



# Public Hearing

## CUP-24-49

### Shake Shack

CUP-24-49 (Shake Shack) Hold a public hearing and consider a request by Nicholas Bolio, on behalf of Shake Shack, for a renewal for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4025 S IH 35. (C. Garrison)





# Context & History

- Existing Restaurant with Beer and Wine Sales
- Surrounding Uses
  - Retail
  - Restaurants



 Subject Property  
 Parcel

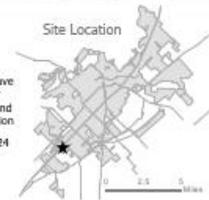
 0 37.5 75 150 Feet

Site Location

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.

Date: 10/2/2024

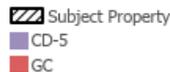
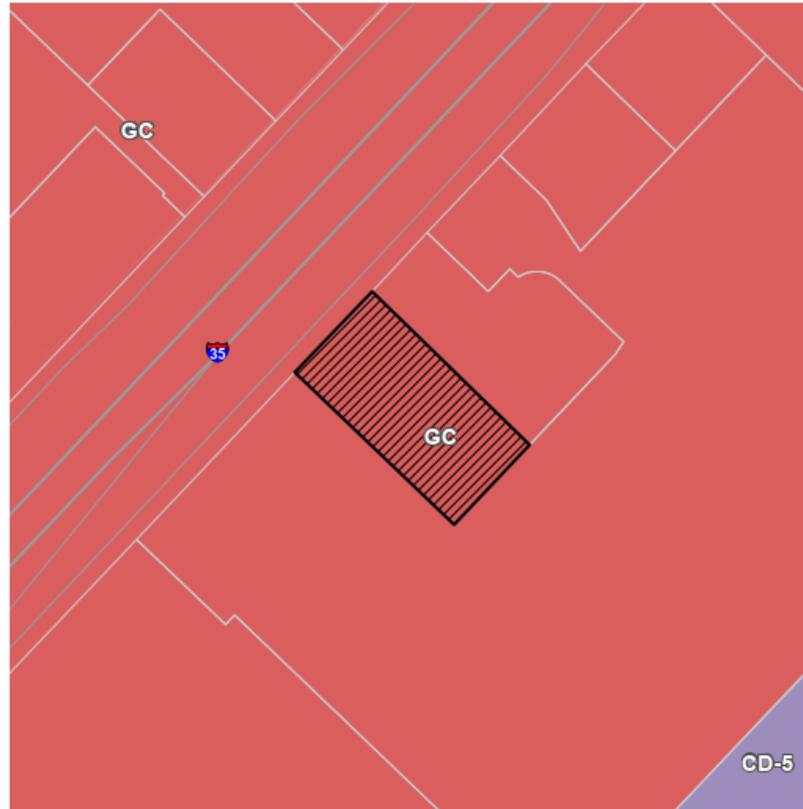
**SAN MARCOS** Planning and Development Services





# Context & History

- Existing Zoning:  
General Commercial (GC)
- Existing Use:  
Use (Restaurant)
- Hours of Operation:
  - Mon – Sun  
10 a.m. to 12:00 a.m.

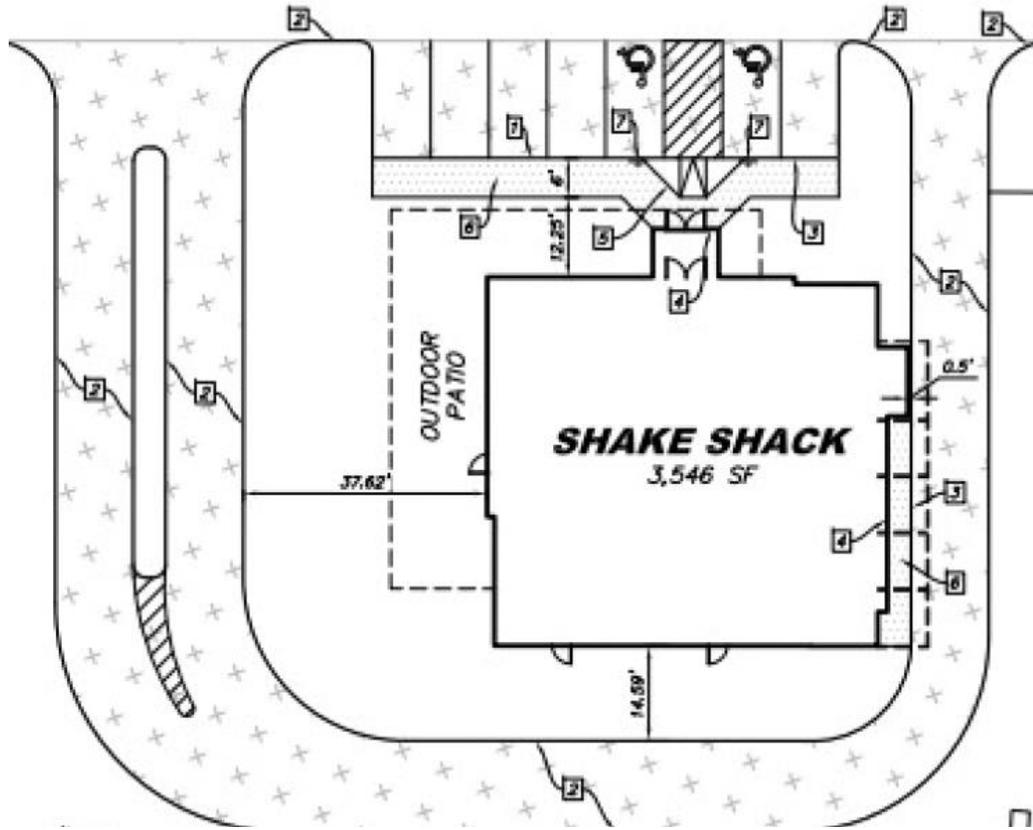


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# Site Plan





# Recommendation

- Staff recommends **approval** of CUP-24-49 with the following conditions:
  1. The permit shall be valid for three (3) years provided standards are met;
  2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals