



Public Hearing

CUP-26-04

The Vault and Saké

CUP-26-04 (The Vault & Saké) Hold a public hearing and consider a request by Marshall Hogan, on behalf of The Vault & Saké, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 100 W Hopkins St. (C. Garrison)



Property Information

- Approximately 0.14 acres
- Located at the northwest corner of Hopkins Street and N Guadalupe



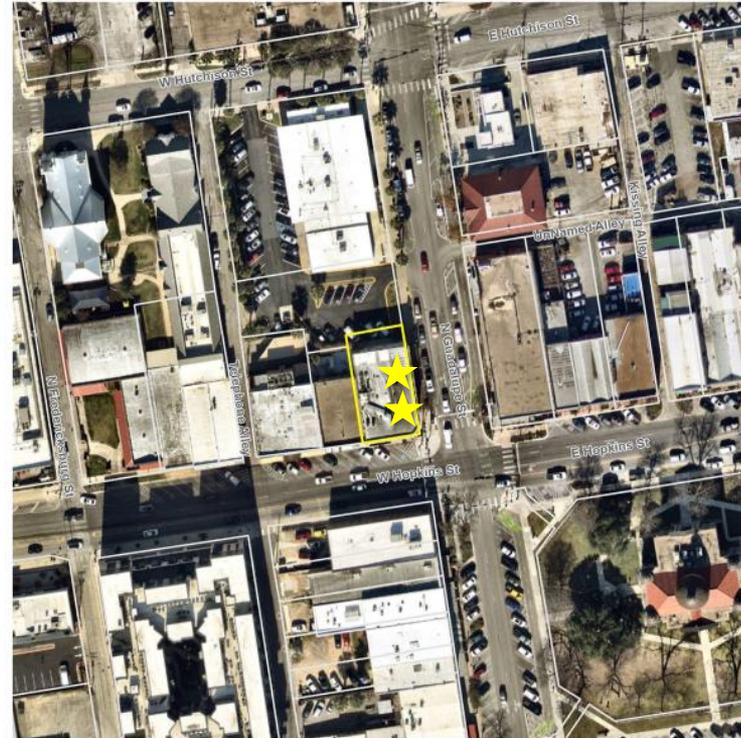


Context & History

Currently a Restaurant within the Central Business Area

Surrounding Uses

- Personal Services
- Retail Sales and Services
- Banks
- Bars
- Restaurants



Subject Property
 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: 6/20/2025

SAN MARCOS Planning and Development Services

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Context & History

- Existing Zoning:
Character District 5 Downtown (CD-5D)
- Proposed Use:
Restaurant within the CBA
 - Hours of Operation:
 - Tuesday – Saturday: 7pm – 3am
 - Sunday and Monday: Closed
- CUP Expiration Date:
(February 12, 2026)

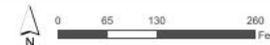
CUP-26-04

The Vault & Sake - 100 W Hopkins St

Zoning Map



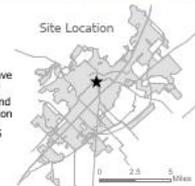
▨ Subject Property
■ CD-5D
■ P



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Date: 7/3/2025

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Context & History Cont.



July 11, 2025: Code Compliance Inspection, Vault/ Sake found out of Compliance

July 21, 2025: Code Compliance Inspection, Notice of Violation issued for Land Development Code and International Property Maintenance Code requirements.

January 22, 2026: An inspection by Code Compliance shows that the business is in violation of the Land Development Code, Condition of the Conditional Use Permit, and the International Property Maintenance Code.

February 4, 2026 Citation Issued: After Inspection by Code Compliance, it is found that the business is now meeting the Development Code and International Property Maintenance Code requirements

May 21, 2025: Conditional Use Permit Expires

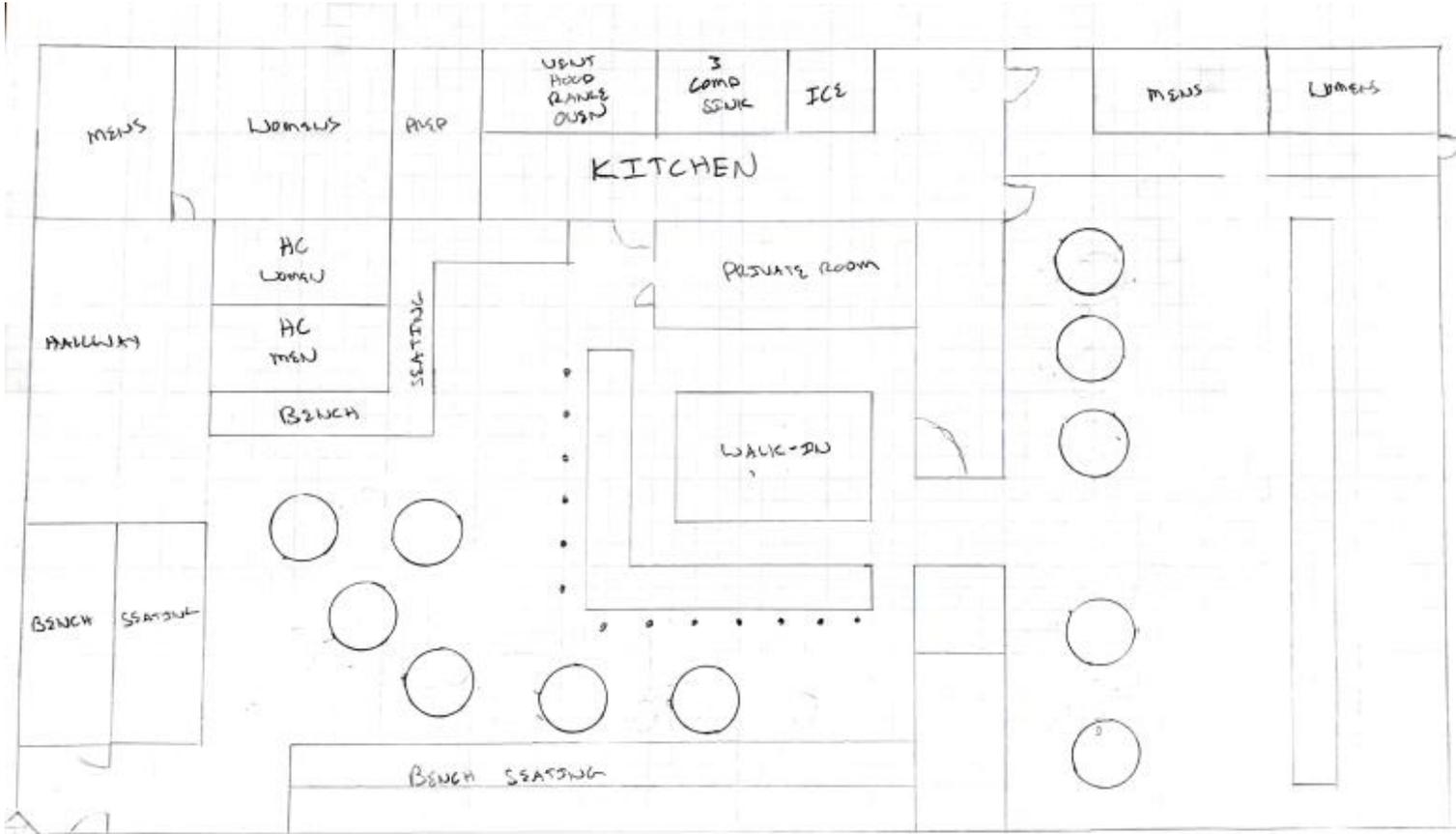
July 17, 2025: Memo Sent to Owner requesting a meeting to discuss violations.

August 12, 2025 P/Z Hearing: The renewal of the Restaurant CUP within the CBA was approved by the Planning and Zoning Commission for six months.

August 12, 2025: Inspection by Code Compliance verified the Kitchen equipment and menu complied with code.

January 30, 2026: Vault/ Sake Submits a Corrective Action Plan to Code Compliance.

Floor Plan





Staff Analysis

Consistency with Land Development Code

Section 2.8.3.4 & 5.1.5.5 *Criteria for Approval* is to be applied when reviewing a Conditional Use Permit request.

- Staff finds the request **consistent** with the following:
 - **Criteria 1, 2, 3, 4, and 5 in Section 2.8.3.4 and Criteria 8, 9, 10, and 11 in Section 5.1.5.5.**
- Staff had a **neutral** finding on the following:
 - **Criteria 6, 7, and 8 in Section 2.8.3.4.**
- **Section 5.1.5.5.4.b Restaurant within a CBA Requirements**



Staff Analysis

Consistency with Land Development Code cont.

Section 5.1.5.5.4.B is to be applied when reviewing a Conditional Use Permit request for a Restaurant within the Central Business Area:

- Staff finds the request **consistent** with the following:
 - **Criteria 1, 2, 5 and 6 in Section 5.1.5.5.4.B.**
- Staff had a **neutral** finding on the following:
 - **Criteria 3 in Section 5.1.5.5.4.B**
- Staff had a **inconsistent** finding on the following:
 - **Criteria 4 in Section 5.1.5.5.4.B**



If the Planning and Zoning Commission recommends approval Staff recommends the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5.4.b, Eating Establishments – Downtown CBA Boundary; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy