



Public Hearing

CUP-24-09

First Watch Daytime Cafe

CUP-24-09 (First Watch Daytime Cafe) Hold a public hearing and consider a request by Susan Hibbs, on behalf of First Watch Daytime Cafe, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Suite 101. (K. Buck)

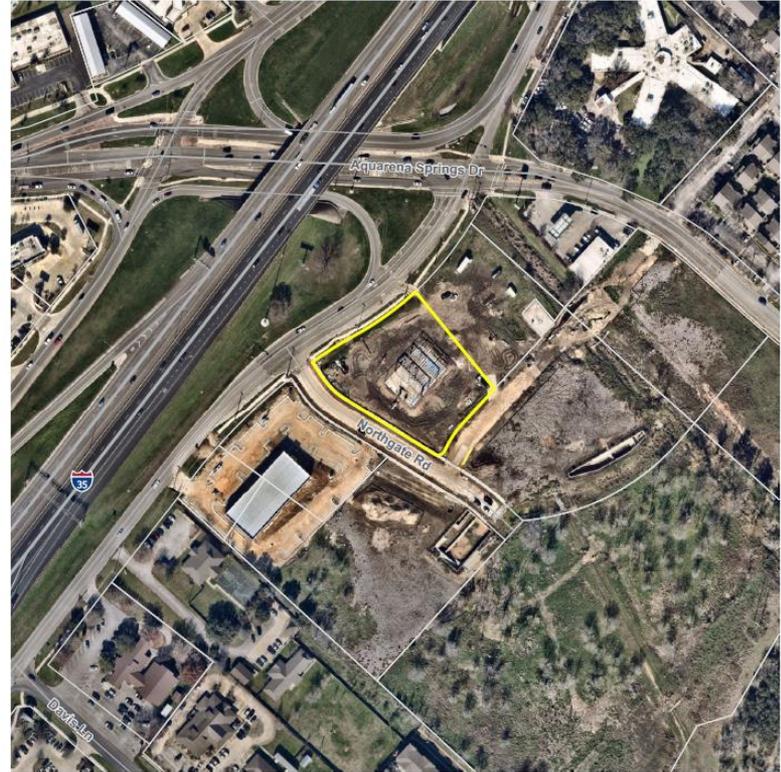
Context & History

- Currently a new commercial building
- Surrounding Uses
 - Gas Station
 - Valero
 - Public Building
 - Texas Department of Public Safety
 - Apartments
 - Villagio
 - Riverside Ranch
 - Restaurants
 - Hawaiian Bros
 - In-N-Out Burger
 - Chic-fil-A

CUP-24-09

First Watch Daytime Café -
1506 N IH 35 STE 101

Aerial Map



Subject Property
Parcel

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.

Date: 2/21/2024

SAN MARCOS Planning and Development Services



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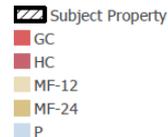
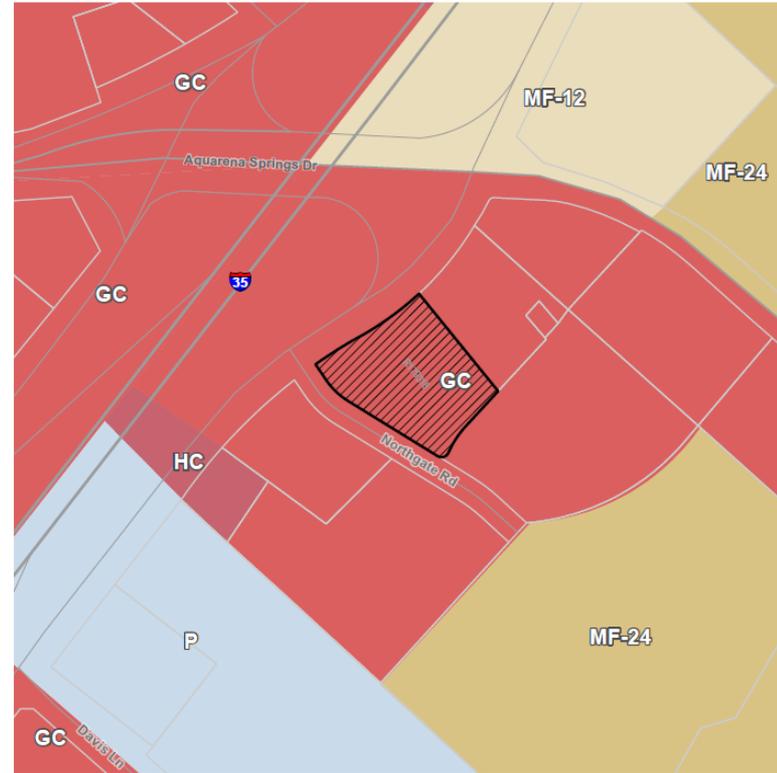
Context & History

- Existing Zoning: General Commercial (GC)
- Proposed Use: Restaurant
- Hours of Operation
 - Monday-Sunday: 7am-2:30pm
- CUP Expiration Date:
 - N/A (this is a new request)

CUP-24-09

First Watch Café -
1506 N IH 35 STE 101

Zoning Map



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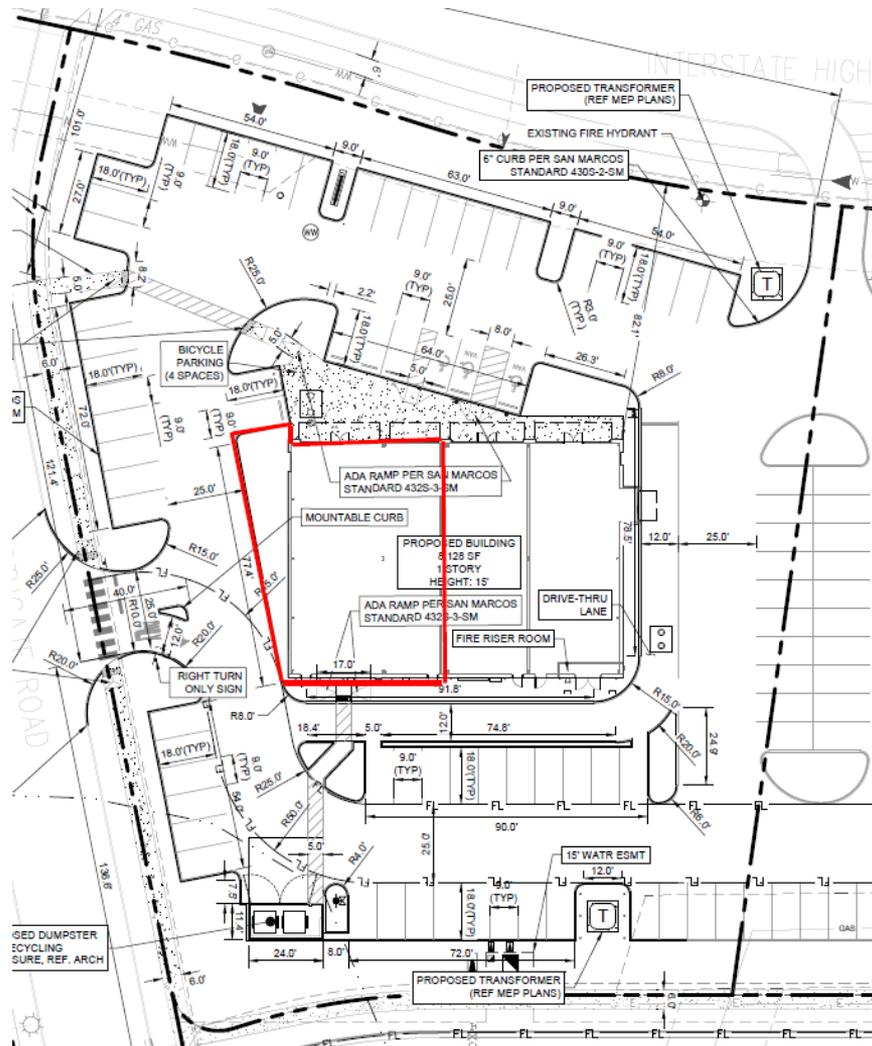
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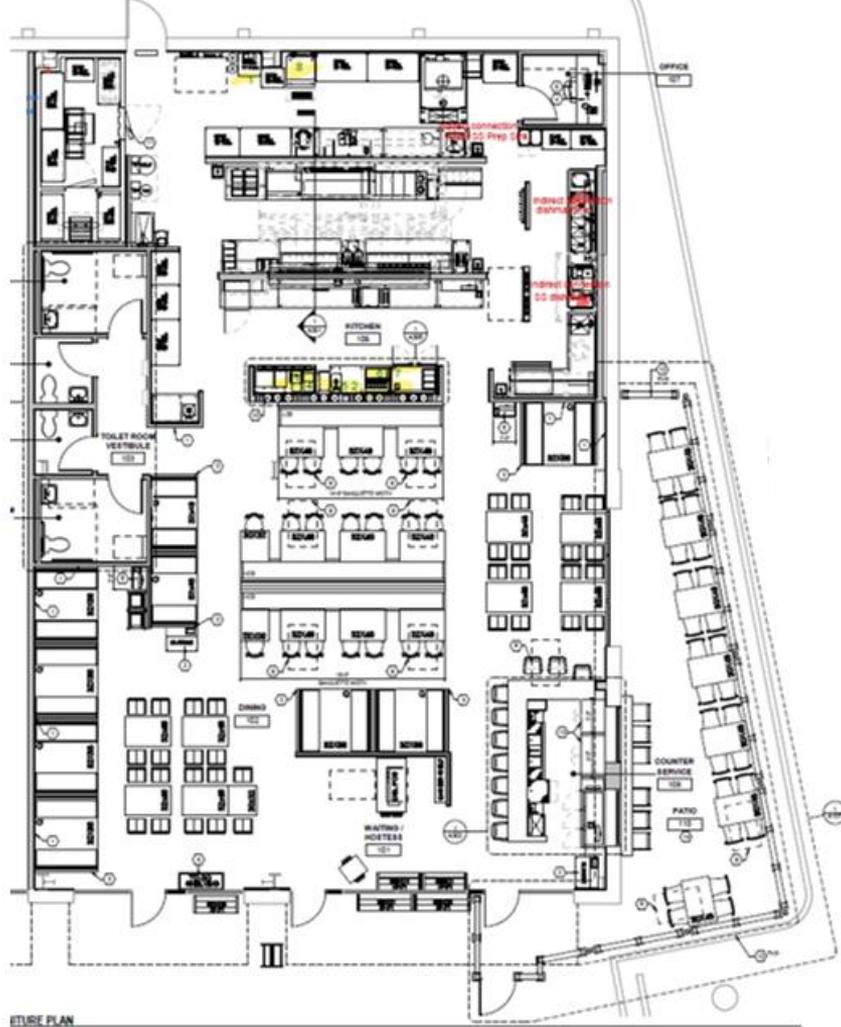


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Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-24-09 with the following conditions:

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