



Public Hearing

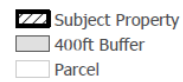
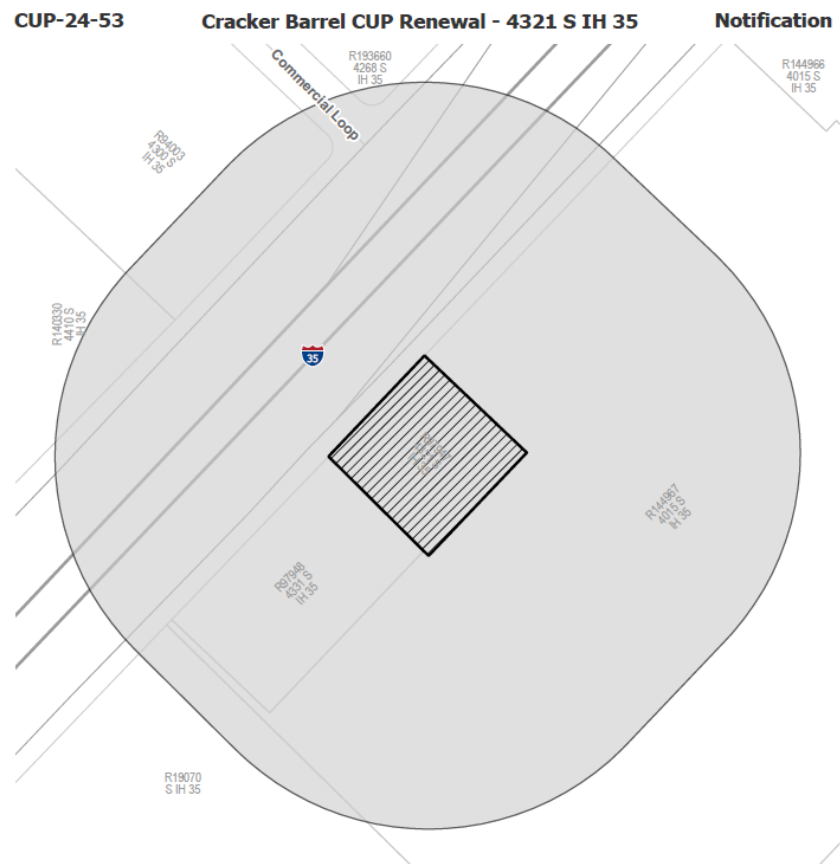
CUP-24-53

Cracker Barrel Old Country Store

CUP-24-53 (Cracker Barrel Old Country Store) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cracker Barrel Old Country Store, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 4321 S IH 35. (K. Buck)

Property Information

- Approximately 0.99 acres
- Located along IH 35 frontage road, approximately 2,000 feet South of Centerpoint Road



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: 10/11/2024



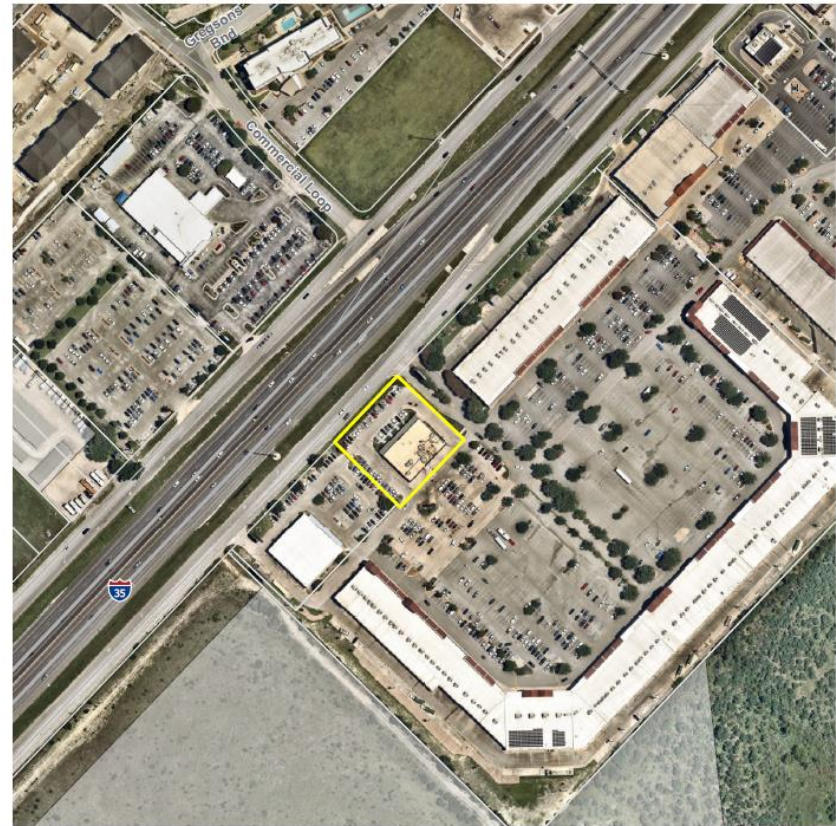


Context & History

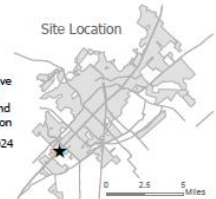
Current Use: Restaurant

Surrounding Uses

- Retail
 - Tanger Outlets
- Auto Dealership
 - Honda



Site Location



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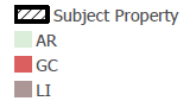
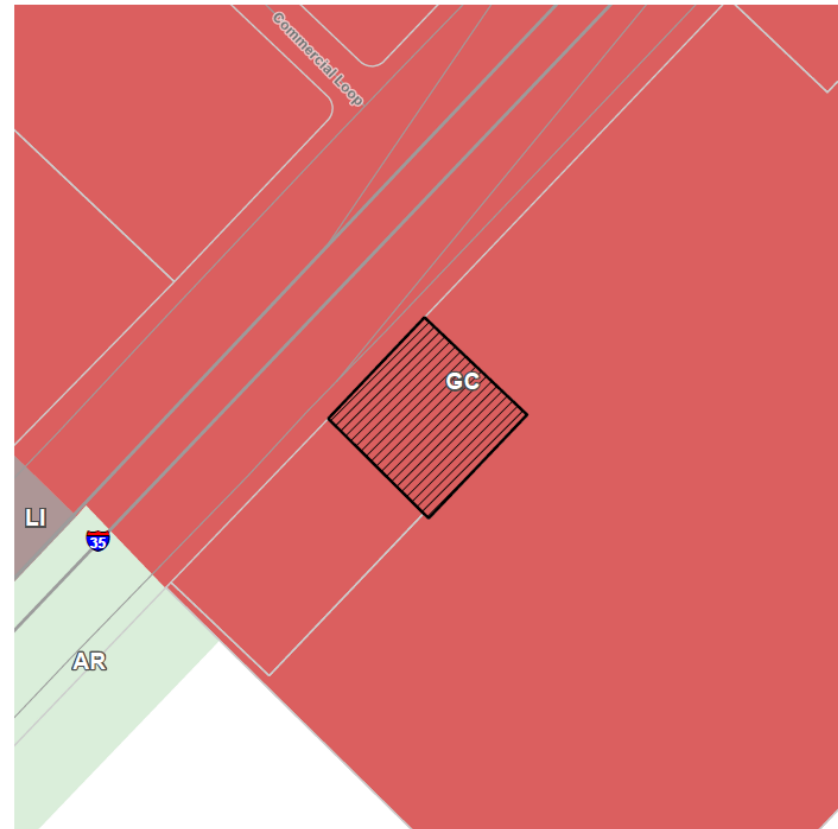
SAN MARCOS Planning and Development Services

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Context & History

- Existing Zoning:
General Commercial (GC)
- Proposed Use: Restaurant
 - Hours of Operation:
 - Monday-Sunday: 7am-12am
- CUP Expiration Date:
October 24, 2024

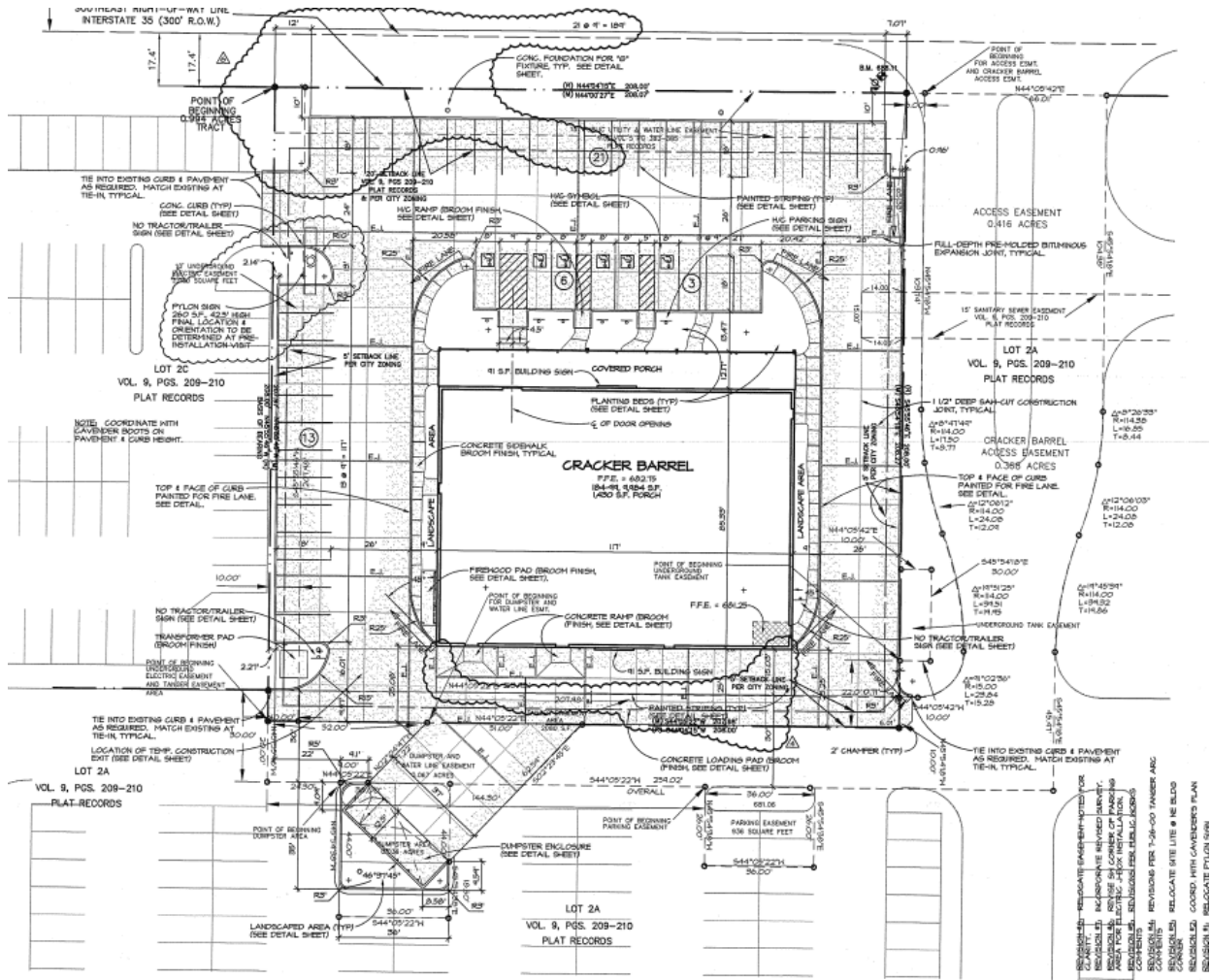


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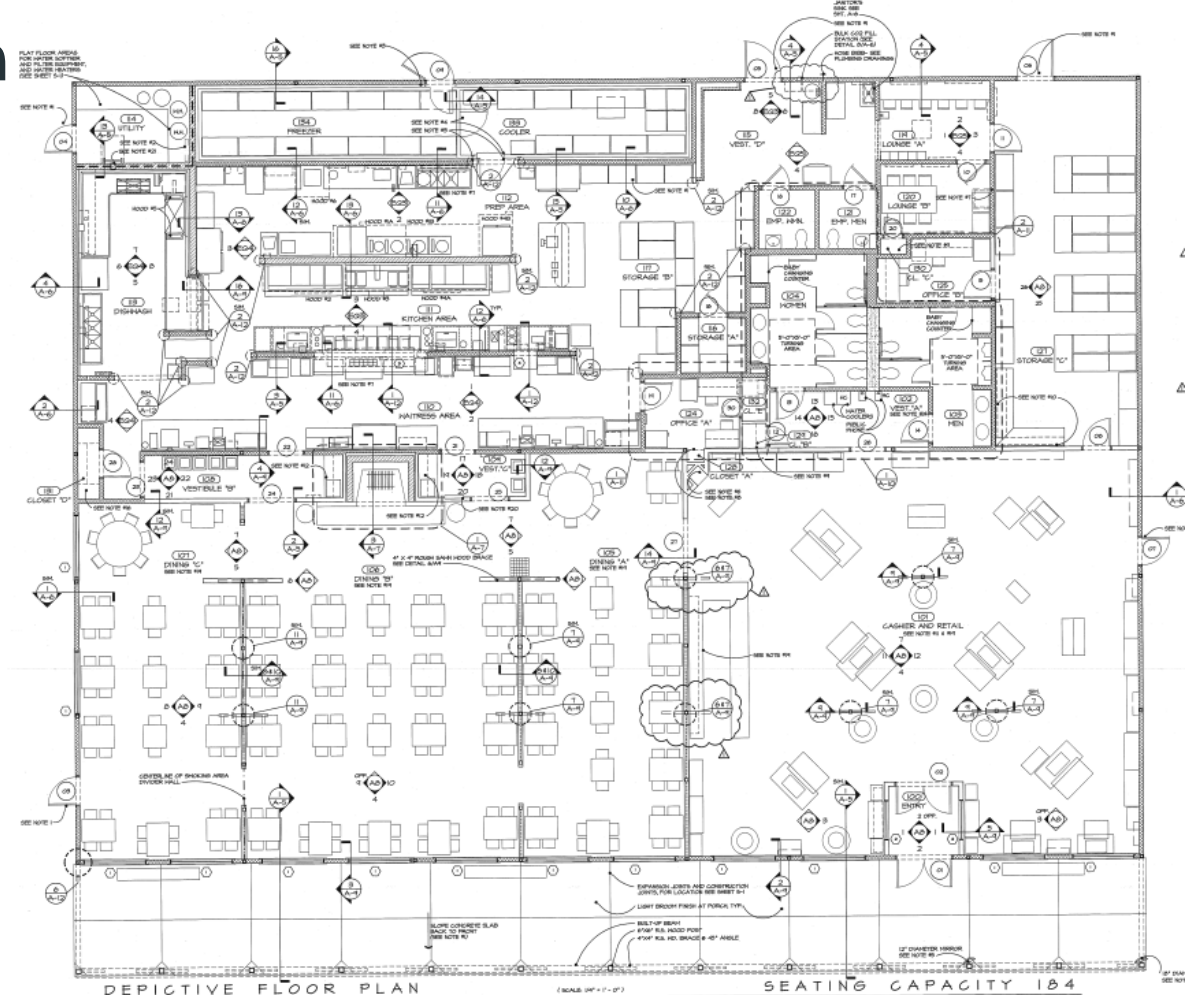
Date: 10/11/2024



Site Plan



Floor Plan



DEPICTIVE FLOOR PLAN (SCALE: 1/8" = 1'-0") SEATING CAPACITY 184

sanmarcostx.gov



Recommendation

Staff recommends **approval** of CUP-24-53 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. Shrubs, similar in height to existing, shall be planted to fill any gaps in the existing landscape strip along the IH 35 frontage road, in accordance with Section 7.1.4.4.C.1; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals