

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Cheddar's Casual Cafe, Inc	Property Owner	CSMS Investments, LLC
Company	Cheddar's Scratch Kitchen #2194	Company	Cheddar's Scratch Kitchen #2194
Applicant's Mailing Address		Owner's Mailing Address	
Applicant's Phone #		Owner's Phone #	
Applicant's Email		Owner's Email	

PROPERTY INFORMATION

Subject Property Address: 2540 S IH35, San Marcos, TX
Zoning District: GC **Tax ID #: R** 134868
Legal Description: Lot 3-B Block 4 Subdivision Stone Creek Crossing Phase 2
Number of Parking Spaces: 161
Is property more than 300' from church, school, hospital, or residential district? ☒ Y ☐ N

DESCRIPTION OF REQUEST

Business Name: Cheddar's Scratch Kitchen #2194 ☒ Restaurant ☐ Bar ☐ Other: _____
☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☐ Beer & Wine ☐ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon 11a - 10p Tue 11a-10p Wed 11a-10p
Thurs 11a-10p Fri 11a-11p Sat 11a-11p Sun 11a-10p
Indoor Seating Capacity: 226 **Outdoor Seating Capacity:** n/a **Gross Floor Area:** 7482 sq. ft.

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 1,000*	Technology Fee \$15	<u>TOTAL COST \$1,015</u>
Renewal/Amendment Filing Fee \$750*	Technology Fee \$15	<u>TOTAL COST \$765</u>

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG

PROPERTY OWNER AUTHORIZATION

I, Faisal Sultani (owner name) on behalf of
CSMS Investments LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2540 S IH35, San Marcos, TX (address).

I hereby authorize Catherine Chamblee (agent name) on behalf of
Cheddar's Casual Cafe, Inc dba Cheddar's Scratch Kitchen #2194 (agent company) to file this application for
a Conditional Use Permit (renewal) (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:



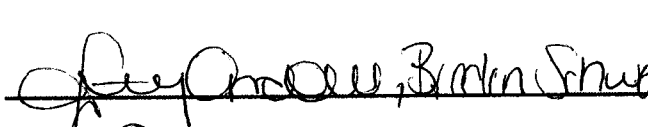
Date:

6-9-25

Printed Name, Title:

Faisal Sultani, Manager

Signature of Agent:



Date:

6.9.25

Printed Name, Title:

Catherine Chamblee Attorney At Law

Form Updated October, 2019

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: _____

Date: _____

Print Name: _____

Form Updated March, 2023