



# **Public Hearing**

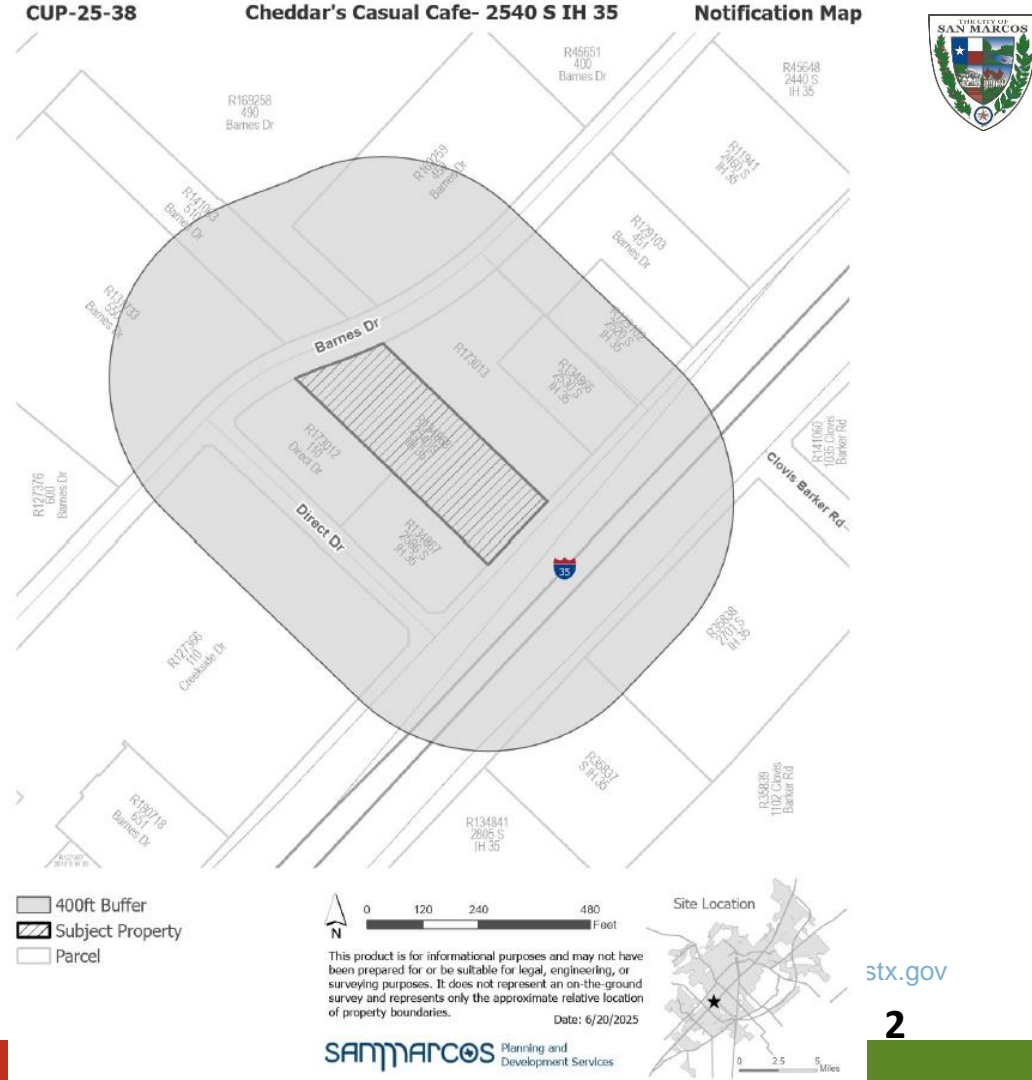
## **CUP-25-38**

### **Cheddar's Scratch Kitchen**

CUP-25-38 (Cheddar's Scratch Kitchen) Hold a public hearing and consider a request by Catherine Chamblee, on behalf of Cheddar's Scratch Kitchen, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2540 S IH 35. (K. Buck)

## Property Information

- Approximately 1.16 acres
- Located: Near Barnes Drive & Direct Drive





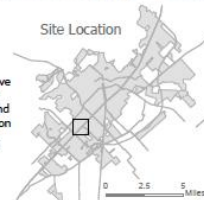
# Context & History

- Currently: Restaurant
- Surrounding Uses:
  - Auto Shop
  - Auto Dealership
  - Restaurant
  - Retail



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.

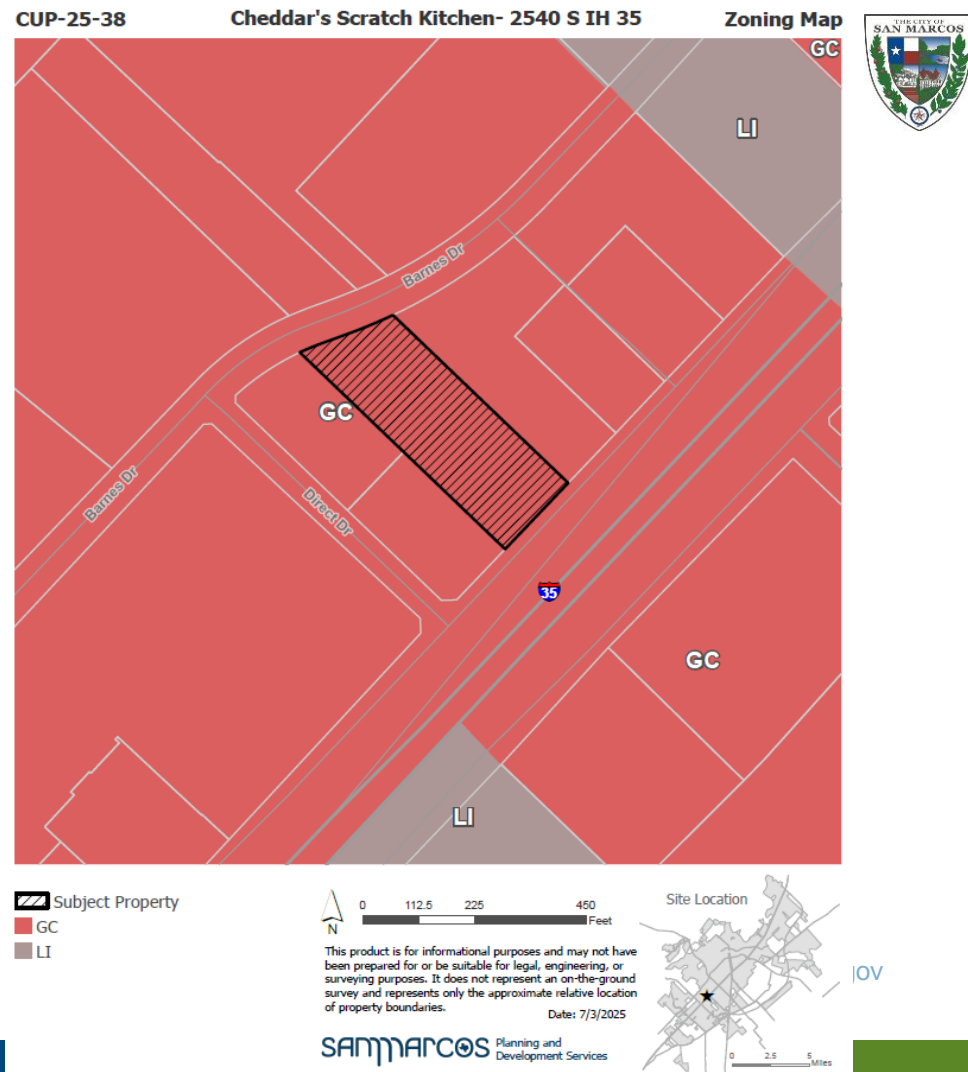
Date: 7/3/2025



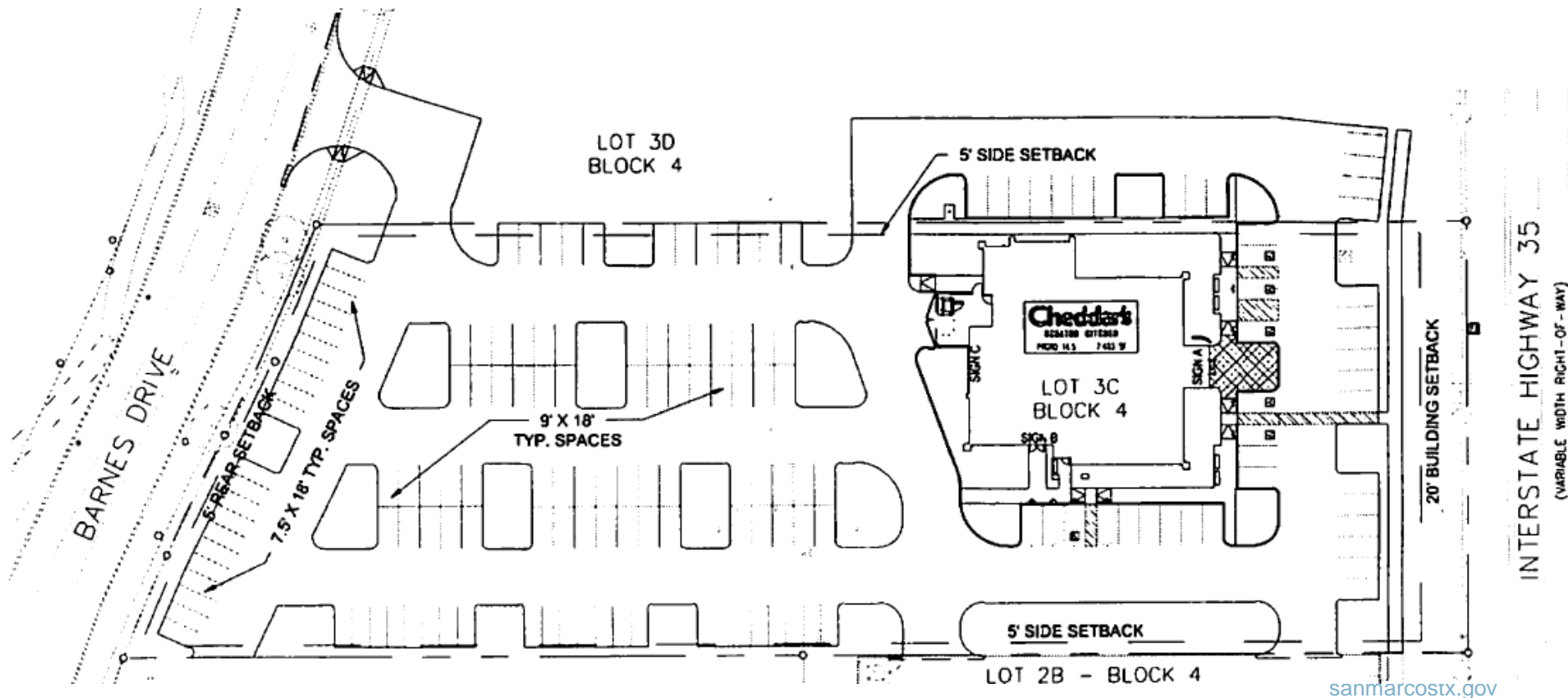
amarcostx.gov

# Context & History

- Existing Zoning:  
General Commercial (GC)
- Proposed Use: Restaurant
  - Hours of Operation:
    - Sunday-Thursday: 11am-10pm
    - Friday & Saturday: 11am-11pm
- CUP Expiration Date:  
September 28, 2024



# Site Plan

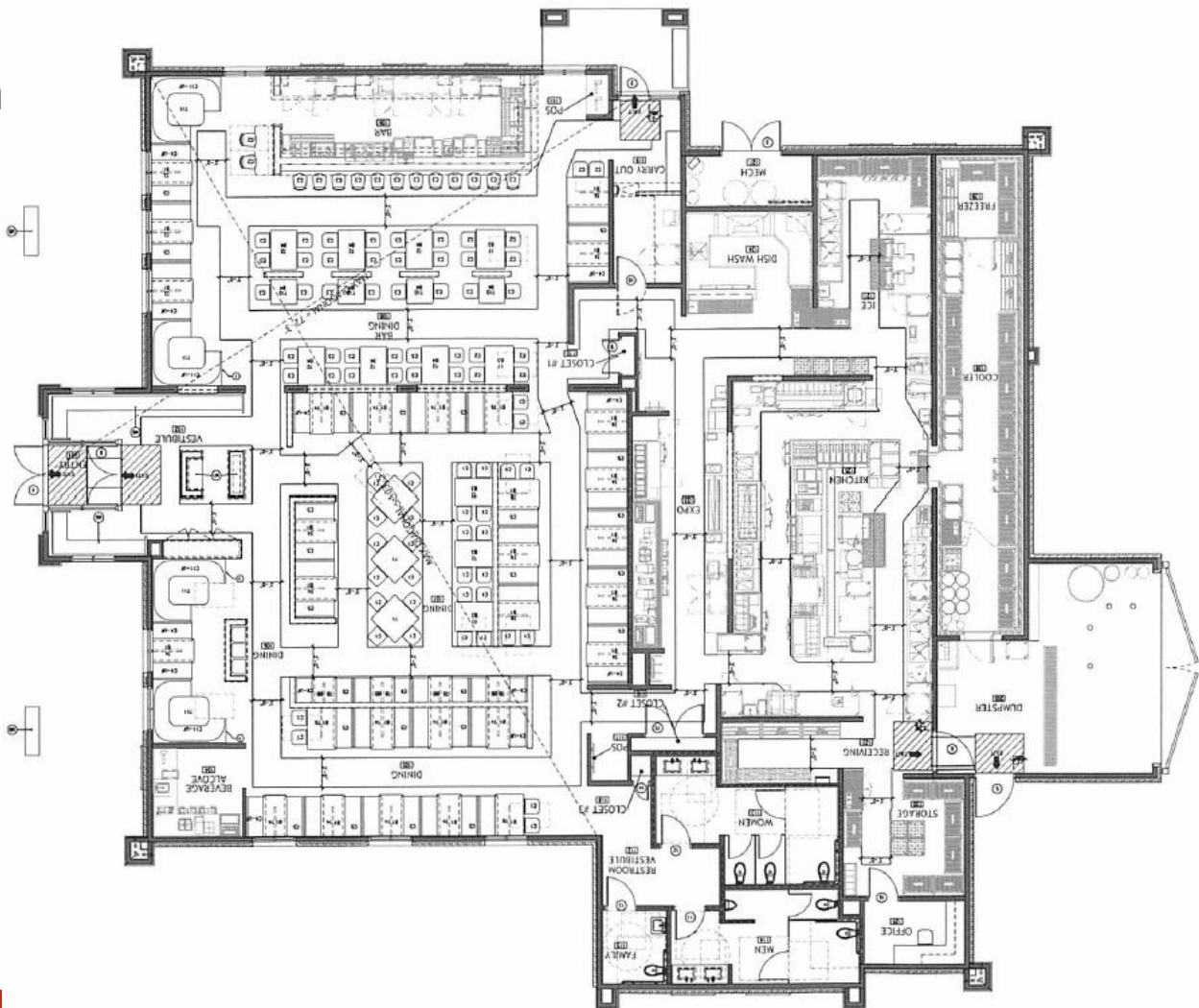


[sanmarcostx.gov](http://sanmarcostx.gov)

INTERSTATE HIGHWAY 35  
(VARIABLE WIDTH RIGHT-OF-WAY)



# Floor Plan





# Recommendation

Staff recommends **approval** of CUP-25-38 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.

Note: conditions unchanged from previous approvals