

## **CUP-19-16 (Saltgrass Steakhouse)**

Hold a public hearing and consider a request by Saltgrass Steakhouse for a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1141 IH-35 North. (W. Parrish).

## Location:

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

CUP-19-16  
Aerial Map  
Saltgrass Steakhouse — 1141 IH 35 North



- ★ Site Location
- Yellow outline Subject Property
- 400' Buffer
- Parcel
- City Limit

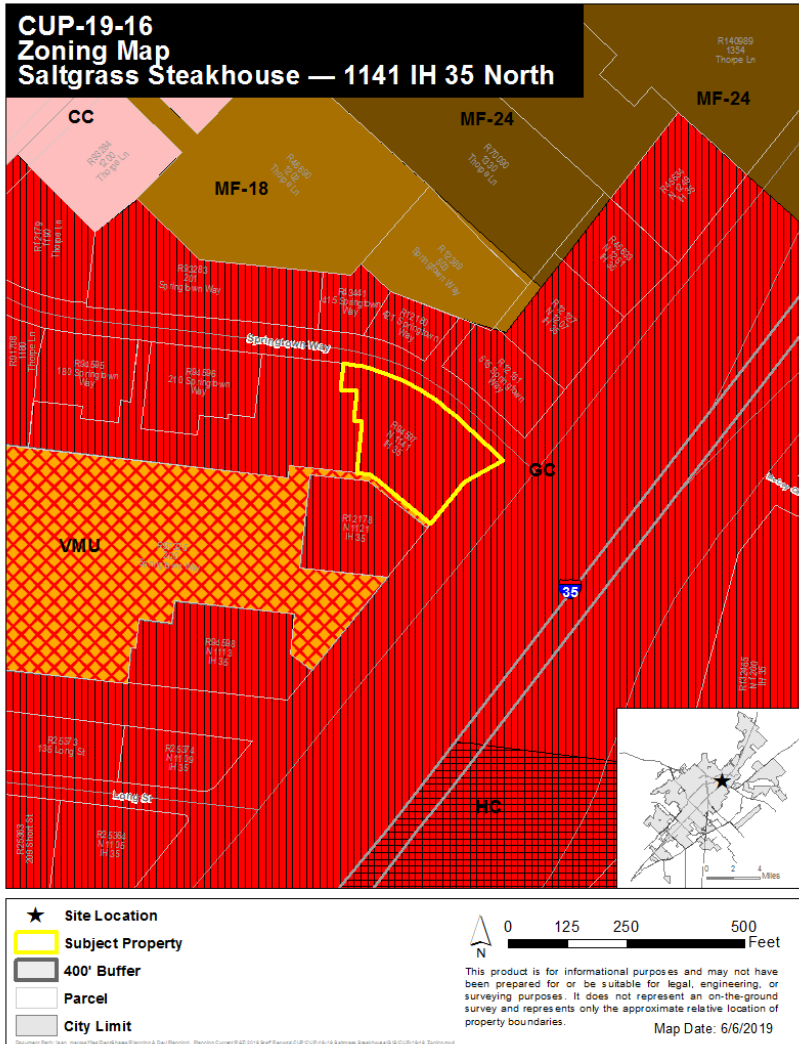


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Map Date: 5/31/2019

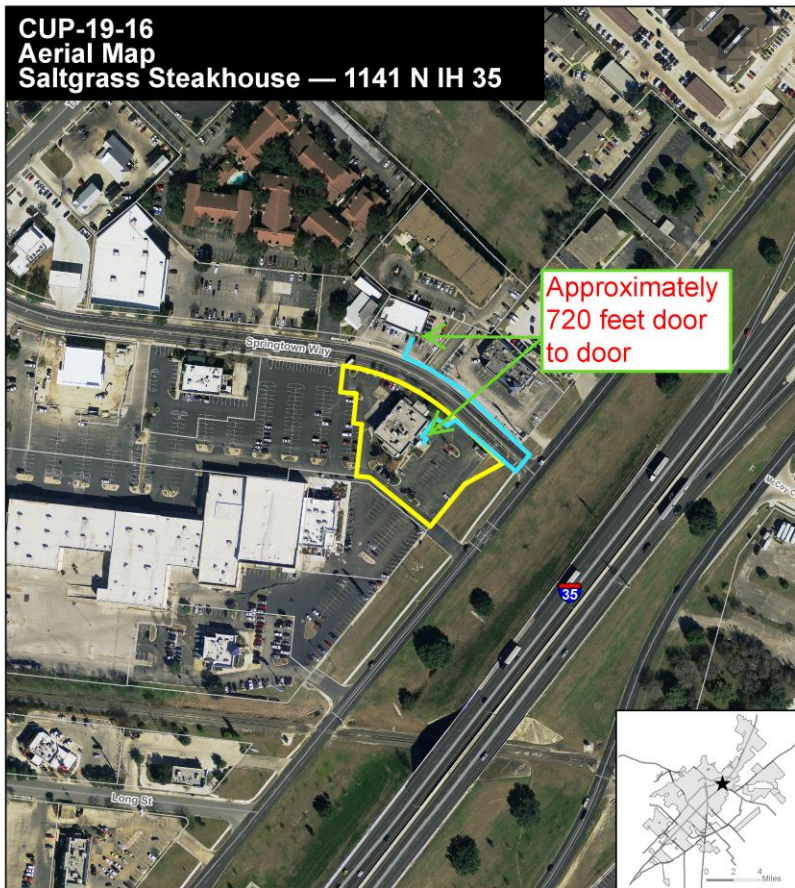
# SAN MARCOS Context & History:

- 8,054 square foot restaurant
- Relocating from location on Sessom Drive.
- Hours
  - Sunday – Wednesday  
11 a.m. to 10 p.m.
  - Thursday – Saturday  
11 a.m. to 11 p.m.
- Seating:
  - 262 Indoor
  - 0 Outdoor



## Proximity to Church:

- Springs Church located on the other side of Springtown Way.
- Approximately 720 feet from door to door by walking path as designated in the San Marcos Development Code.



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit

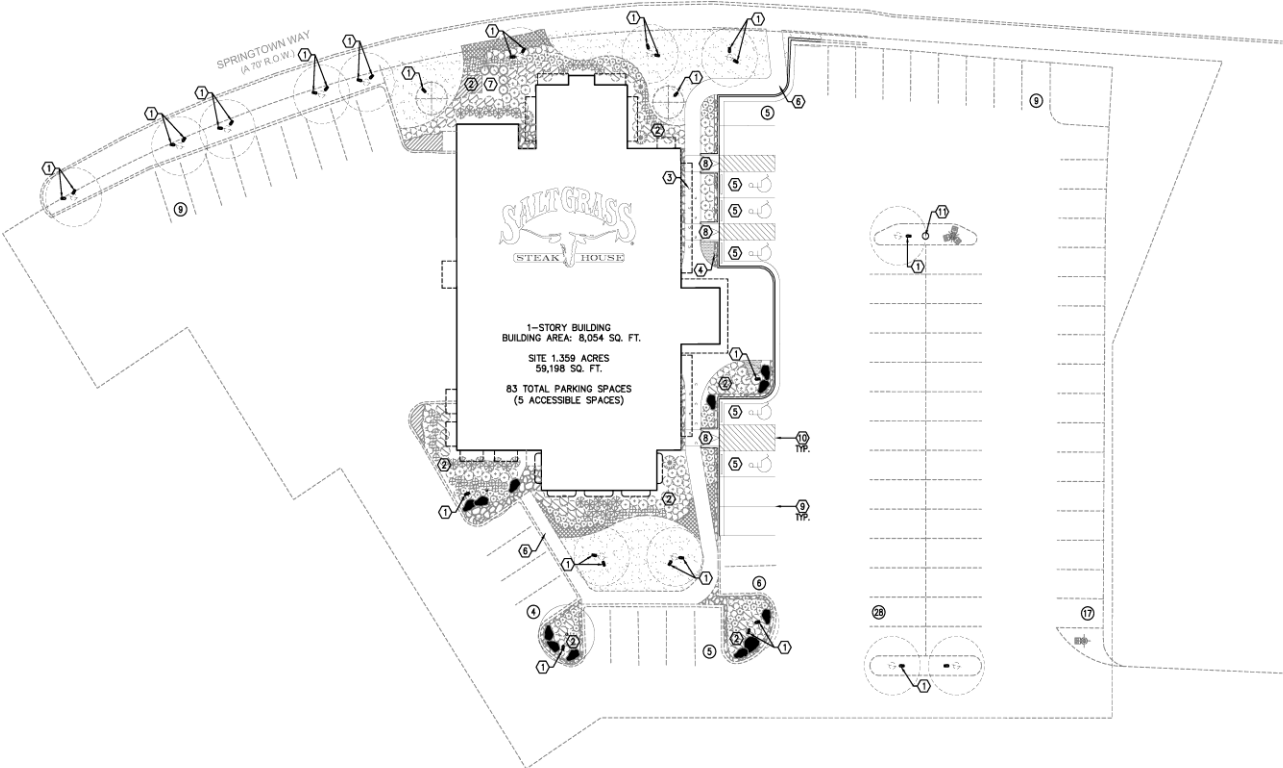
 Walking Path



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Map Date: 5/23/2019

Site Plan



## Recommendations:

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

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