



Public Hearing

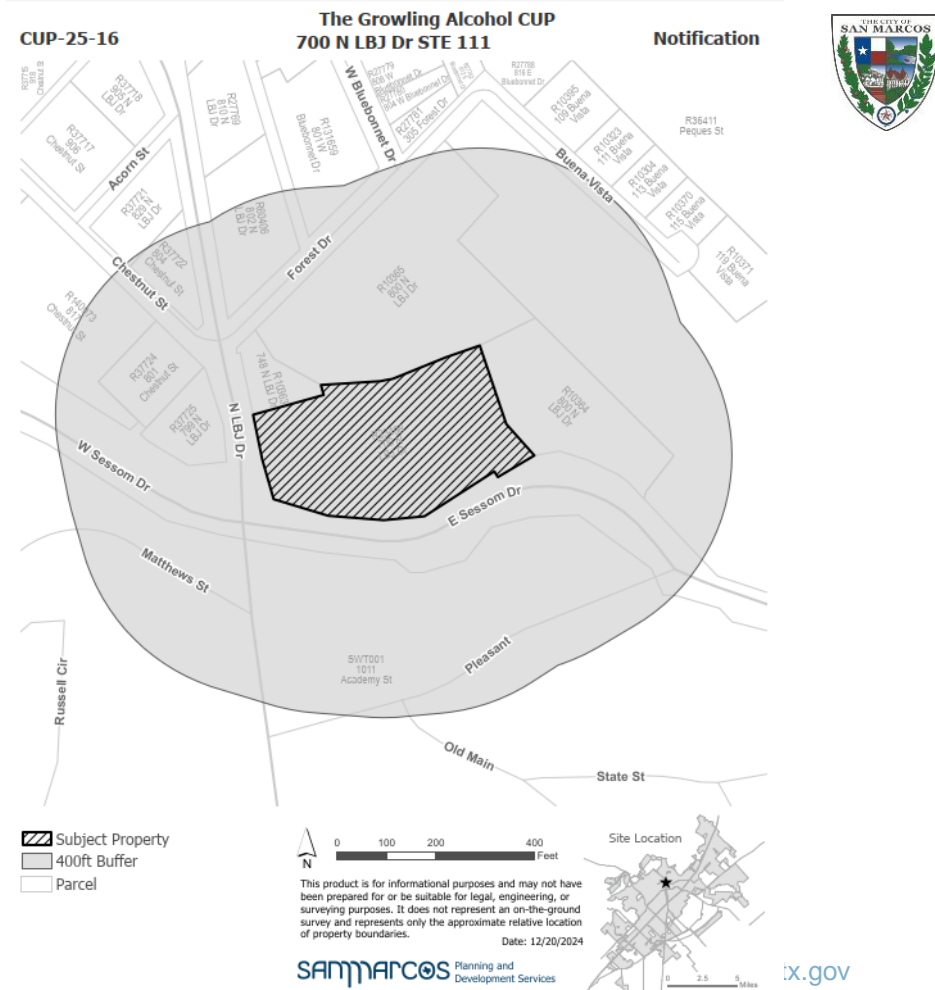
CUP-25-16

The Growling

CUP-25-16 (The Growling) Hold a public hearing and consider a request by Manuel Lopez-Castro, on behalf of The Growling, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 700 N LBJ Drive, Suite 111. (C. Garrison)

Property Information

- Approximately 3 acres
- Located at the intersection of North LBJ Drive and East Sessom





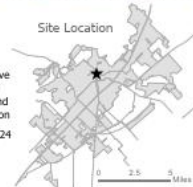
Context & History

Currently a Bar with Beer and Wine Sales

Surrounding Uses

- List Here
- examples:
- Vacant
- Single family

Note any previous actions (PDD, PDA, etc.)



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.

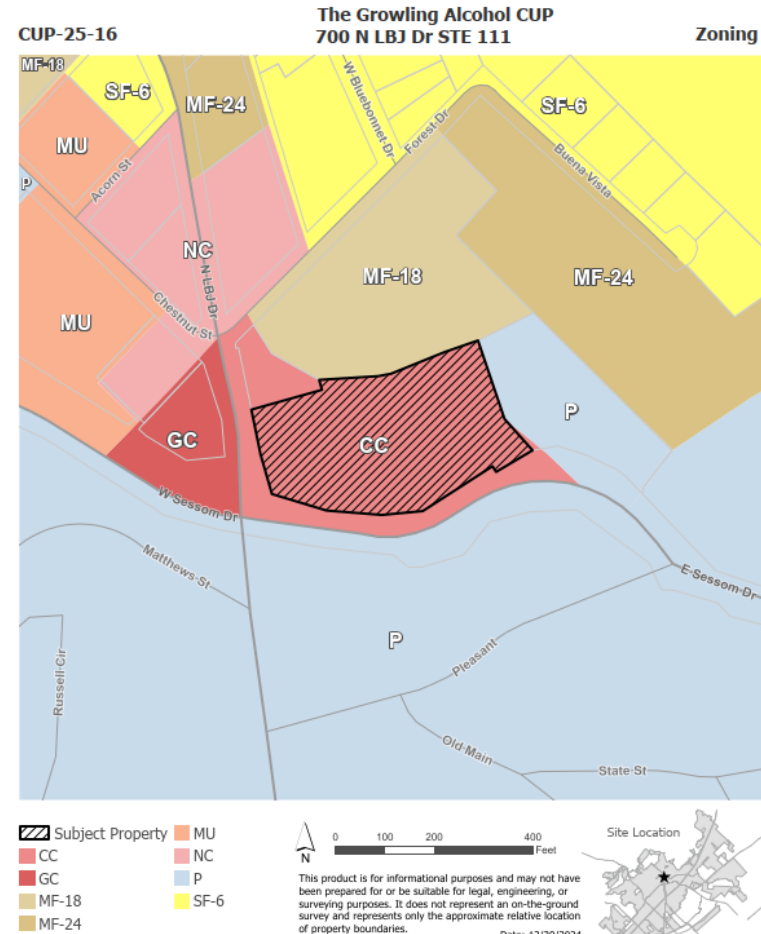
Date: 12/30/2024

SAN MARCOS Planning and
Development Services

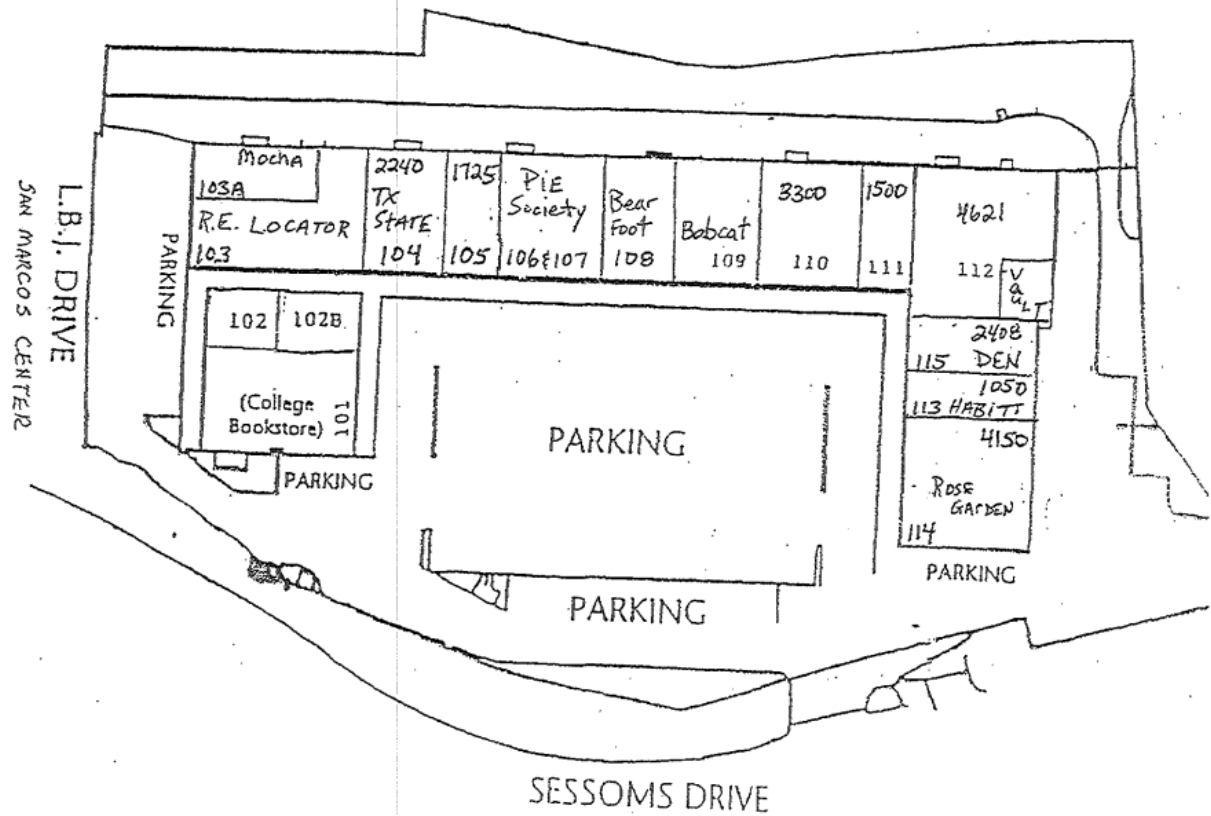
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Context & History

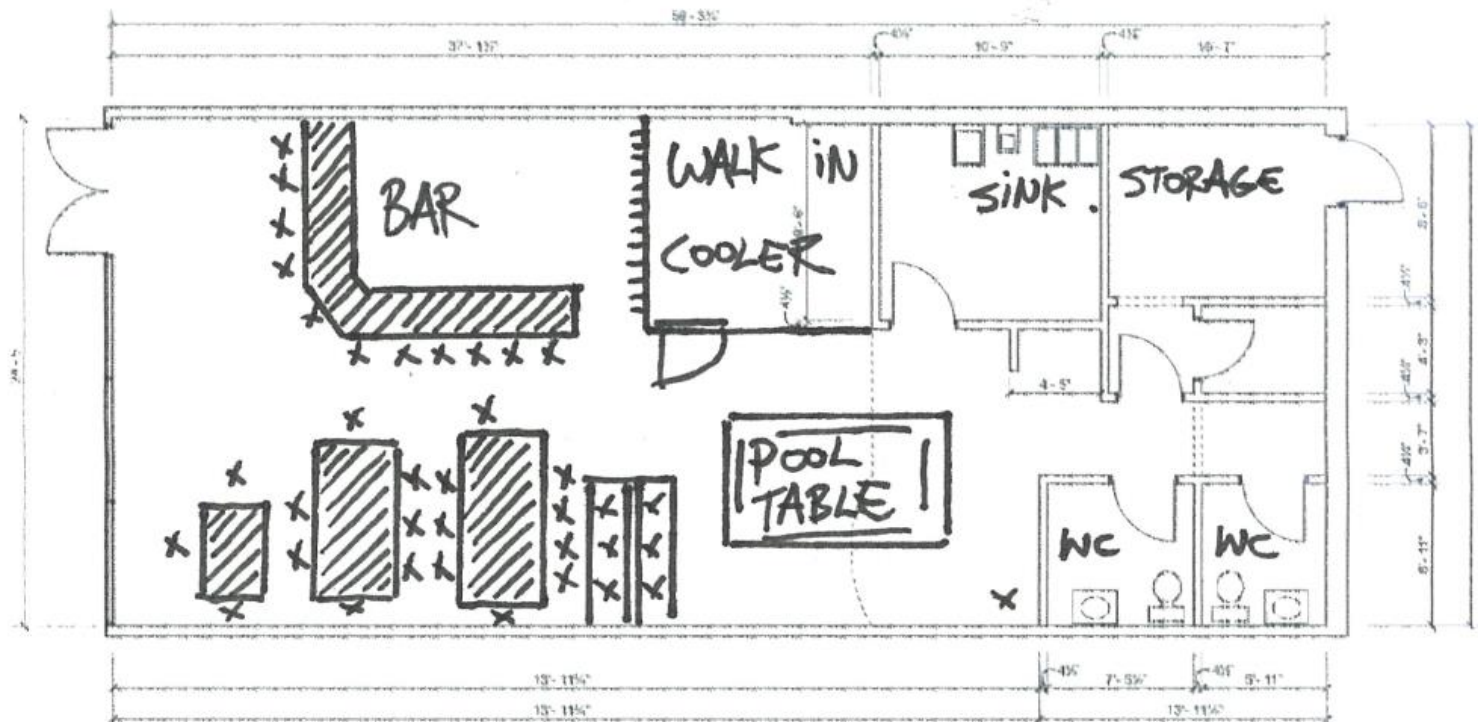
- Existing Zoning:
Community Commercial (CC)
- Existing Use:
Bar
 - Sunday – Friday: 4:30pm – 12pm
 - Saturday: 5:30pm – 1am
- CUP Expiration Date:
(5/10/2025)



Site Plan



Floor Plan





Recommendation

- Staff recommends **approval** of CUP-25-16 with the following conditions:
 1. The Conditional Use Permit shall be valid for three (3) years, provided standards are met.
 2. No live music or karaoke shall be allowed outdoors or other unconditioned areas.
 3. The Conditional Use Permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals