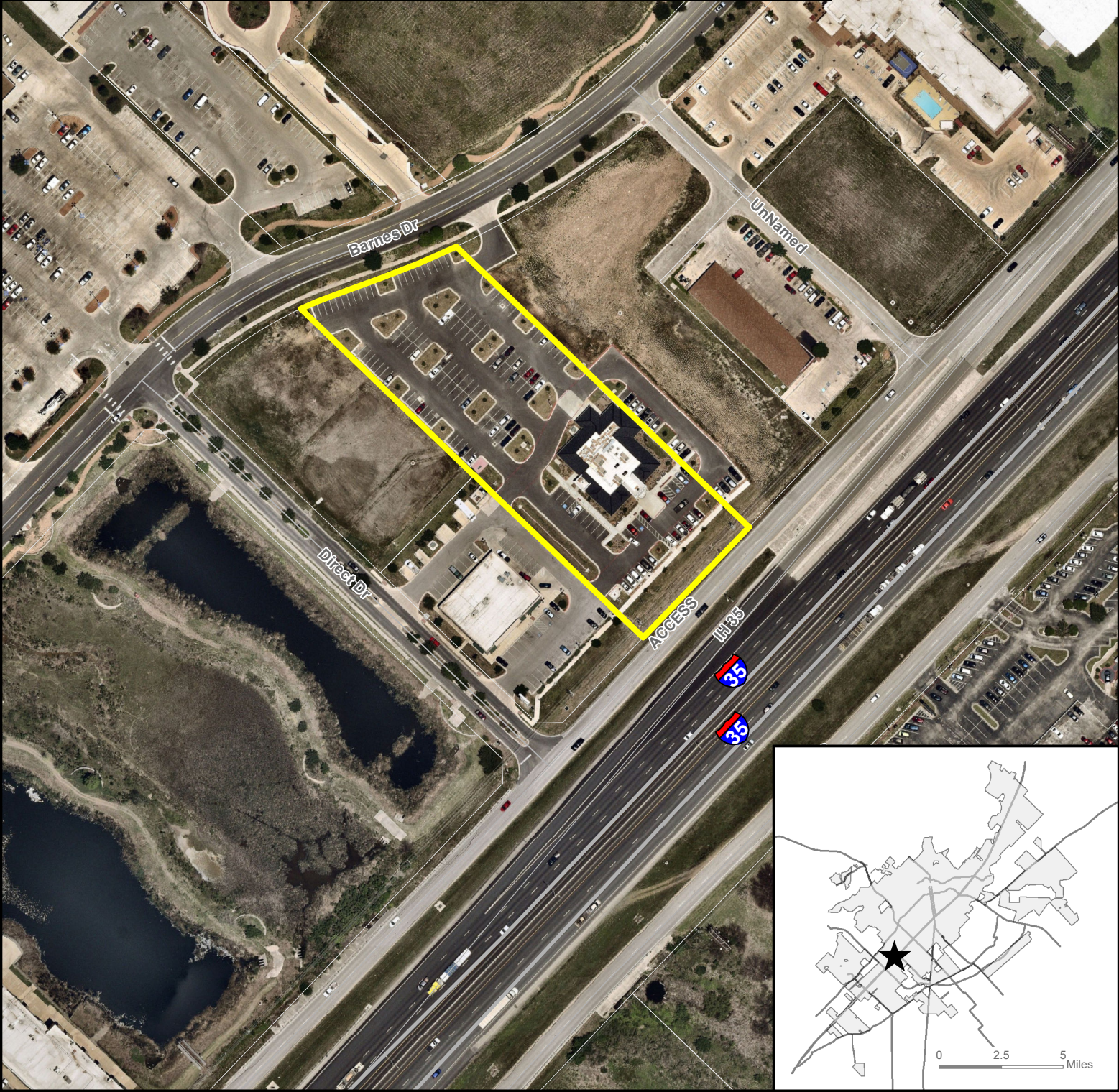


CUP-21-30  
Aerial View  
Cheddar's Scratch Kitchen — 2540 S. IH 35



Site Location



Subject Property



Parcel



City Limit



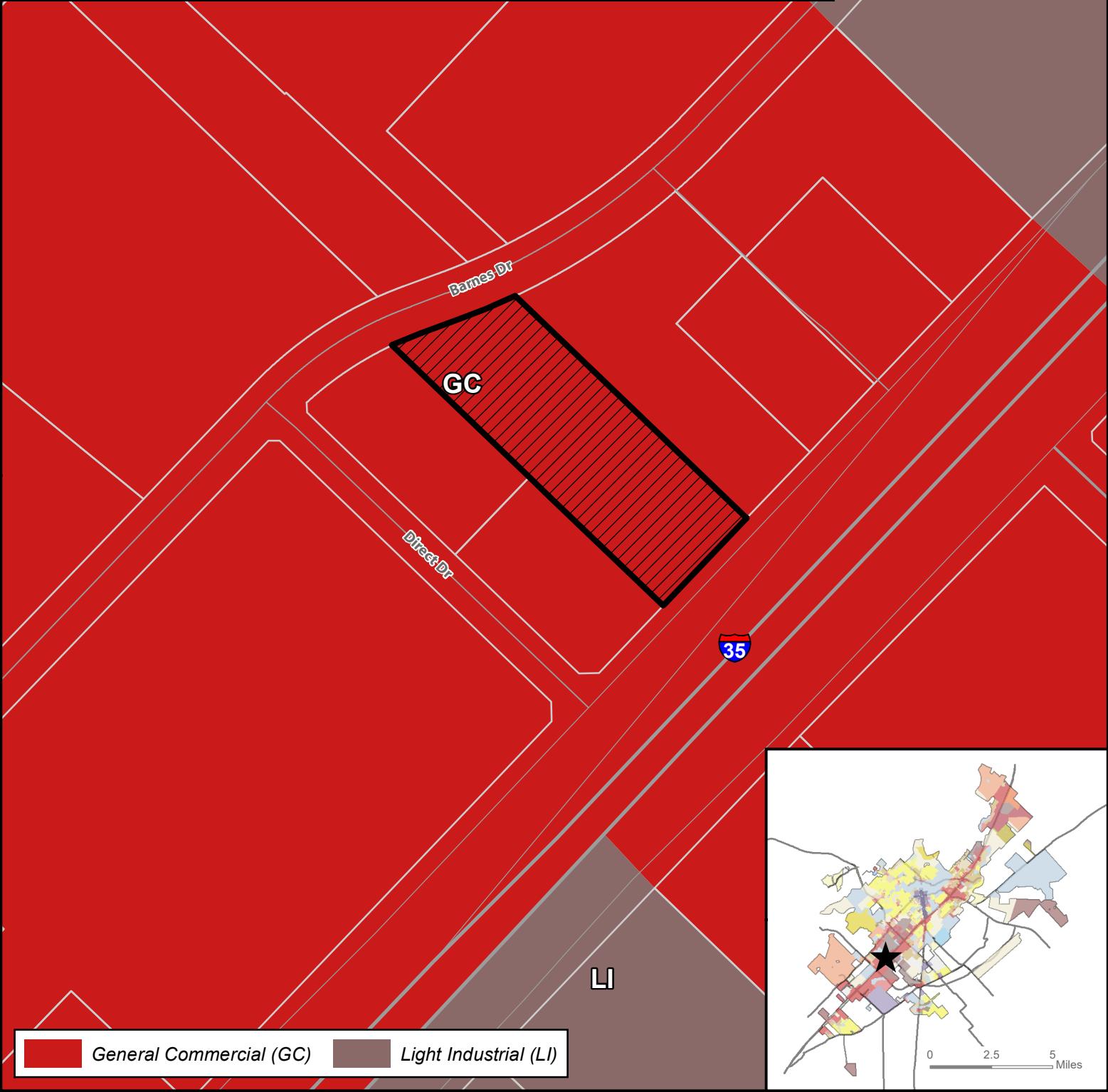
0 100 200 400 Feet

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: 9/7/2021

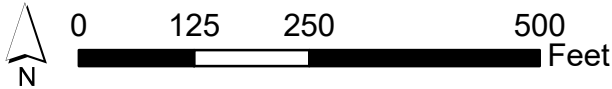


CUP-21-30  
Existing Zoning  
Cheddar's Scratch Kitchen — 2540 South IH 35



General Commercial (GC)    Light Industrial (LI)

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



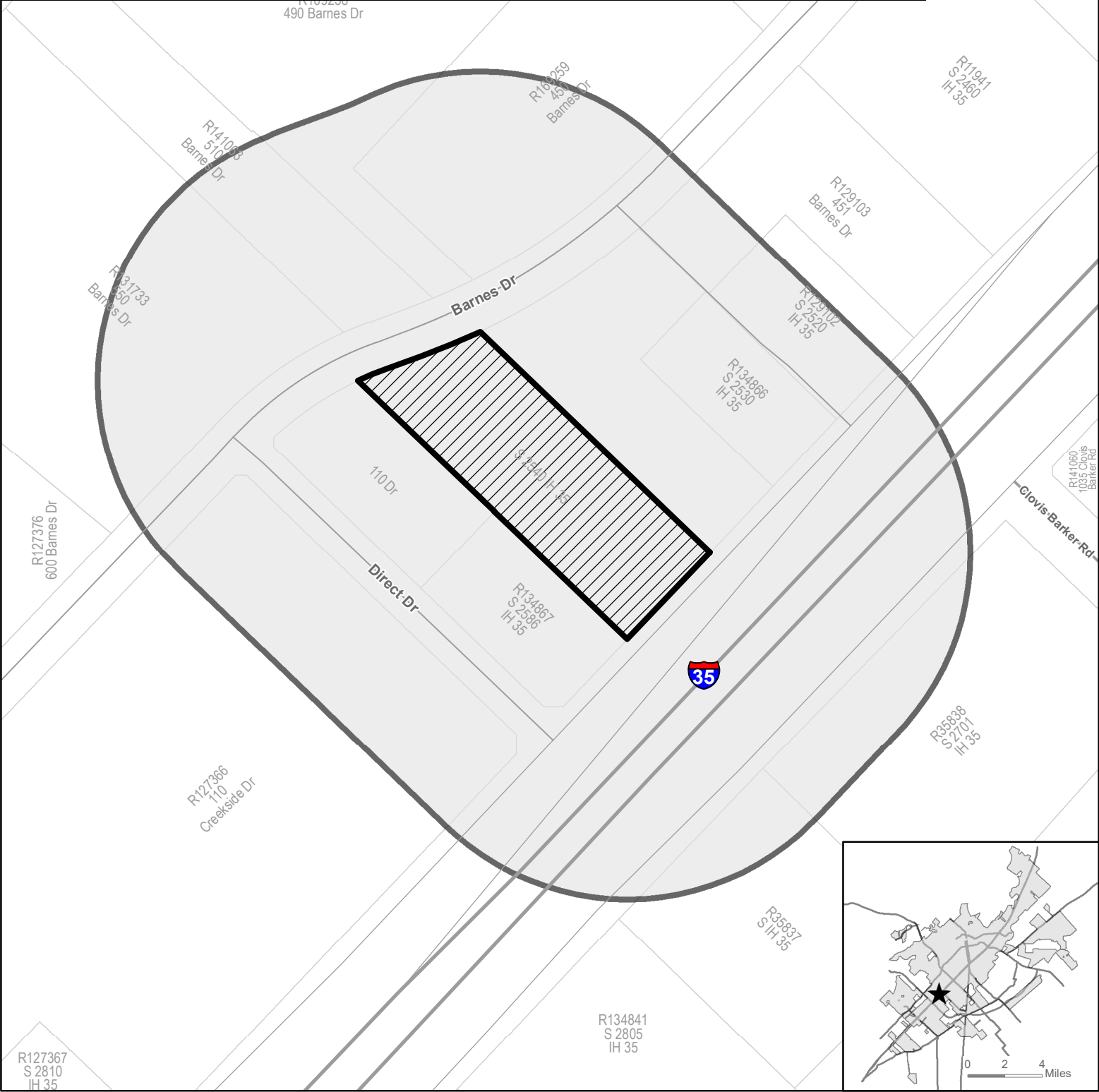
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 9/16/2021

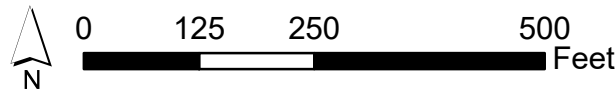
# CUP-21-30

## 400' Notification Buffer

### Cheddar's Scratch Kitchen— 2540 South IH 35



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



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Map Date: 9/8/2021

PLANNING AND DEVELOPMENT SERVICES



09/102020

CUP-21-30

**Notice of Public Hearing  
Conditional Use Permit Request  
Sale of Mixed Beverages  
2540 S. IH 35**

*CUP-21-30 (Cheddar's Scratch Kitchen) Hold a public hearing and consider a request by Cheddar's Casual Café Inc., on behalf of Cheddar's Scratch Kitchen, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2540 S. IH 35. (A.Hernandez)*

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 held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, September 28, 2021** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One 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](mailto: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 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](mailto:planninginfo@sanmarcostx.gov)

For more information regarding this request, contact the case manager, **Amanda Hernandez**, at **512.393.8237** or **[ahernandez@sanmarcostx.gov](mailto:ahernandez@sanmarcostx.gov)**. When calling, please refer to case number **CUP-21-30**.

*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)*

PLANNING AND DEVELOPMENT SERVICES

Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address			City, State, Zip
35837	2751 S IH 35, SAN MARCOS, TX 78666	R LOUIS INVESTMENTS LP	PO BOX 152155			AUSTIN, TX 78715
35838	2701 S IH 35, SAN MARCOS, TX 78666	R LOUIS INVESTMENTS LP	PO BOX 152155			AUSTIN, TX 78715
127366	651 BARNES DR, SAN MARCOS, TX 78666	TFG SAN MARCOS SC LP	2121 N AKARD ST	STE 250		DALLAS, TX 75201-2218
129102	2520 S IH 35, SAN MARCOS, TX 78666	TFG SAN MARCOS SC LP	2121 N AKARD ST	STE 250		DALLAS, TX 75201-2218
129103	451 BARNES DR, SAN MARCOS, TX 78666	LOMBARDY CT LLC & KRIPA INVESTMENTS LLC &	SHAH SUBHASH FAMILY LP & MITESH PATEL	405 STATE HIGHWAY 121 BYP	STE C140	LEWISVILLE, TX 75067-4179
131733	550 BARNES DR, SAN MARCOS, TX 78666	MCMILLIAN INVESTMENTS LTD	6018 BLOSSOM ST			HOUSTON, TX 77007-5002
134866	2530 S IH 35, SAN MARCOS, TX 78666	BRIDGESTONE RETAIL OPERATIONS LLC	200 4th AVE S	STE 100		Nashville, TN 37201-2256
134867	2586 S IH 35, SAN MARCOS, TX 78666	JW SAN MARCOS PROPERTIES LLC	16661 HUERTA RD			ENCINO, CA 91436-3546
134868	2540 S IH 35, SAN MARCOCS, TX 78666	TFG SAN MARCOS SC LP	2121 N AKARD ST	STE 250		DALLAS, TX 75201-2218
141063	510 BARNES DR, SAN MARCOS, TX 78666	SPEC'S-S M LLC	550 S MESA HILLS DR	# F-2		EL PASO, TX 79912
169258	490 BARNES DR, SAN MARCOS, TX 78666	STONECREEK GRAND LLC	300 CRESCENT CT	STE 1425		DALLAS, TX 75201-1890
169259	450 BARNES DR, SAN MARCOS, TX 78666	TFG SAN MARCOS SC LP	2121 N AKARD ST	STE 250		DALLAS, TX 75201-2218