



Public Hearing

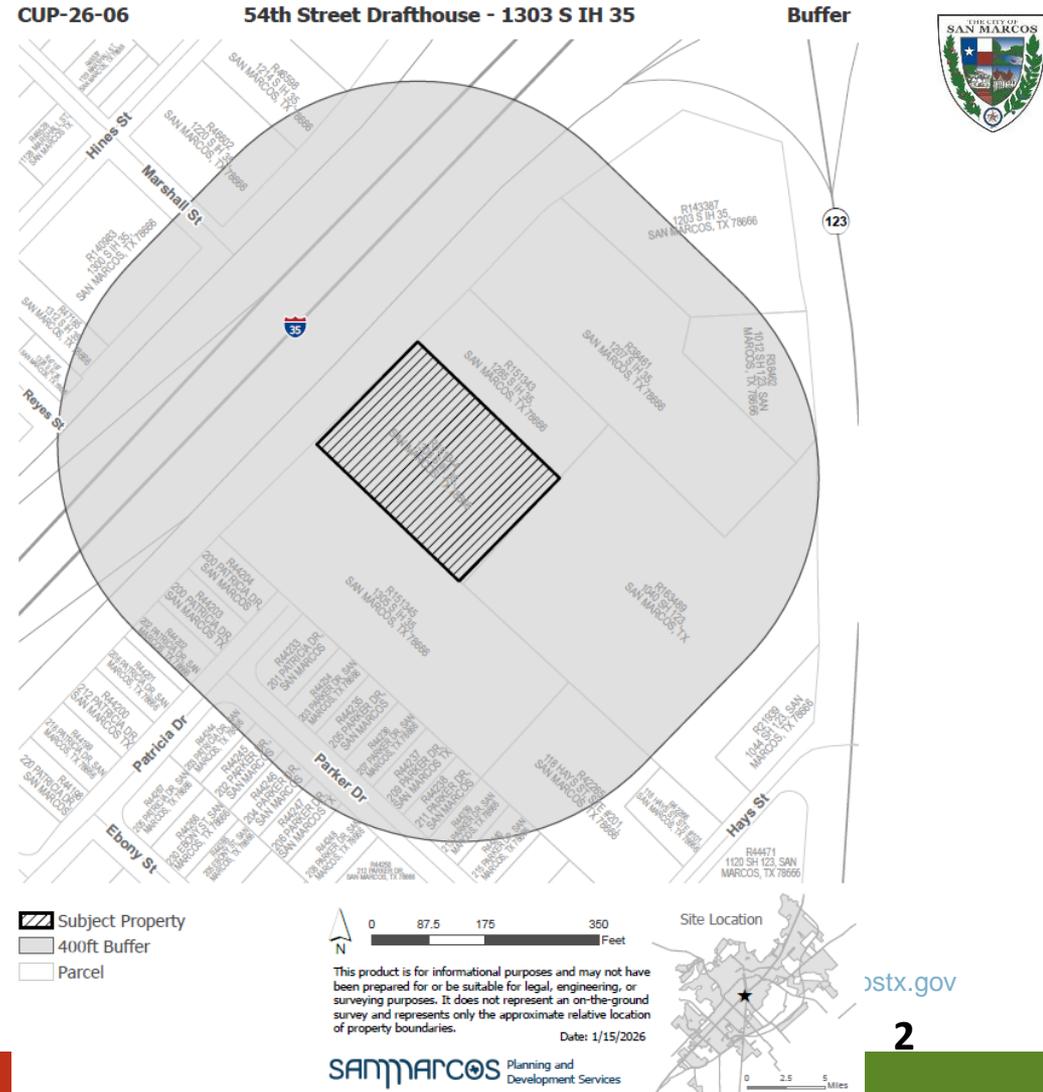
CUP-26-06

54th Street Restaurant & Drafthouse

CUP-26-06 (54th Street Restaurant & Drafthouse) Hold a public hearing and consider a request by Michael Norsworthy, on behalf of 54th Street Restaurant & Drafthouse, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1303 S IH 35. (K. Buck)

Property Information

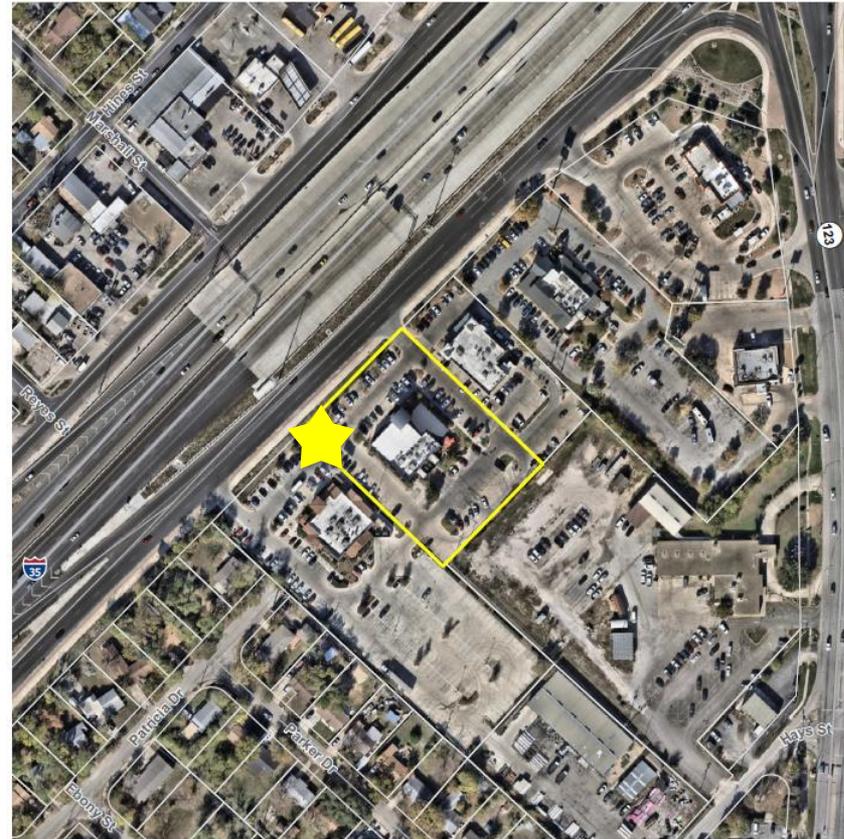
- Approximately 1.516 acres
- Located: along IH 35 frontage, approximately 650 feet South of HWY 123





Context & History

- Currently: Restaurant with on-premise consumption of alcohol
- The business has held a mixed beverage CUP since 2015
- Surrounding Uses:
 - Restaurants
 - Government Building
 - Single-Family Neighborhood



 Subject Property
 Parcel

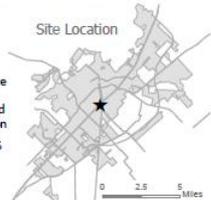
 0 87.5 175 350 Feet

Site Location

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: 1/15/2026

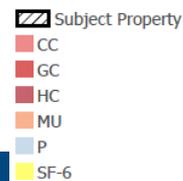
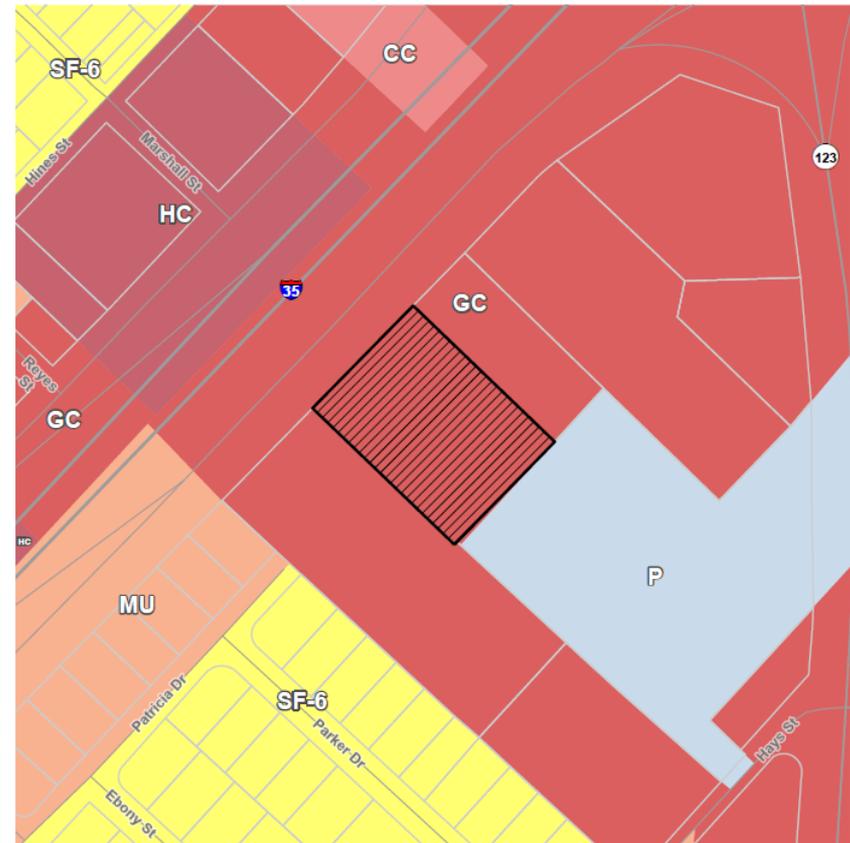
SAN MARCOS Planning and Development Services





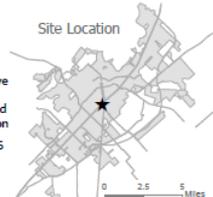
Context & History

- **Existing Zoning:**
General Commercial (GC)
- **Proposed Use:** Restaurant
 - Hours of Operation
 - Sunday-Thursday: 11am-11pm
 - Friday & Saturday 11am-12am
- **CUP Expiration Date:**
April 13, 2026
- **Police Calls:** None



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Date: 1/15/2026





Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</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?



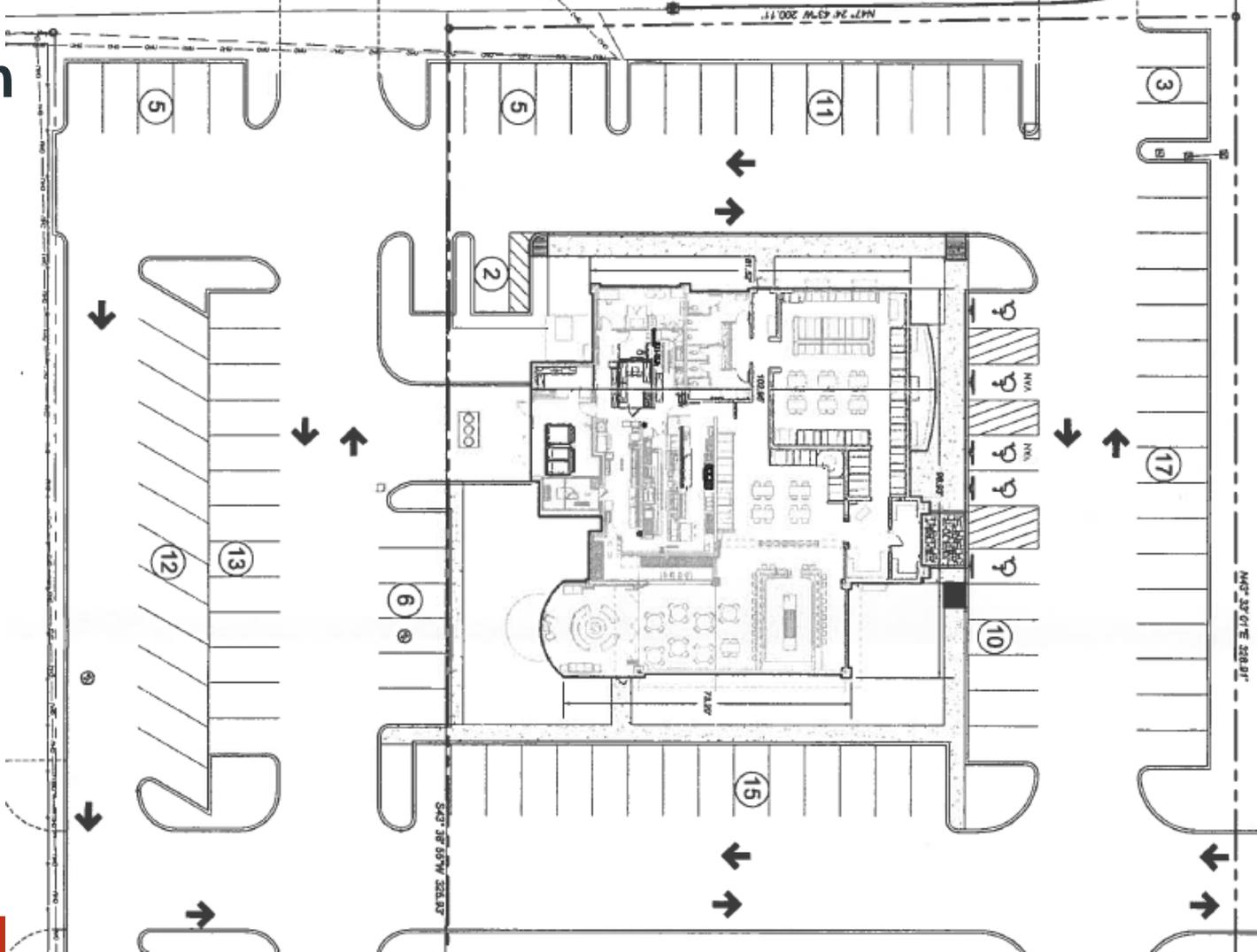
Criteria for Approval

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?

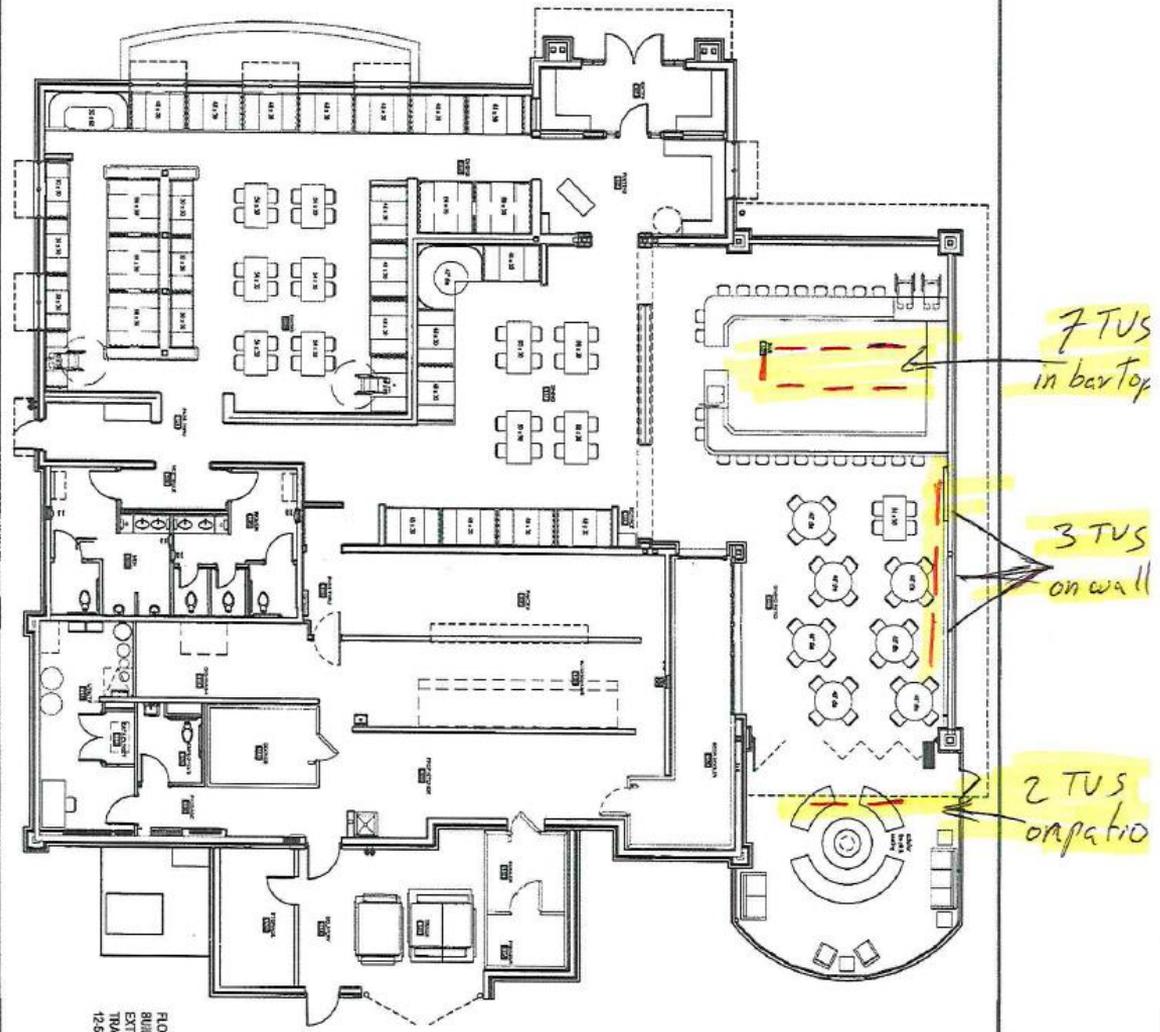
C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?



Site Plan



Floor Plan



FLOOR
BUILDING
EXTENSION
TRASH-14
12-8-14



Recommendation

Staff recommends approval of CUP-26-06 with the following conditions:

1. The permit shall be valid for three (3) years, and shall expire April 13, 2029, provided standards are met;
2. No outdoor Amplified Sound, Outdoor Background Sound, and/or Acoustic Sound shall be permitted;
3. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);
4. The occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels;
5. The employees shall not park on the Olive Garden lot; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.