



Public Hearing

CUP-25-35

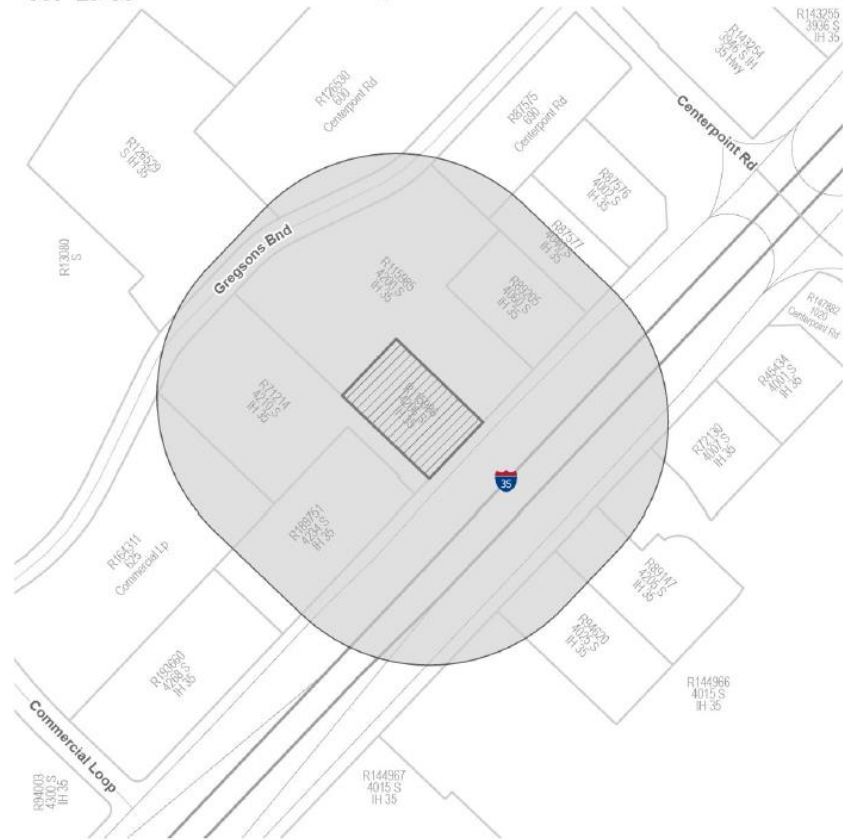
Hat Creek Burger Co

CUP-25-35 (Hat Creek Burger Co) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Hat Creek Burger Co, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4206 S IH 35. (K. Buck)



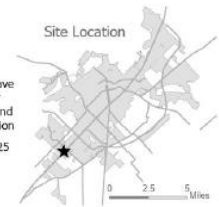
Property Information

- Approximately 1 acre
- Located: IH 35 frontage, approximately 740 feet South of Centerpoint Road



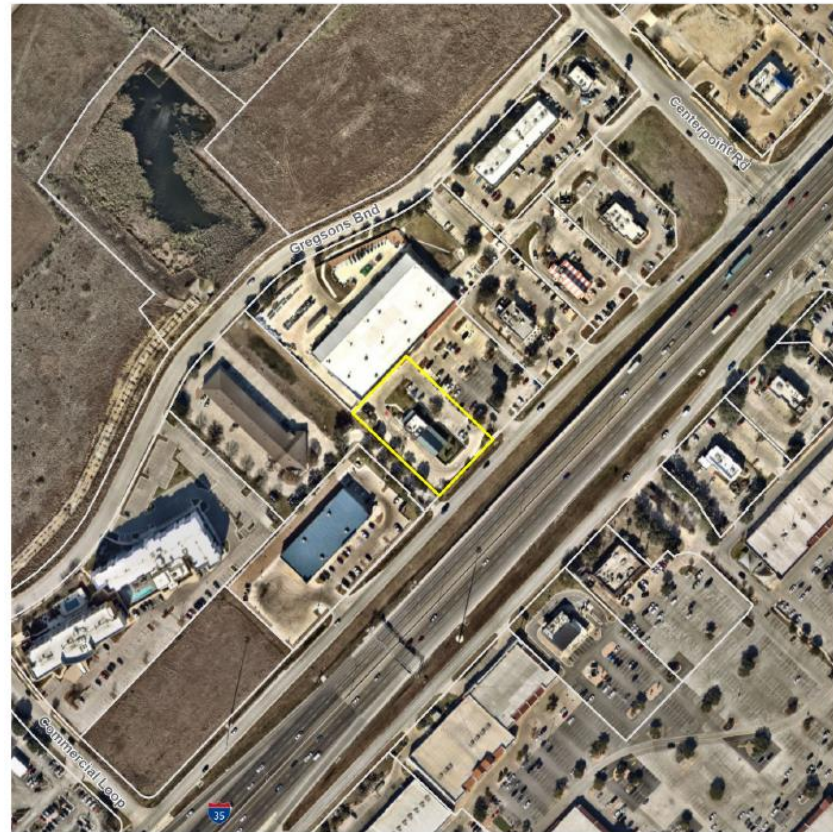
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 6/20/202



Context & History

- Currently: Restaurant
- Surrounding Uses:
 - Tanger Outlets
 - Baymont Inn & Suites
 - Restaurants
 - Whataburger
 - Zaxby's
 - Starbucks



Subject Property
Parcel

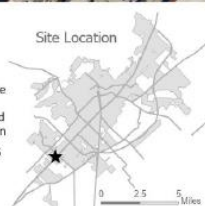
0 120 240 480 Feet

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: 6/20/2025

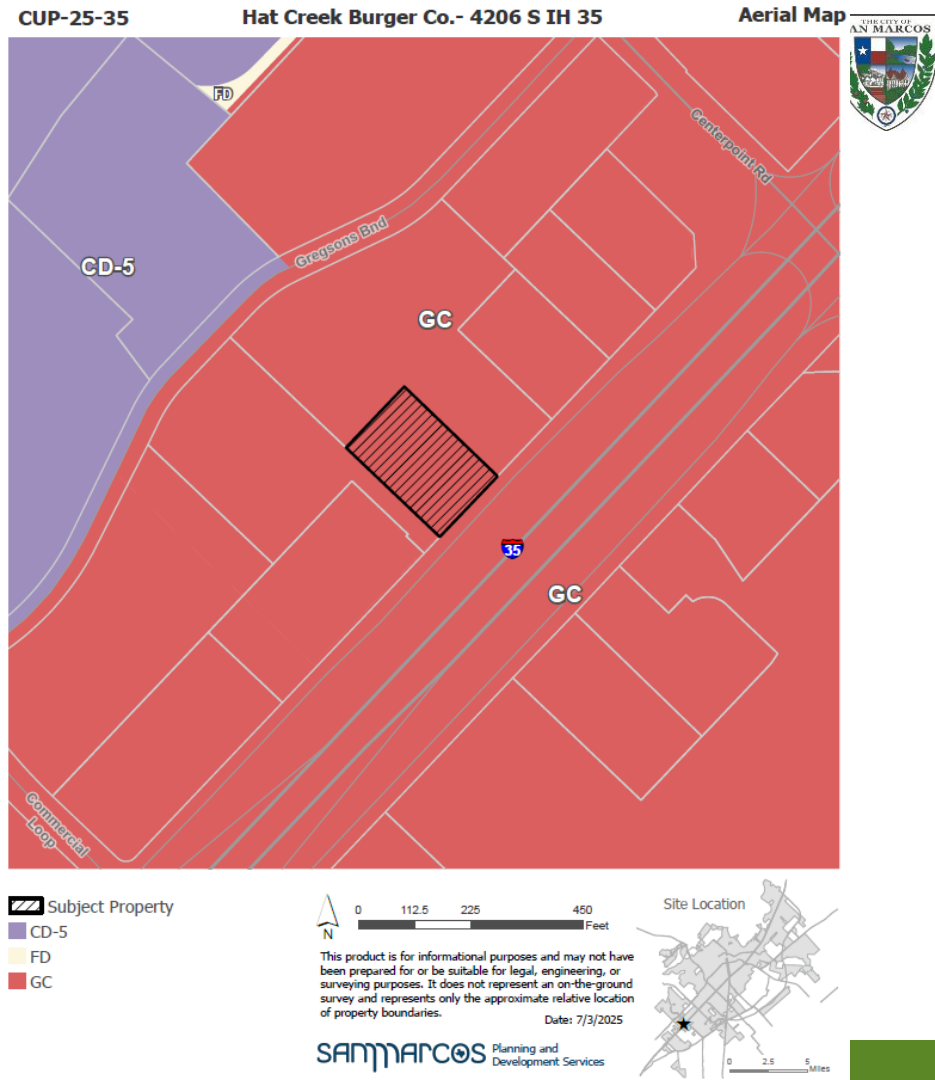
SAN MARCOS Planning and Development Services



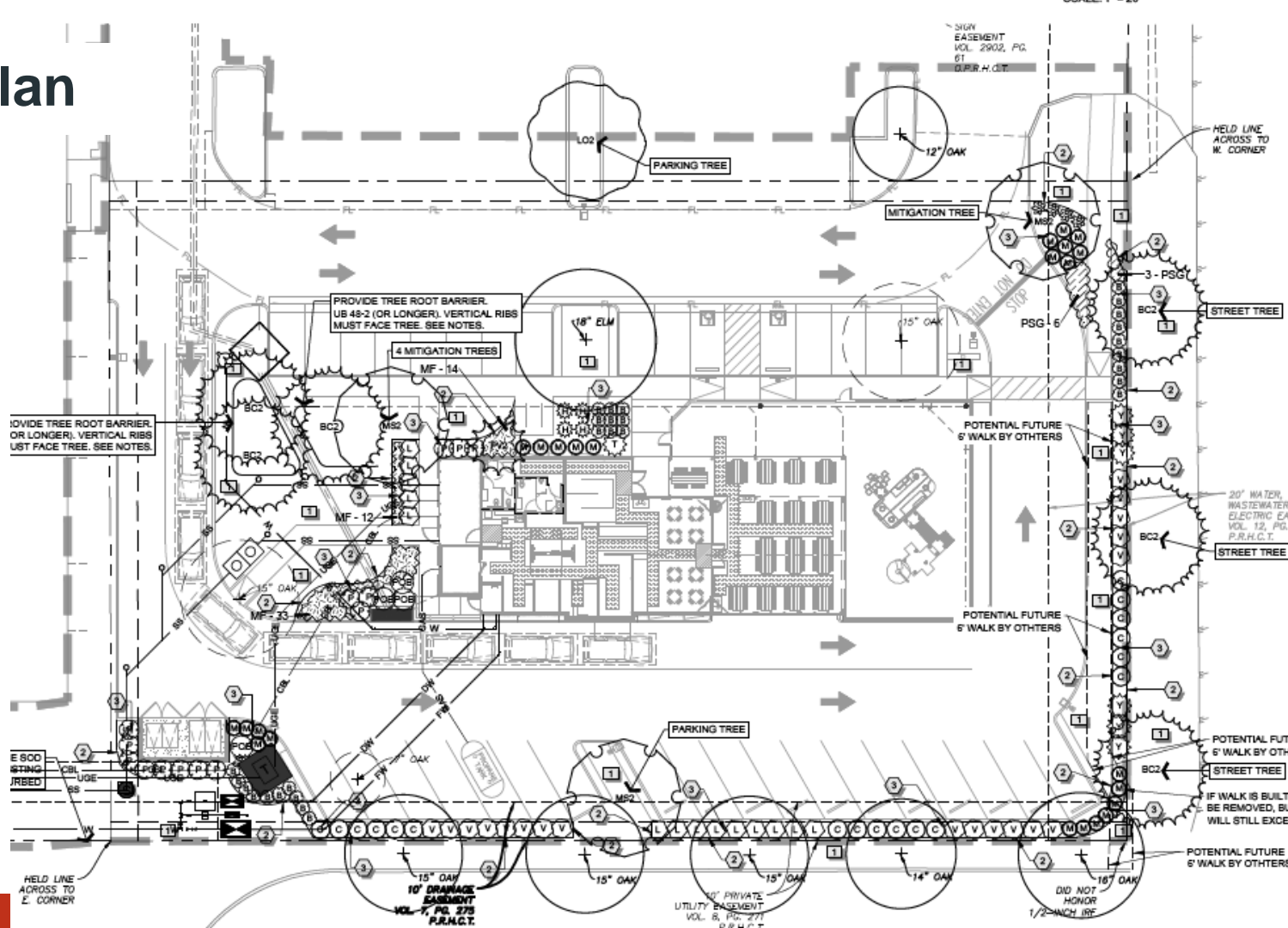
rcostx.gov

Context & History

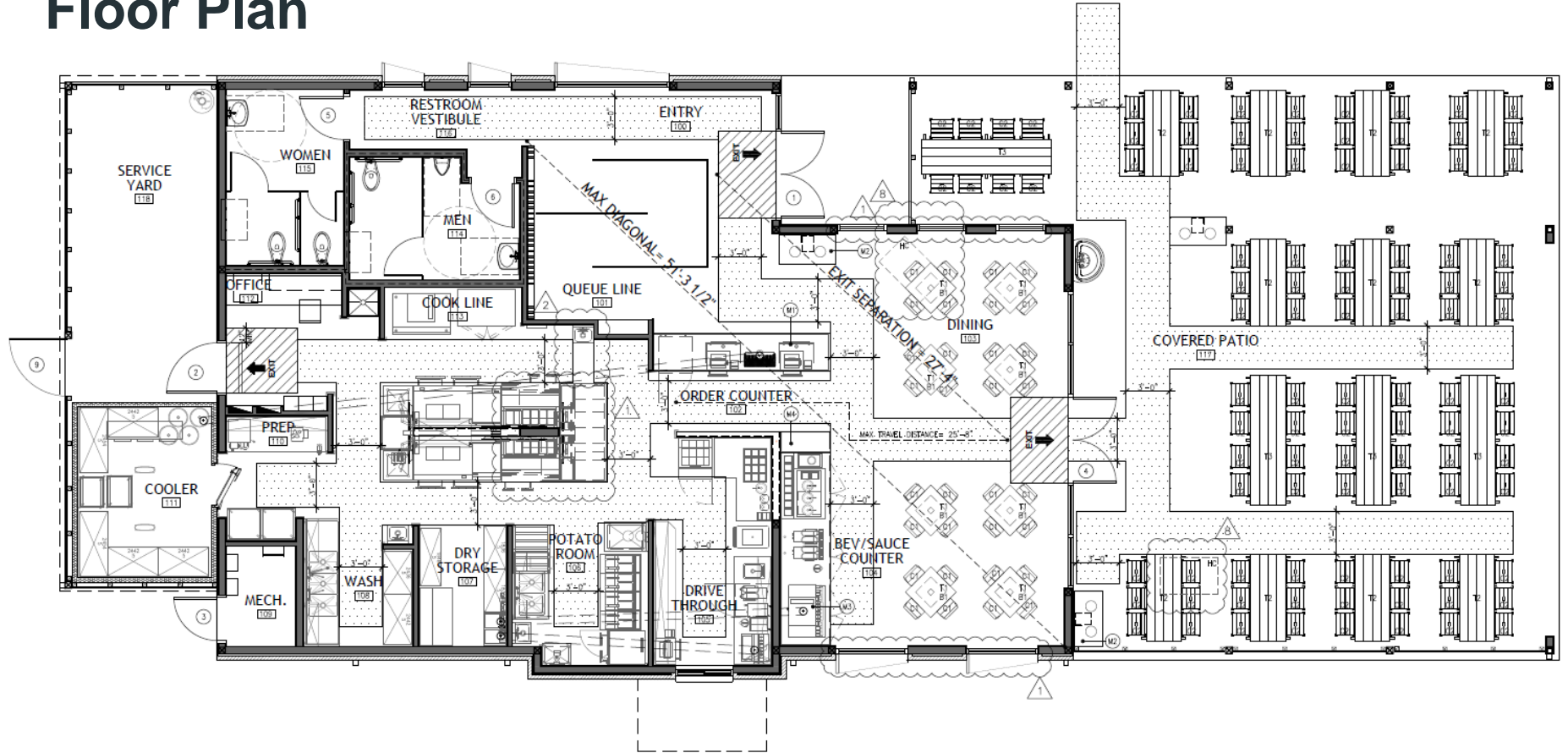
- Existing Zoning:
General Commercial (GC)
- Proposed Use: Restaurant
- Hours of Operation
 - Friday-Saturday: 11am-9:30pm
 - Sunday-Thursday: 11am-9pm
- CUP Expiration Date:
August 27, 2025



Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-25-35 with the following conditions:

1. The permit shall be valid for three (3) years, commencing on August 27, 2025, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals