



## Legislation Details (With Text)

**File #:** CUP-19-31    **Version:** 1    **Name:**  
**Type:** Discussion Item    **Status:** Passed  
**File created:** 10/29/2019    **In control:** Planning and Zoning Commission  
**On agenda:** 11/12/2019    **Final action:** 11/12/2019  
**Title:** CUP-19-31 (Cheddars) 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 for a mixed beverage permit for on-premise consumption of alcohol at 2540 South IH 35. (W. Parrish)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CUP-19-31 Staff Report, 2. CUP-19-31 Maps, 3. CUP-19-31 Site Plan, 4. CUP-19-31 Application, 5. CUP-19-31 Menu, 6. CUP-19-31 Presentation

Date	Ver.	Action By	Action	Result
11/12/2019	1	Planning and Zoning Commission	approved with conditions	Pass

### **AGENDA CAPTION:**

CUP-19-31 (Cheddars) 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 for a mixed beverage permit for on-premise consumption of alcohol at 2540 South IH 35. (W. Parrish)

**Meeting date:** November 12, 2019

**Department:** Planning and Development Services

### **Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

### **Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*  
Choose an item.

**Background Information:**

This property is subject to the Stonecreek Crossing Planned Development District (PDD), which was approved in 2007.

This restaurant is proposed to be developed on a vacant lot. It consists of a 7,482 square foot restaurant, with 226 indoor seats. No outdoor seating is proposed.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff has reviewed the application with the requirements of the San Marcos Development Code and the Stonecreek Crossing PDD and recommends approval of the request 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.

