



# Public Hearing

## CUP-24-74

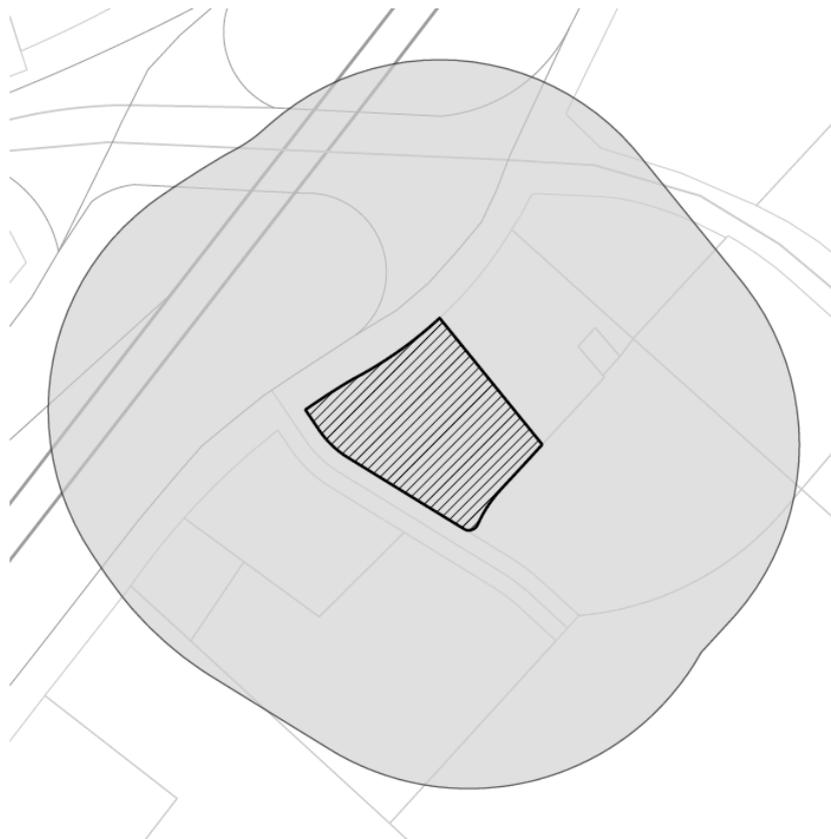
### Chipotle Mexican Grill

CUP-24-74 (Chipotle Mexican Grill) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Chipotle Mexican Grill, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1506 N IH 35, Ste 108. (K. Buck)



# Property Information

- Approximately 1.43 acres
- Located: Along IH 35 Frontage Road, Approximately 250 feet South of Aquarena Springs Dr



-  Subject Property
-  400ft Buffer
-  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.

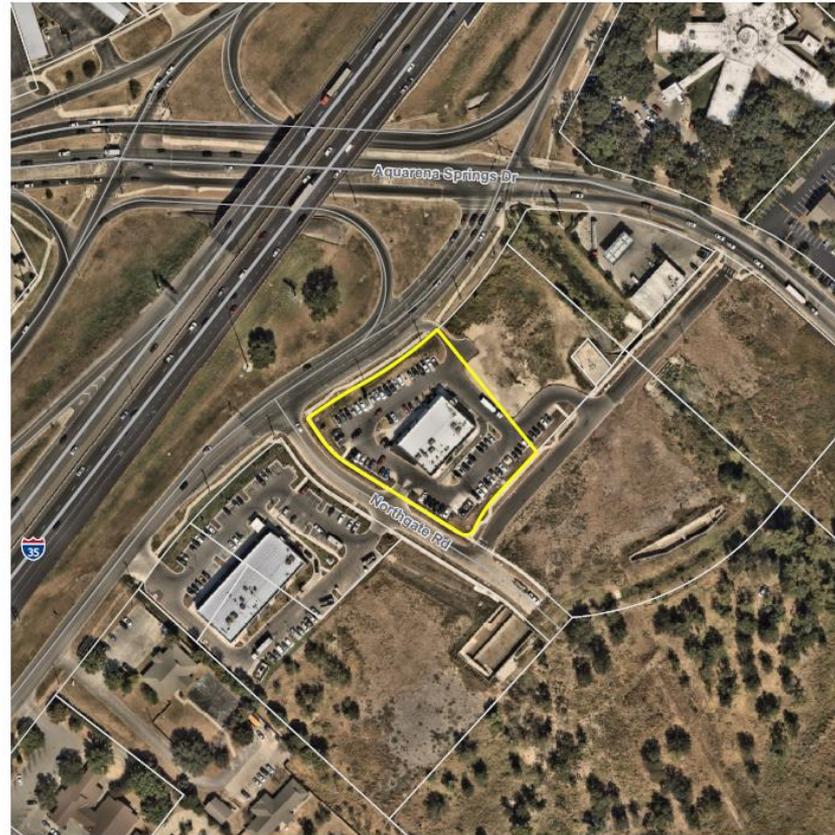
Date: 12/20/2024





# Context & History

- Currently: Restaurant
- Surrounding Uses
  - Restaurants
  - Convenience Store with Gas Sales
  - Undeveloped Land



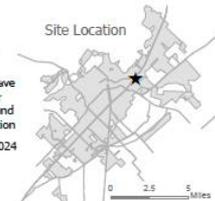
 Subject Property  
 Parcel

 0 90 180 360 Feet

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Date: 12/26/2024

 Planning and Development Services

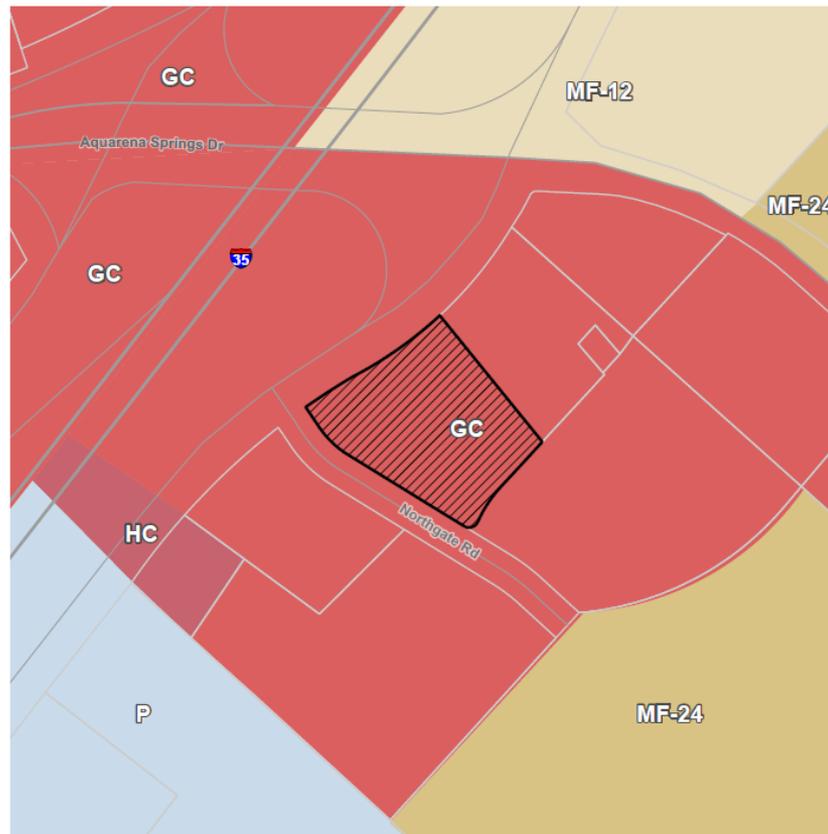


[costx.gov](http://costx.gov)



# Context & History

- Existing Zoning:  
General Commercial (GC)
- Proposed Use: Restaurant
  - Hours of Operation
    - Monday-Sunday:  
10am-10pm
- CUP Expiration Date: N/A  
This is a new request



 Subject Property

 GC

 HC

 MF-12

 MF-24

 P



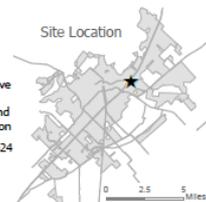
0 87.5 175 350 Feet

Site Location

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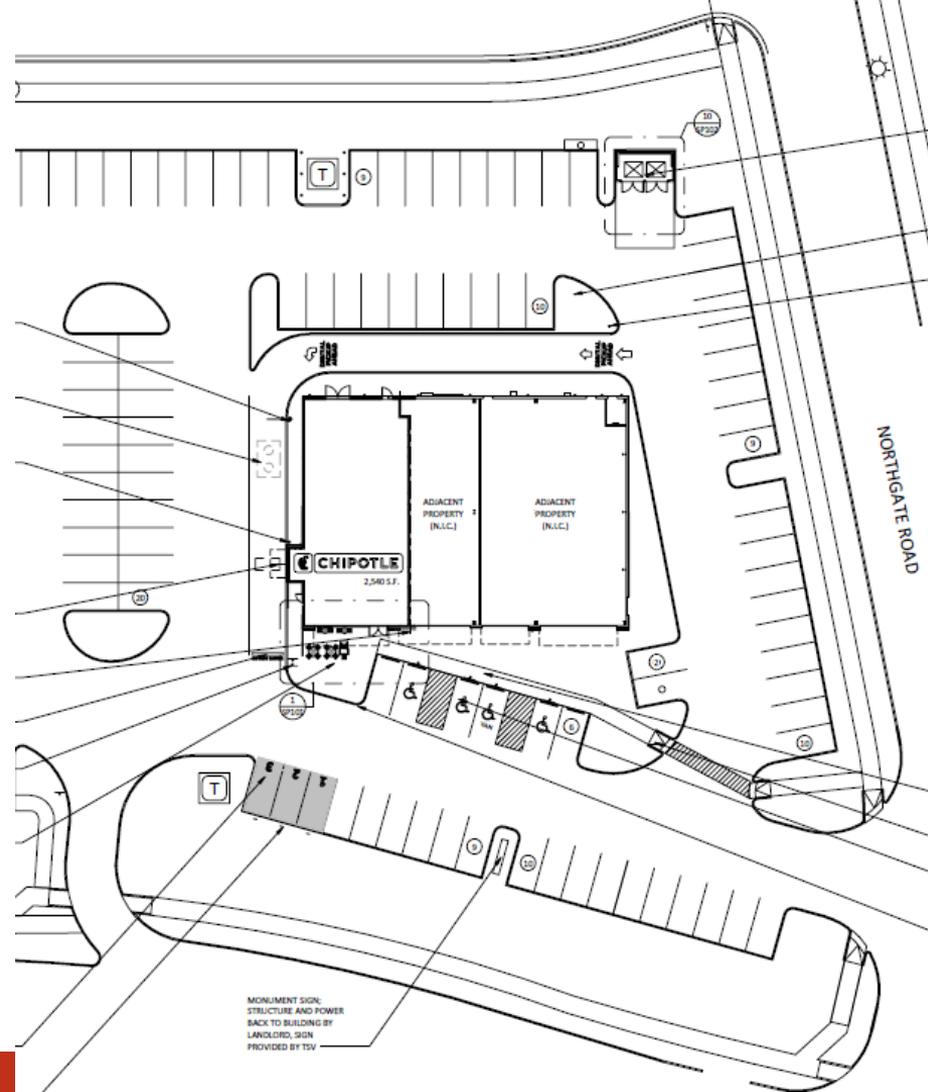
Date: 12/26/2024

**SAN MARCOS** Planning and Development Services



[stx.gov](http://stx.gov)

# Site Plan



MONUMENT SIGN:  
STRUCTURE AND POWER  
BACK TO BUILDING BY  
LANDLORD, SIGN  
PROVIDED BY TSV





# Recommendation

Staff recommends **approval** of CUP-24-74 with the following conditions:

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