



Public Hearing

CUP-26-32

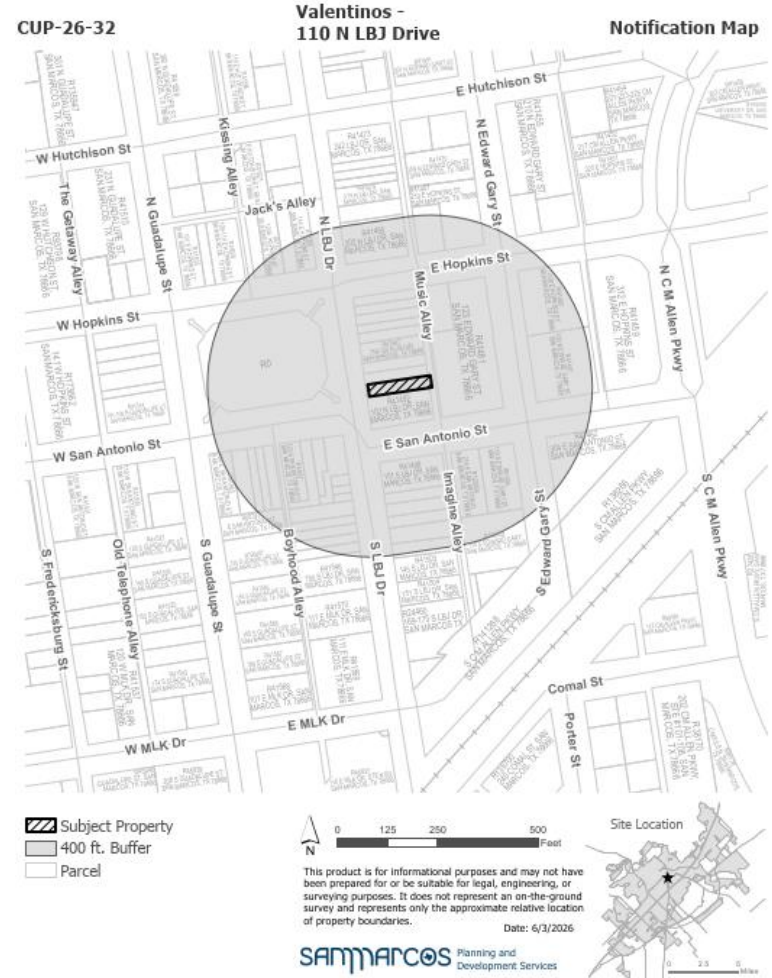
Valentino's

CUP-26-32 (Valentino's) Hold a public hearing and consider a request by Cody Taylor, on behalf of Valentino's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 110 North LBJ Drive. (C. Garrison)



Property Information

- Approximately 0.083 acres
- Location: North of the intersection of East San Antonio Street and North LBJ Drive



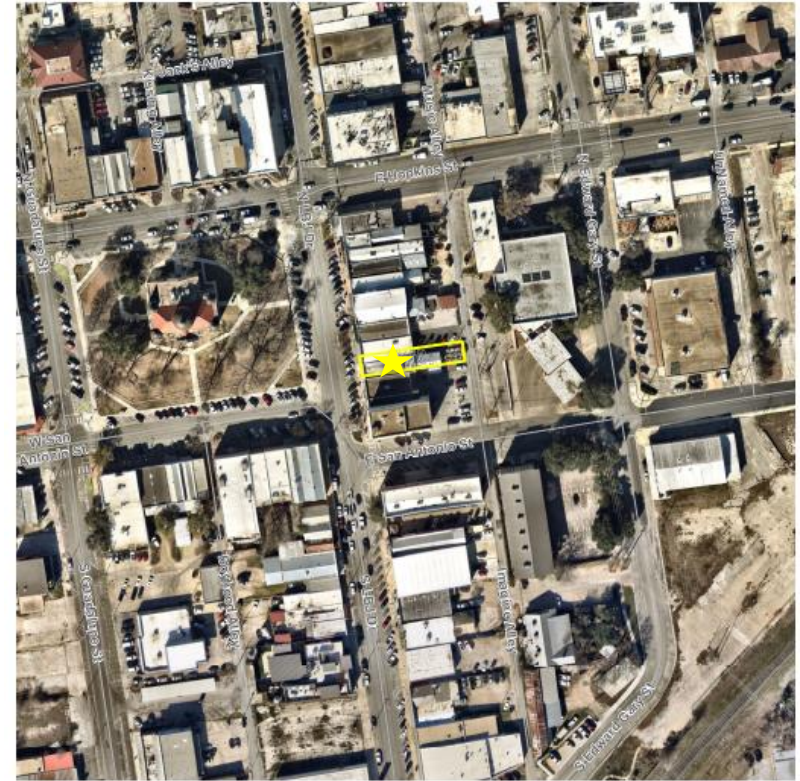
Context & History

- Currently a Restaurant (Eating Establishment) use with on-premise consumption of alcohol.
- Located within the Central Business Area (CBA)
 - “Restaurant (Eating Establishment)” uses within the CBA are required to meet certain standards related to kitchen equipment, meal periods, advertisement, and cleanliness outlined in Section 5.1.5.5.B.4.b.
- The business has held a Mixed Beverage CUP since 2021.
- Surrounding Uses, Personal Services, Offices, Restaurants, Hays County Courthouse
- Sidewalk Café Approval in 2022

CUP-26-32

Valentinos -
110 N LBJ Drive

Aerial Map



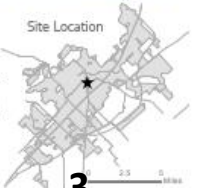
Subject Property



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: 6/3/2026

SAMMARCOS Planning and Development Services



Context & History

- **Existing Zoning:** Character District- 5 Downtown (CD-5D)
- **Proposed Use:** Restaurant
 - Monday - Wednesday: 11am-12am;
 - Thursday - Sunday: 11am – 3am
- **CUP Expiration Date:** October 10, 2026
- **Police Calls:** 21 (over 3-years)
- **Code Compliance/Env Health:** See Attached Health Report

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Valentinos -
110 N LBJ Drive

Zoning Map



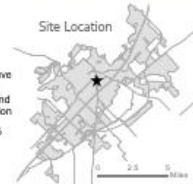
- ▨ Subject Property
- CD-5D
- P



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SAN MARCOS Planning and Development Services





Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
<u>X</u>			Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
<u>X</u>			Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
<u>X</u>			Includes roadway improvements or controls to reduce neighborhood traffic impacts?



Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?



Criteria for Eating Establishments within CBA

C	I	N	CBA Boundary – Eating Establishment (Sec. 5.1.5.5.B.4.b)
<u>X</u>			Does the business include a properly equipped commercial kitchen with adequate food storage and heavy food preparation equipment?
<u>X</u>			Does the business serve meals during at least two four-hour meal periods each day it is open, with a minimum of three entrée options available during each period?
<u>X</u>			Is the business used, maintained, and advertised to the public as a restaurant where meals are prepared and served?
		<u>X</u>	Is the business maintaining the sidewalk, gutters, parking areas, areas within 100 feet of exits, and the permitted property in a clean and sanitary condition at all times?

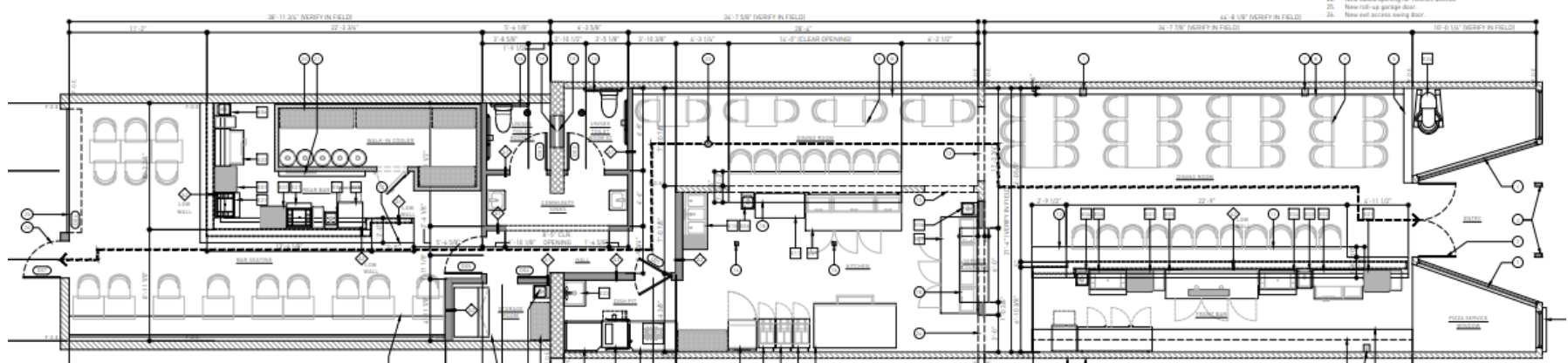
Floor Plan

Interior Dining and Enclosed Patio: +/- 3,606 sqft

Enclosed Patio Space

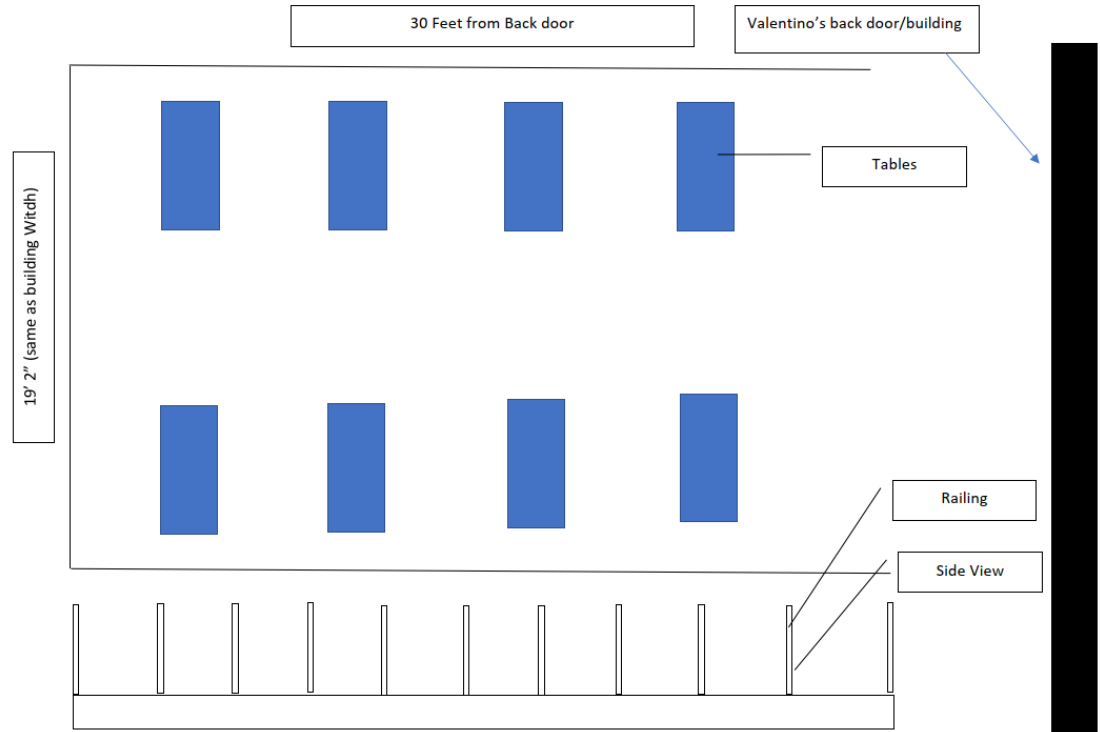
Kitchen/Prep Area

Interior Dining



Floor Plan

- +/- 570 sqft
- 24 current seats



Recommendation



Staff recommends **approval** of CUP-26-32 with the following conditions:

1. This permit shall be valid for three (3) years, and shall expire October 10, 2029, provided standards are met;
2. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.D);
3. The number of people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
4. This permit shall be posted in the same area and manner as the Certificate of Occupancy.