



Public Hearing

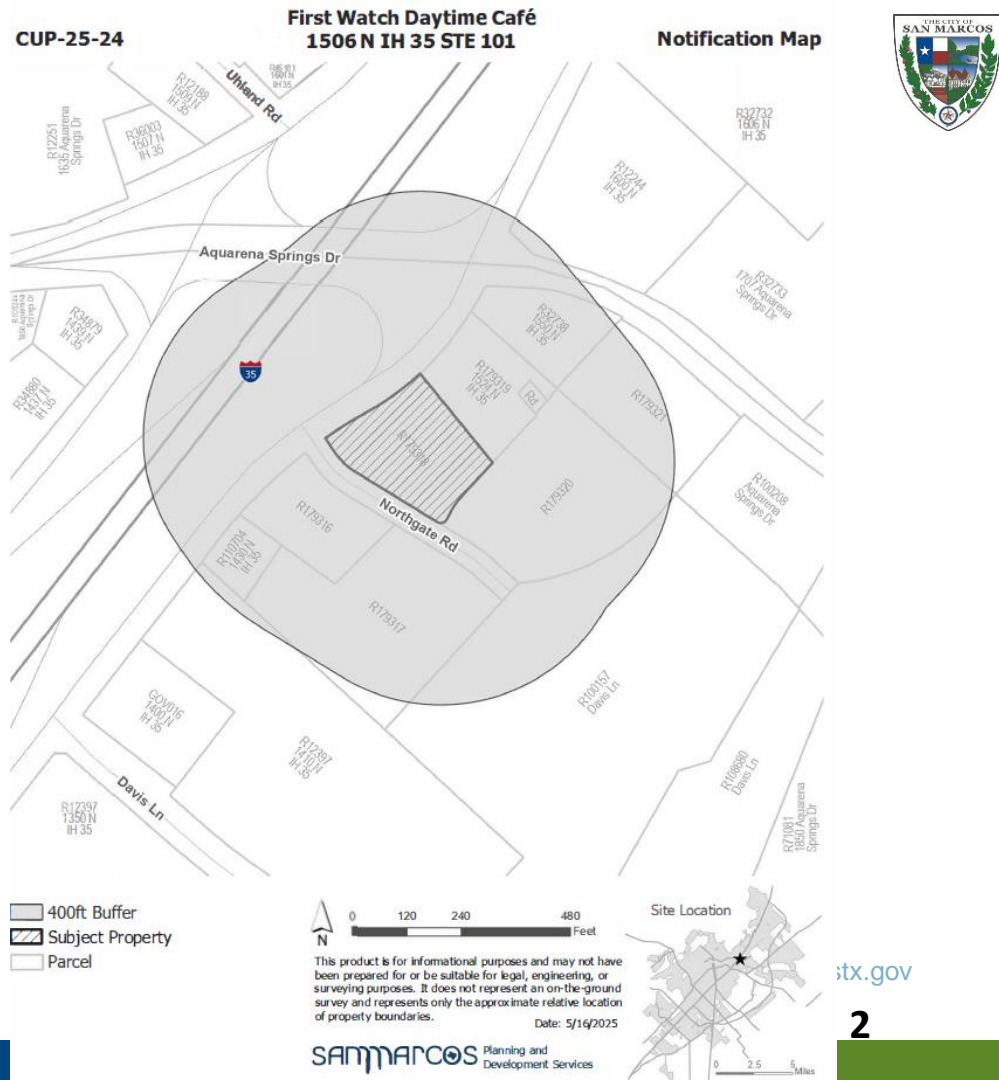
CUP-25-24

First Watch Daytime Cafe

CUP-25-24 (First Watch Daytime Café) Hold a public hearing and consider a request by Holly Stolarsky, on behalf of First Watch Daytime Café, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1506 N IH 35, Ste 101. (K. Buck)

Property Information

- Approximately 1.43 acres
- Located along IH 35 frontage, approximately 250 feet South of Aquarena Springs Dr



Context & History

- Currently: Restaurant
- Surrounding Uses:
 - Gas Station
 - Public Building
 - Apartments
 - Restaurants

CUP-25-24

First Watch Daytime Café
1506 N IH 35 STE 101

Aerial Map



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: 5/16/2025

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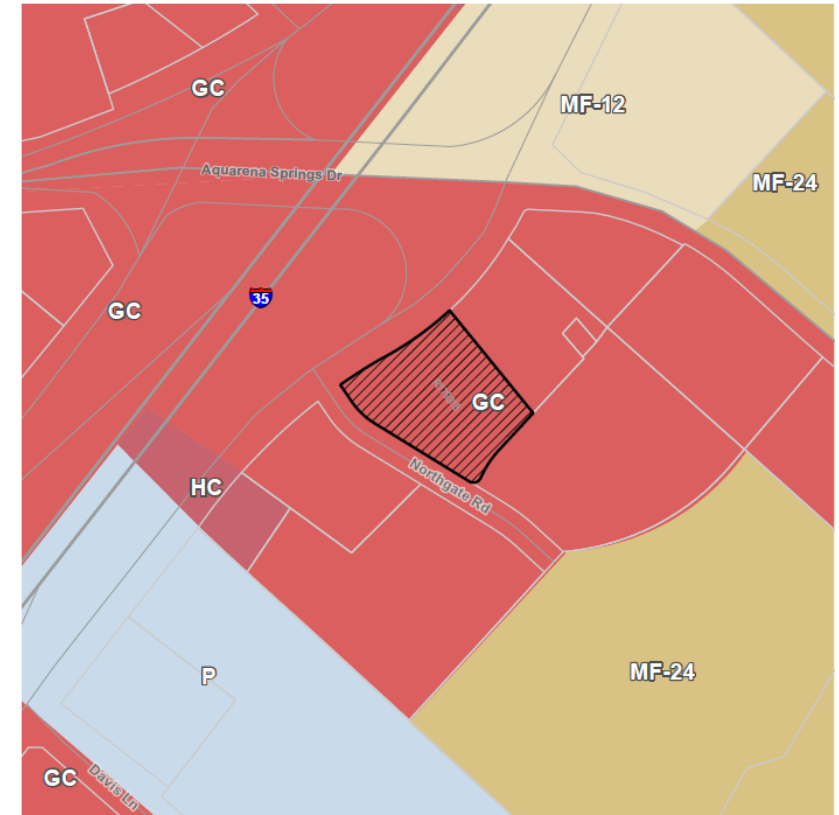
Context & History

- Existing Zoning:
General Commercial (GC)
- Proposed Use: Restaurant
 - Hours of Operation:
 - Monday-Sunday: 7am-2:30pm
- CUP Expiration Date:
June 4, 2025

CUP-25-24

First Watch Daytime Café -
1506 N IH 35 STE 101

Zoning Map



Subject Property

GC
HC
MF-12
MF-24
P

0 100 200 400 Feet

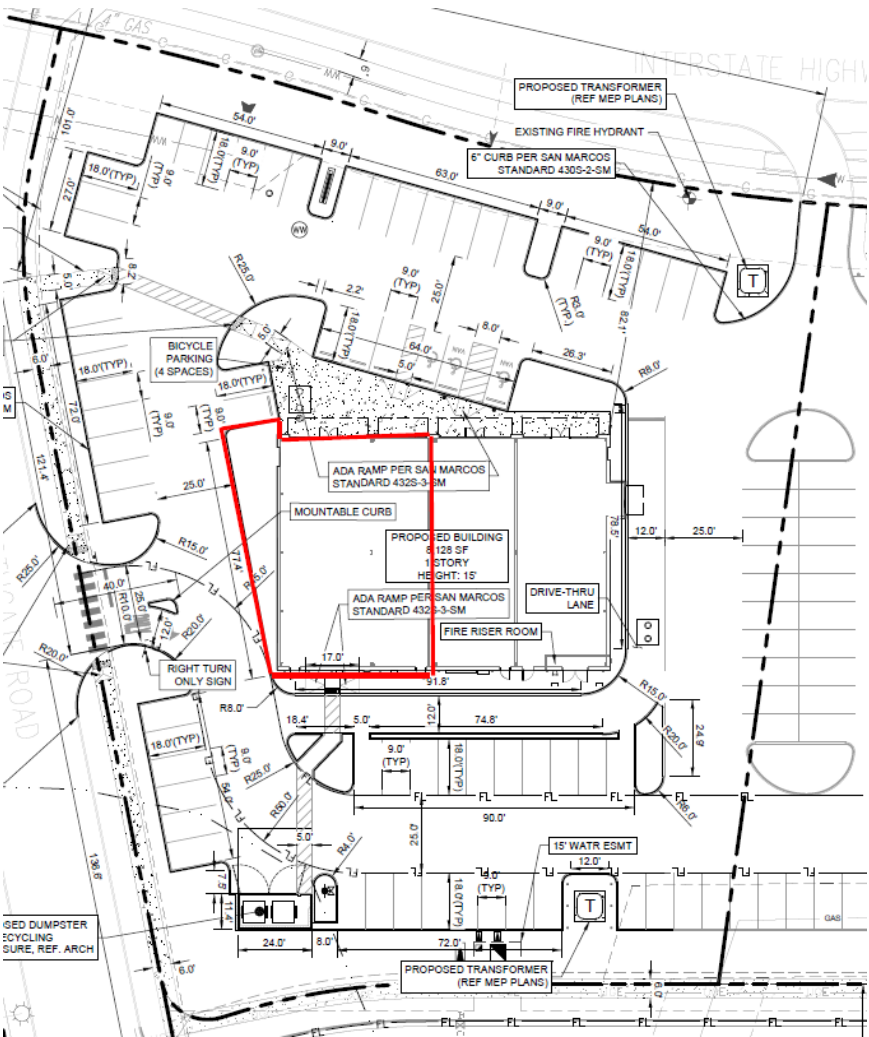
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Date: 2/21/2024

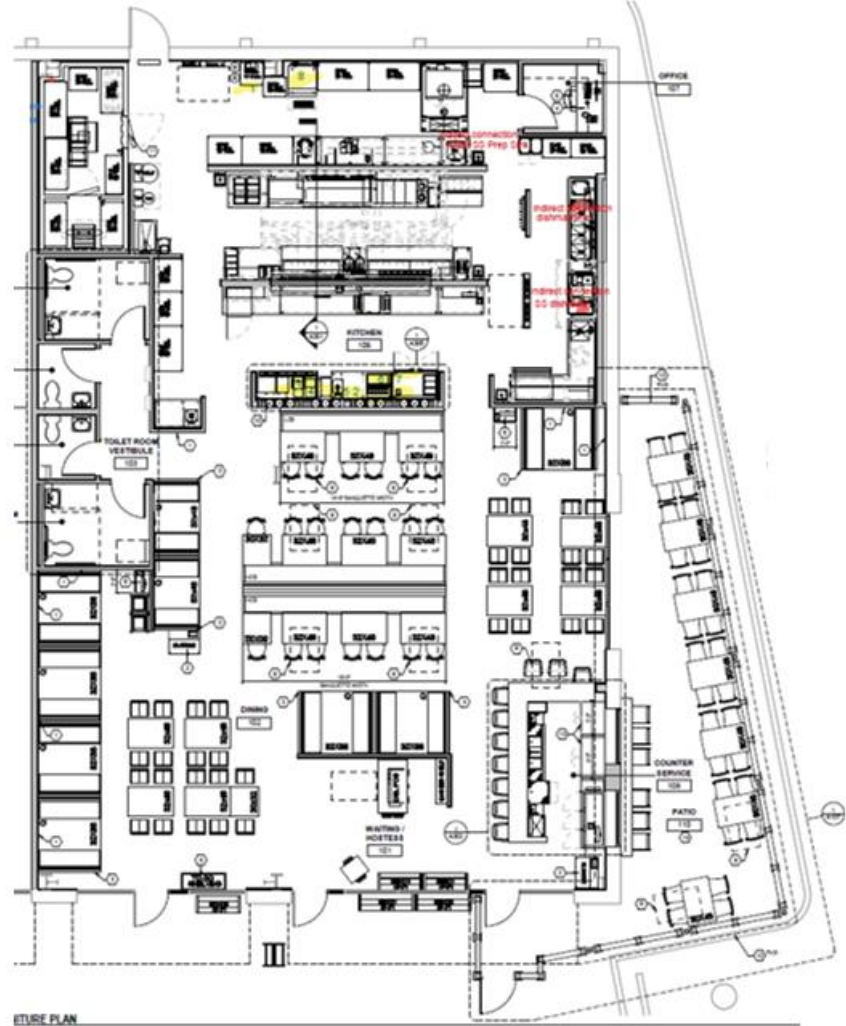
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Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-25-24 with the following conditions:

1. The permit shall be valid for three (3) years 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