



Public Hearing

CUP-26-34

The Cigar Vault

CUP-26-34 (The Cigar Vault) Hold a public hearing and consider a request by Jeff Beal, on behalf of The Cigar Vault, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 122 N LBJ Drive.
(C.GARRISON)



CUP-26-34

Cigar Vault-
122 N LBJ Drive

Notification Map

Property Information

- Approximately 0.14 acres
- Located on N LBJ Drive south of Hopkins Street



- ▨ Subject Property
- 400 ft. Buffer
- Parcel



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: 7/9/2026



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Development Services

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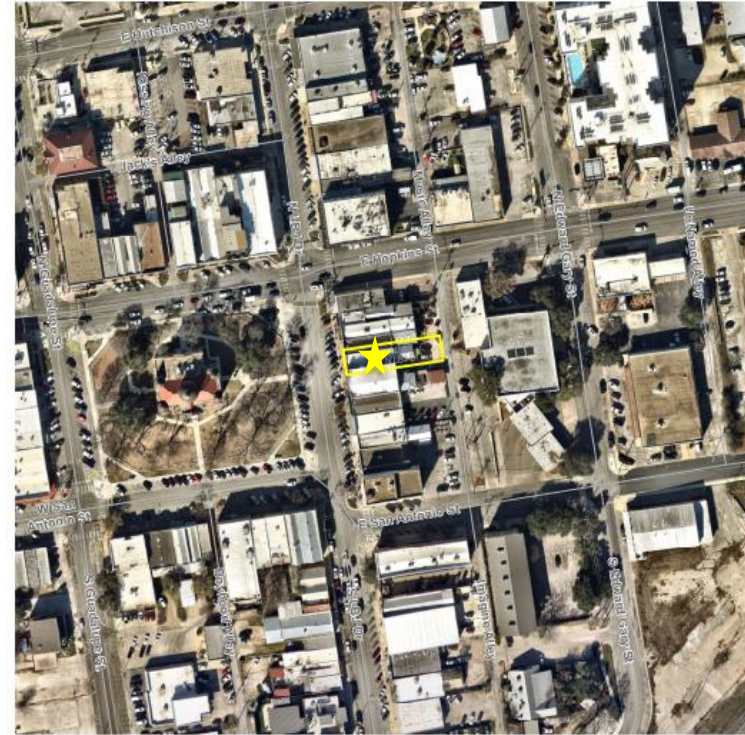
Context & History

- Currently a Bar use with on-premise consumption of alcohol.
- Located within the Central Business Area (CBA)
- The business has held a Bar CUP since 2022.
- Surrounding Uses include Bars, Tattoo Artist, Wells Fargo Bank, and Hays County Courthouse

CUP-26-34

Cigar Vault-
122 N LBJ Drive

Aerial Map



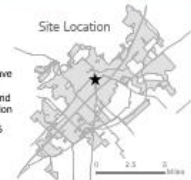
Subject Property



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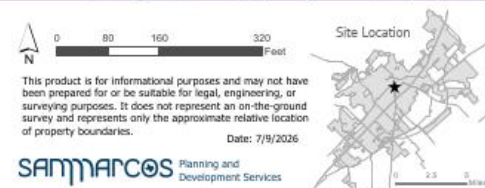
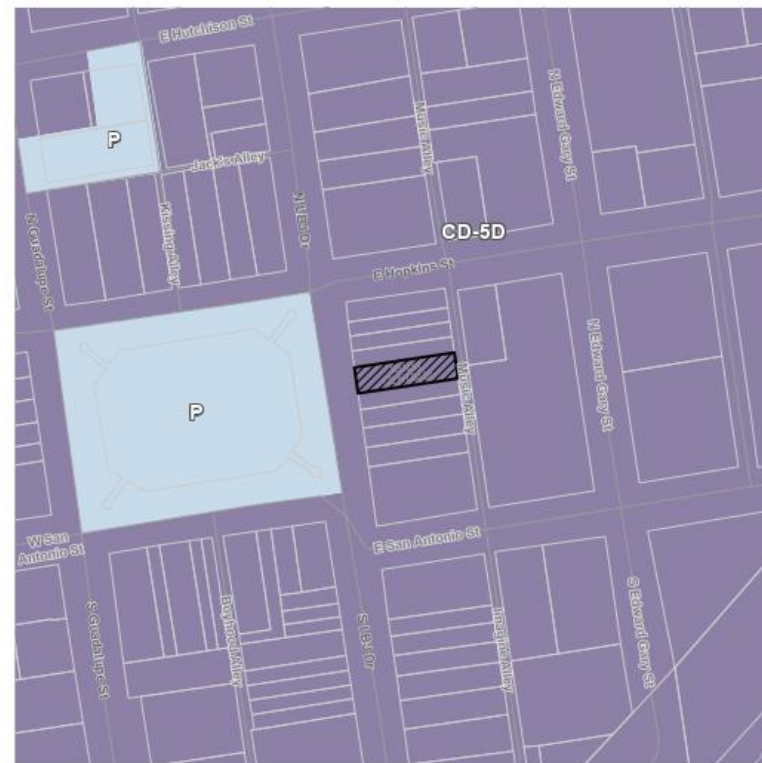
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Context & History

- **Existing Zoning:** Character District-5
Downtown (CD-5D)
 - **Proposed Use:** Bar
 - Summarize request as necessary
(hours, etc.)
 - Sunday and Monday: 10am-8pm
 - Tuesday-Thursday: 8am-5pm
 - Friday-Saturday: 10am-10pm
 - **CUP Expiration Date:**
June 27, 2026
- Police Calls:** 4 (Over 3 - years)





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

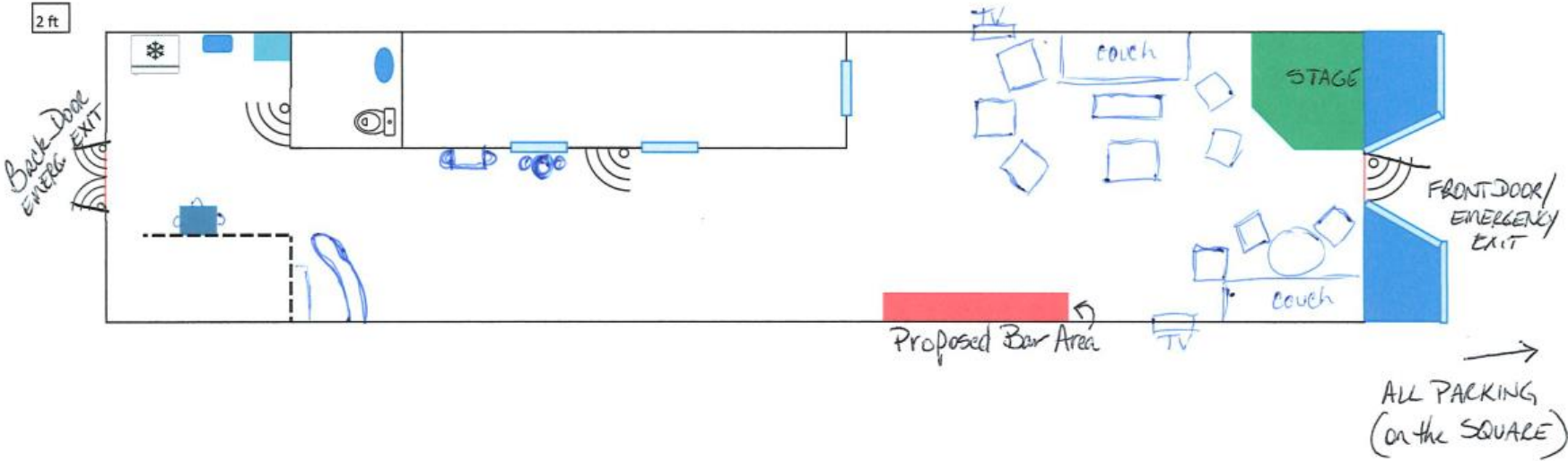
C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public safety.
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public health.
<u>X</u>			The proposed use does not contribute to any factors that may contribute to a strain on natural resources, such as water or similar.
<u>X</u>			The proposed use does not contribute to strain on public services or utilities, such as electricity, water or wastewater, or similar.



Criteria for Approval

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?

Floor Plan





Recommendation

Staff recommends **approval** of CUP-26-34 with the following conditions:

1. This permit shall be valid for three (3) years, and shall expire July 28, 2029, provided standards are met;
2. The business is responsible for the subject property and the abutting right-of-way, excluding the public street or alley pavement, within 50 feet of any entrance and exit, in a clean and sanitary condition, free from litter and refuse at all times. The maintenance responsibilities shall not overlap another alcohol CUP holder's maintenance area. (LDC Section 5.1.5.5.E.2.C);
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. The permit shall be posted in the same area and manner as the Certificate of Occupancy.