

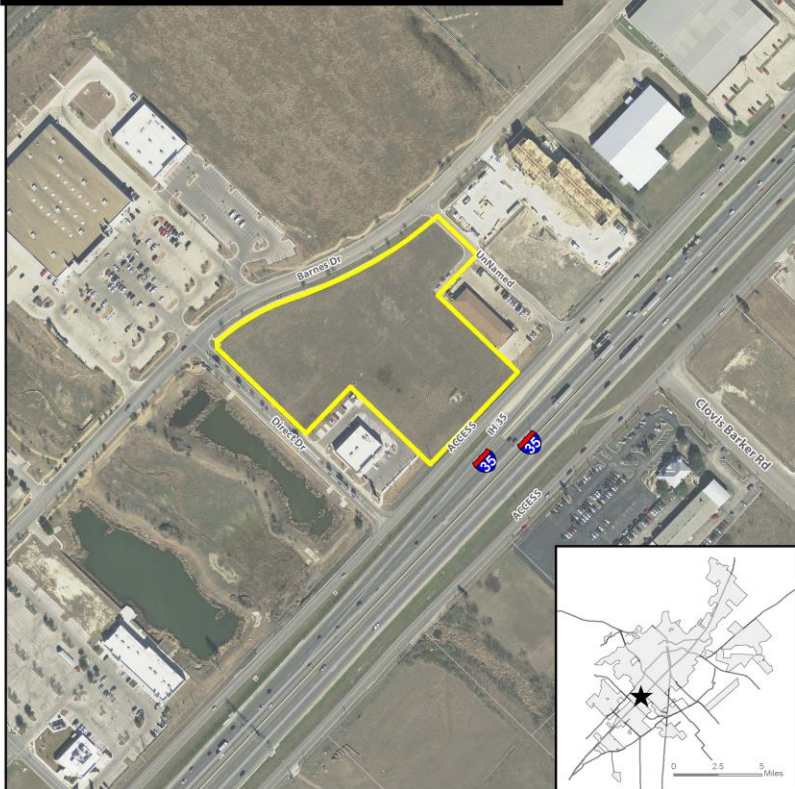
## **CUP-19-31 (Cheddar's Casual Cafe)**

Hold a public hearing and consider a request by Cheddar's Casual Café, Inc. on behalf of TFG San Marcos SC, LP for a Conditional Use Permit to allow for the sale of mixed beverages for on premise consumption at 2540 South IH 35. (W. Parrish)

## Location:

- Property is located within the Stonecreek Crossing PDD near the intersection of IH-35 and Direct Drive.
- Located within the Star Park Medium Intensity Zone as designated on the Preferred Scenario Map.

**CUP-19-31**  
**Aerial View**  
**Cheddar's CUP — 2540 South Interstate 35**

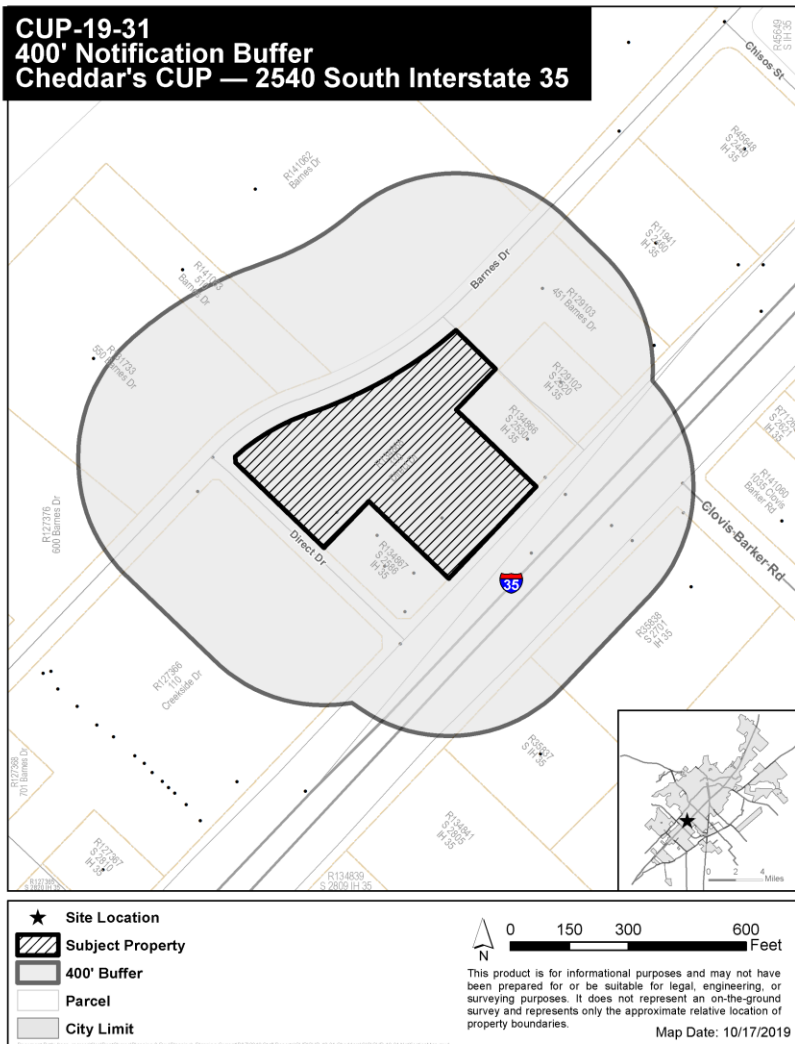


- ★ Site Location
- Subject Property
- Parcel
- City Limit

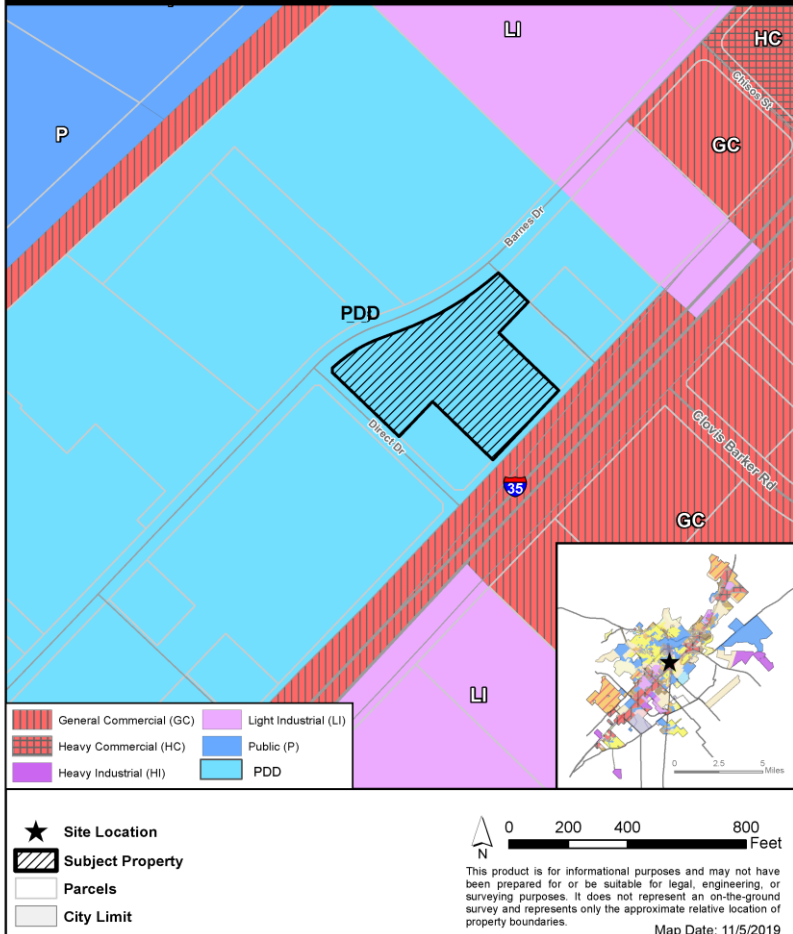


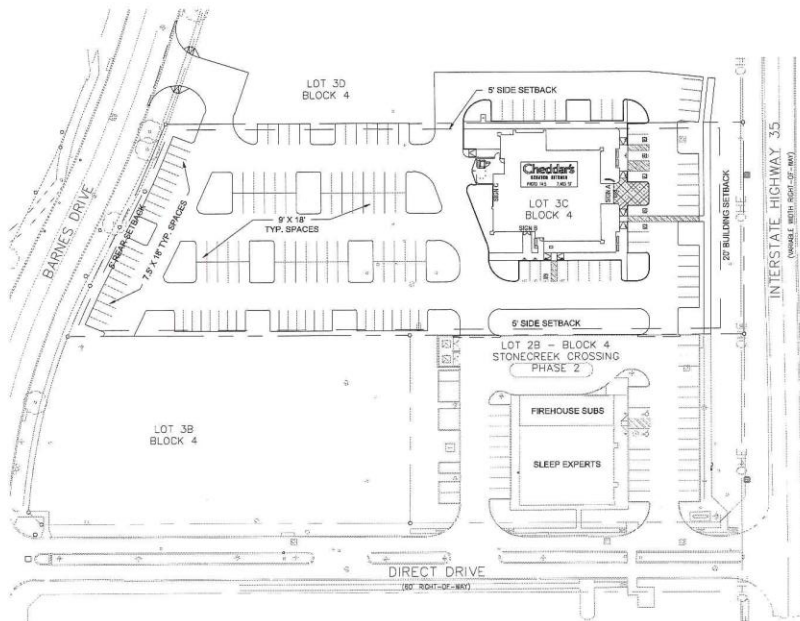
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/17/2019



# CUP-19-29 Existing Zoning Alcohol Outside CBA — 812 South Guadalupe Suite 101





## GENERAL NOTES:

1. PROPERTY AREA: ±97,511 SF - 2.24 ACRES
2. BUILDING AREA: ±7,483 SF - PROTO 14.5
3. BUILDING HEIGHT: 25 FT
4. PARKING (INCLUDING ADA SPACES)  
LOT 3C - 147 SPACES  
LOT 3D - 14 SPACES
5. SIGNAGE PROPOSED: 3 BUILDING SIGNS



**Kimley»Horn**

KIMLEY-HORN & ASSOCIATES, INC.  
801 NW LOOP 415, SUITE 350, SAN ANTONIO, TX 78216  
PHONE: 210-541-1188 FAX: 210-541-8869  
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**idstudio**

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WWW.IDSTUDIO.COM

**CHEDDARS  
SITE PLAN**

**SAN MARCOS, TX**

JOB NO.: 18K0010

SCALE: 1" = 100'

DATE: 9/6/2019







Public Hearing Notice Case: CUP-19-31  
**ALCOHOL C.U.P.**  
Planning & Zoning Public Hearing Date:  
**11/12/2019**

## Recommendations:

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

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