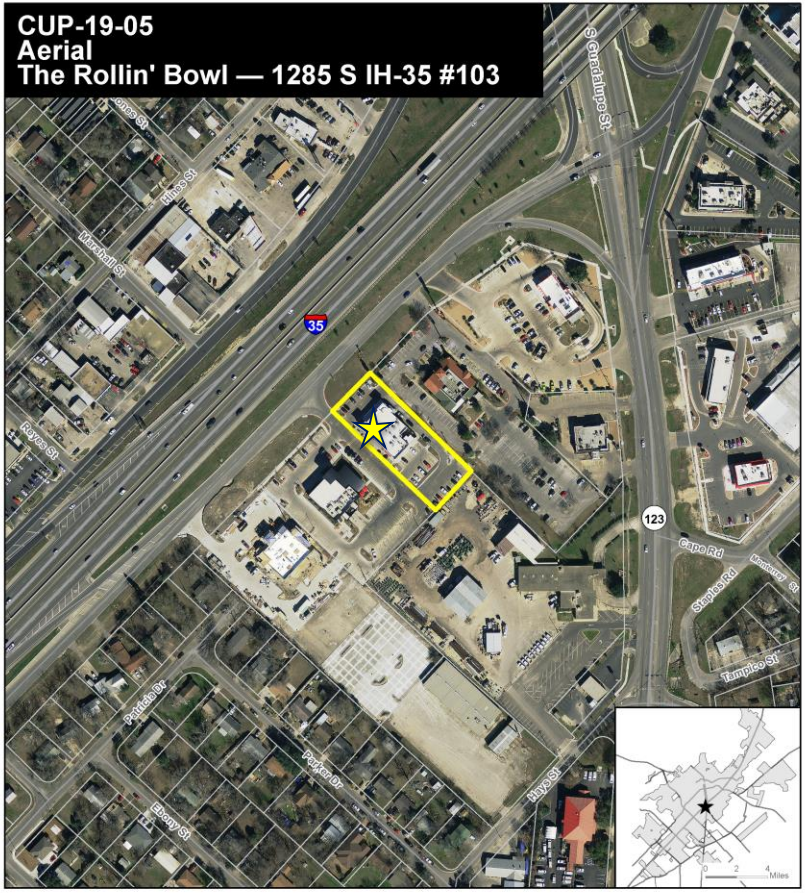
CUP-19-05 (The Rollin' Bowl)

Hold a public hearing and consider a request by NLD Healthy Choice Inc. for a Conditional Use Permit to allow for the sale of beer and wine for on premise consumption at 1285 S. IH 35 Suite 103. (W. Parrish)

SAN MARCOS

Location:

- Property is located near the intersection of IH-35 and Hwy 123.
- Located within a High Intensity Zone as designated on the Preferred Scenario Map.



★ Site Location

Subject Property

Parcel

City Limit

N

0 125 250 500 Feet

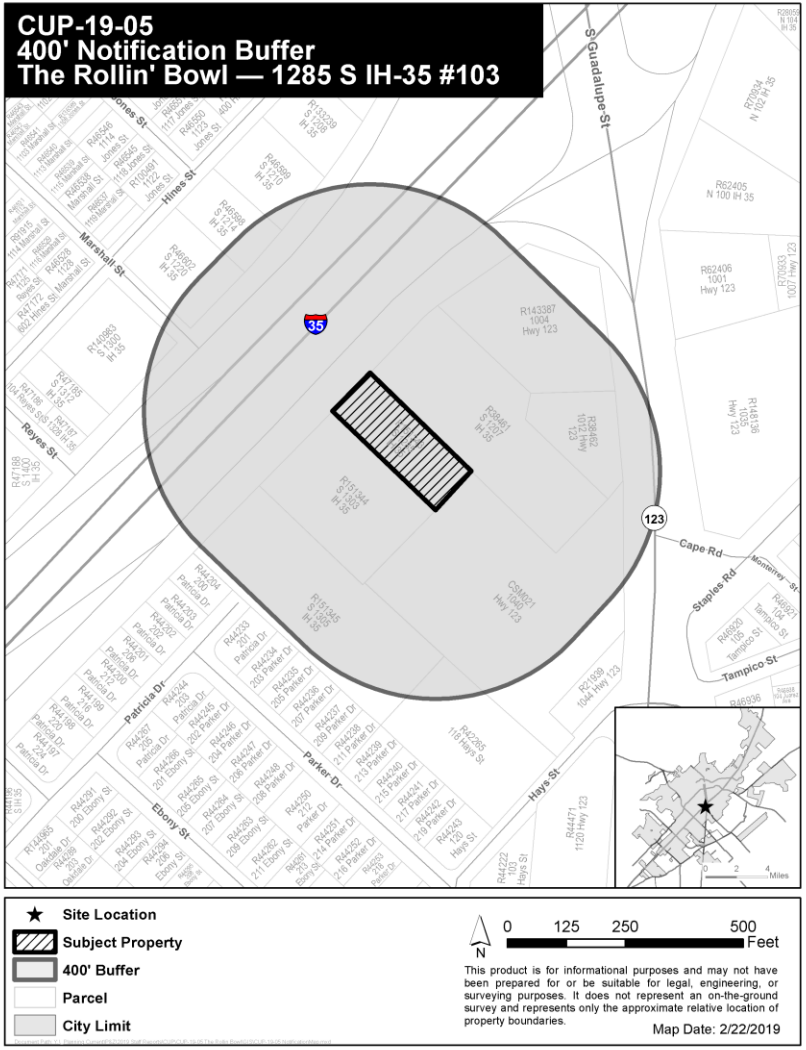
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 2/22/2019

SAN MARCOS

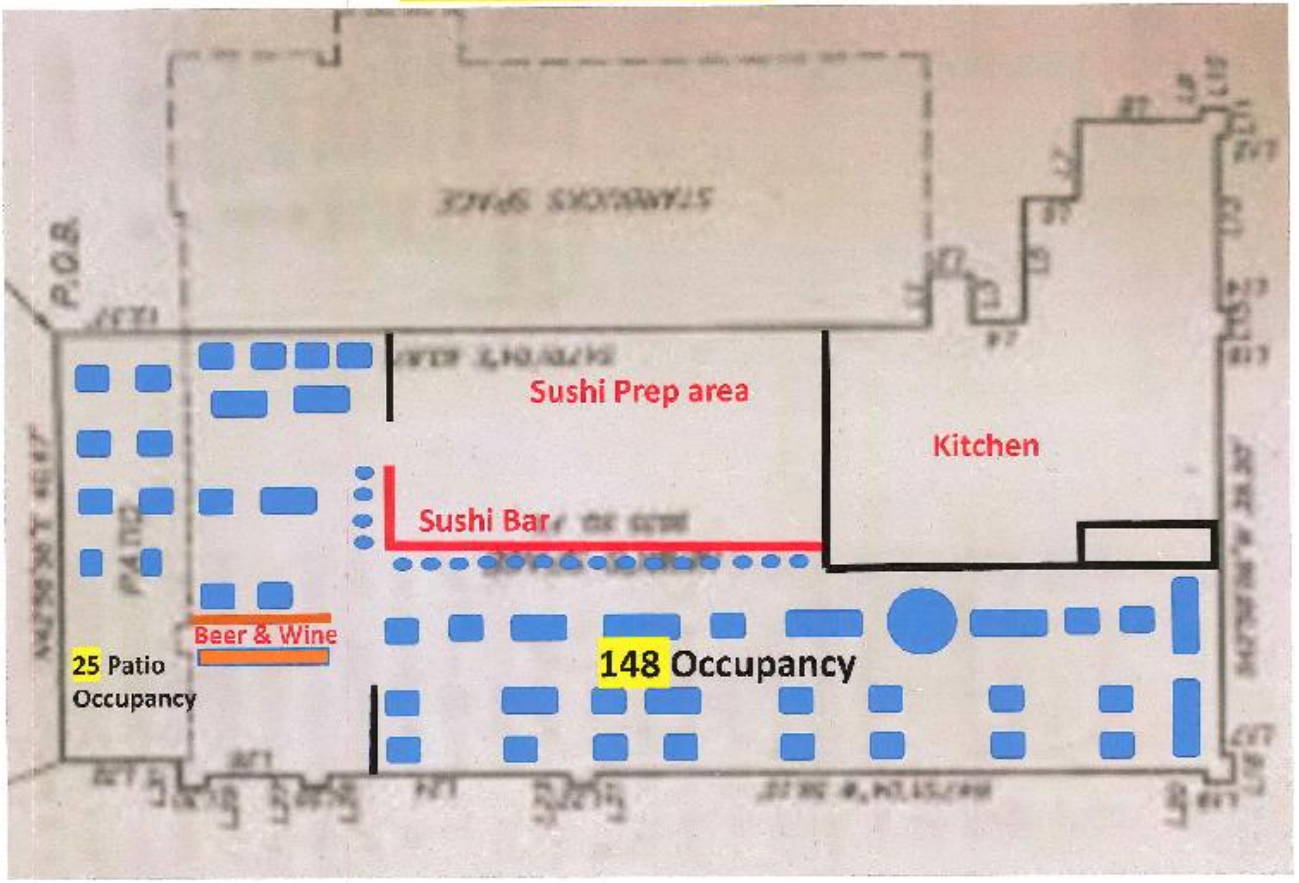
Context & History:

- 4,100 square feet restaurant
- Hours
  - Mon – Thurs
    11 a.m. to 10 p.m.
  - Friday 11 a.m. to 11 p.m.
  - Saturday 12 p.m. to 11 p.m.
  - Sunday 12 p.m. to 9 p.m.
- Seating:
  - 148 Indoor
  - 25 Outdoor



Rowlin' Bowl Table Layout

Total Occupancy: 173 (148+25)



Rolling Bowl
54th
O G
Olive Garden Employees restricted to this area
W ACCESS RD
SB IH 35 OFF RAMP S
S IH 35
S IH 35
E ACCESS RD
NB IH 35 OFF RAMP S
E ACCESS RD
PATRICIA DR
PATRICIA DR
PARKER DR
HAYS ST
HWY 123

Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- The permit shall be valid for one (1) year, provided standards are met.
- Employees may not park on the Olive Garden lot.
- The permit shall be effective upon issuance of the Certificate of Occupancy.
- The permit shall be posted in the same area and manner as the Certificate of Occupancy.