



Public Hearing

CUP-23-20

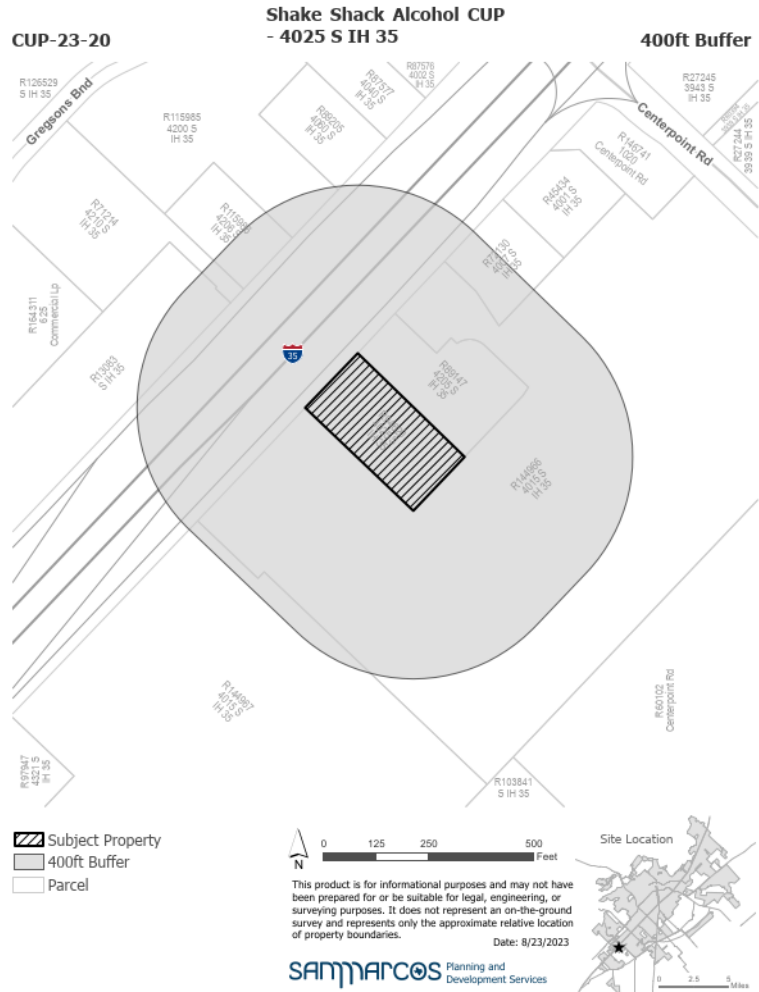
Shake Shack

CUP-23-20 (Shake Shake) Hold a public hearing and consider a request by Shake Shack Texas Beverage Company, LLC., for a Conditional Use Permit to allow the sale of Beer and Wine, located near the intersection of IH-35 Frontage Road and Centerpoint Road (C. Garrison)



Property Information

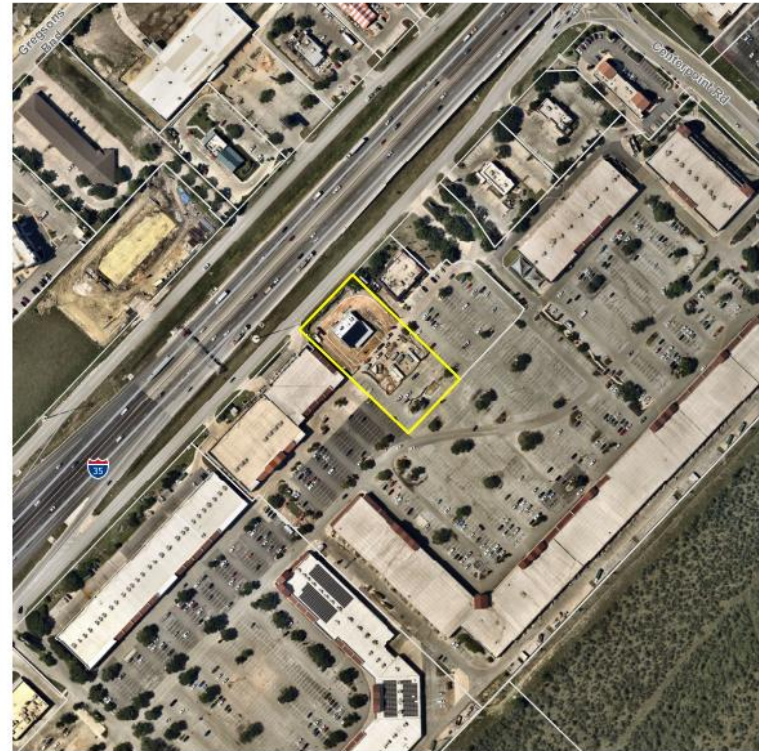
- Approximately 1.46 acres
- Located in in the Tanger Factory Outlets on S IH 35 Access Road and Centerpoint Road





Context & History

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



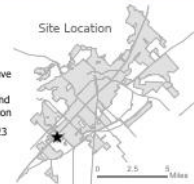
 Subject Property
 Parcel



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: 8/23/2023

SAN MARCOS Planning and Development Services





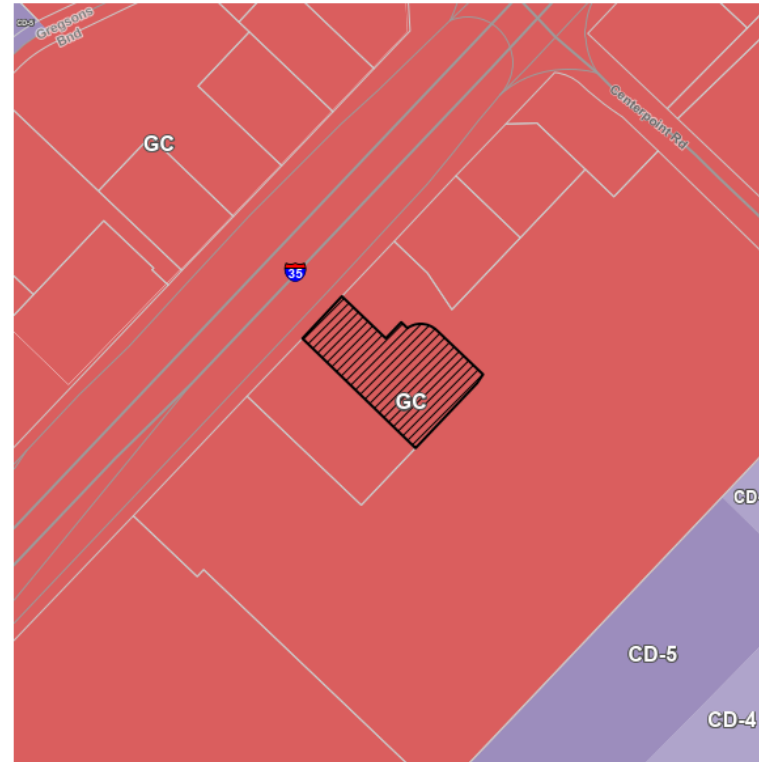
Context & History

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

CUP-23-20

Shake Shack 4025 S IH 35

Zoning Map



- ▨ Subject Property
- CD-4
- CD-5
- GC



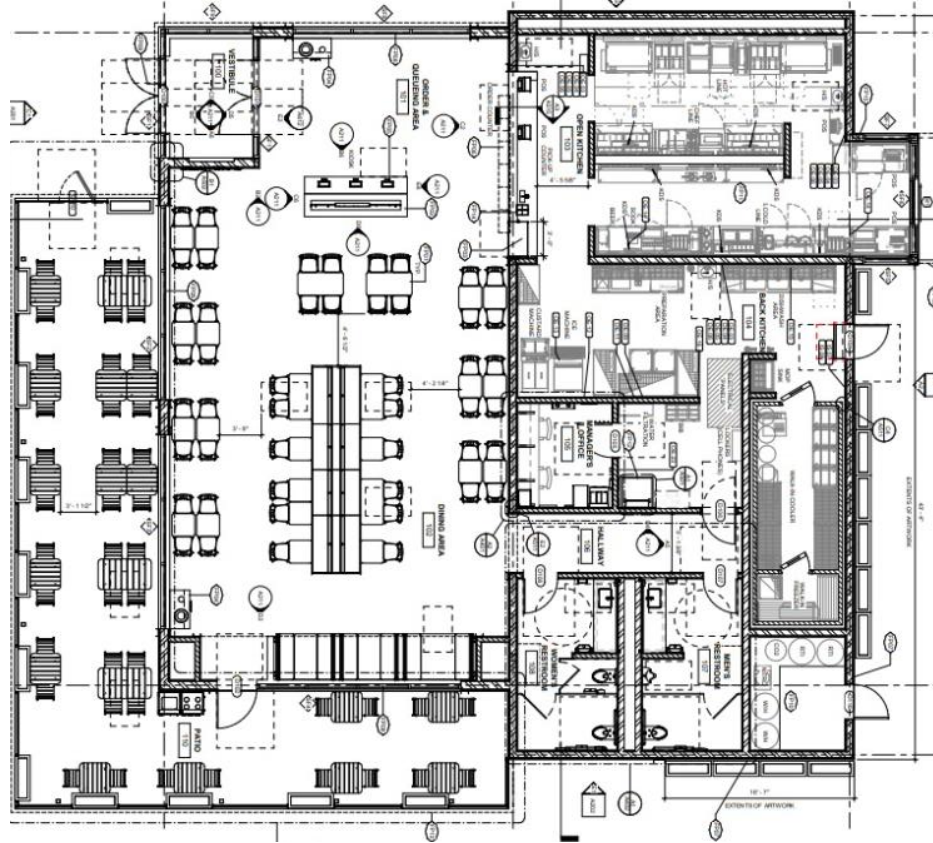
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Date: 8/29/2023

SAN MARCOS Planning and Development Services



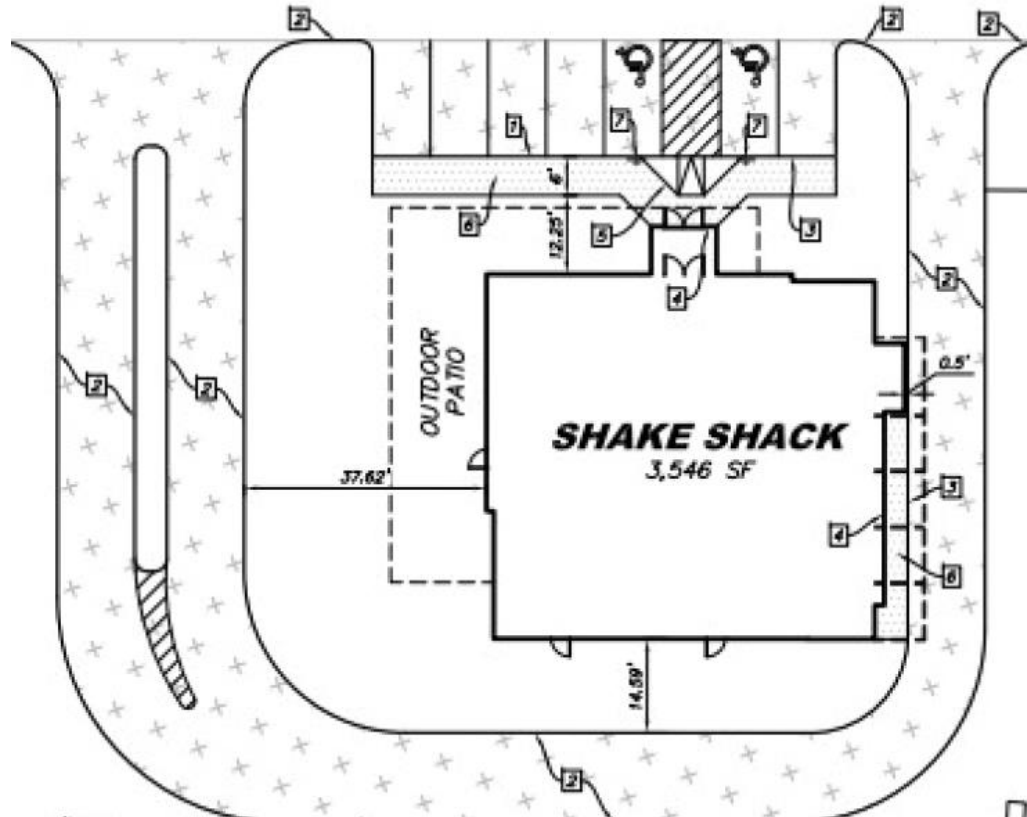


Floor Plan





Site Plan





Recommendation

Staff recommends approval of CUP-23-20 with the following conditions:

1. The permit shall be valid for three (1) year provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.