



Public Hearing

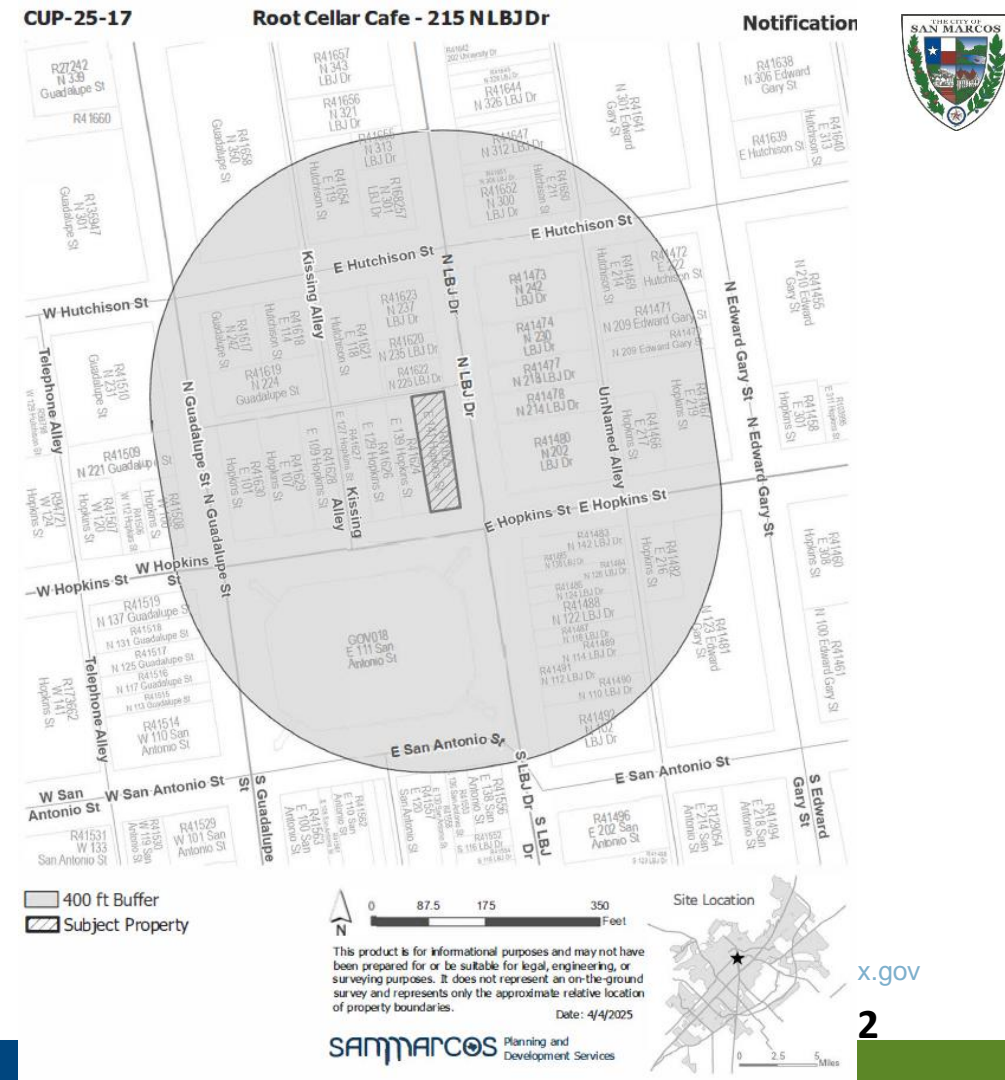
CUP-25-17

Root Cellar Café

CUP-25-17 (Root Cellar Café) Hold a public hearing and consider a request by Kyle Mylius, on behalf of Root Cellar Café, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 215 N LBJ Dr. (K. Buck)

Property Information

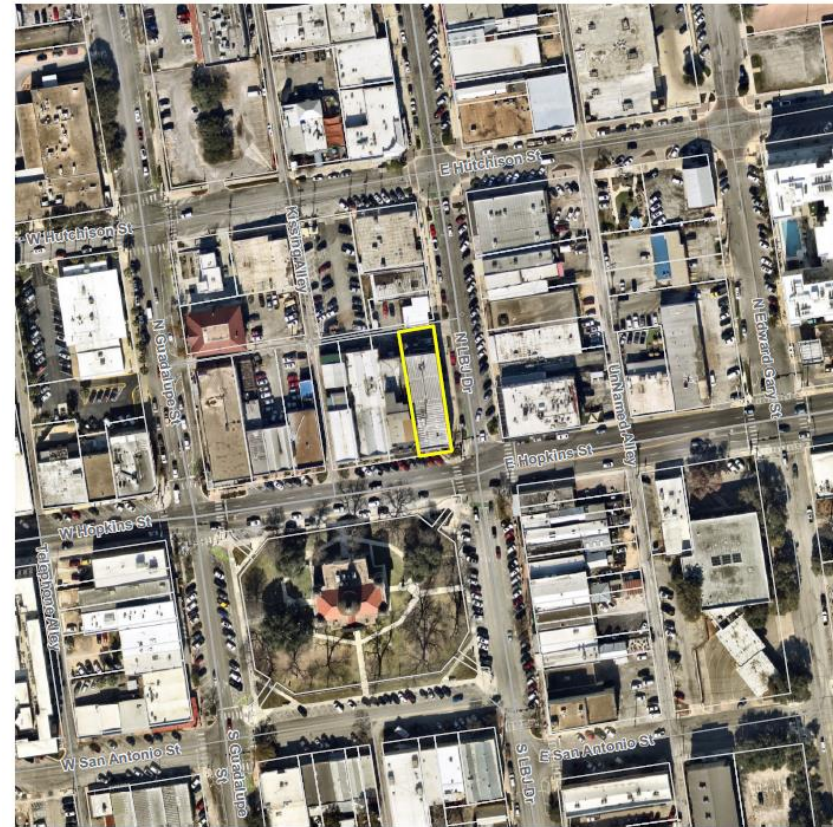
- Approximately 0.199 acres
- Located: On the Northwest corner of E Hopkins St and N LBJ Dr







Context & History

- Currently: Restaurants
- Surrounding Uses:
 - Restaurant
 - Courthouse
 - Retail
 - Bar

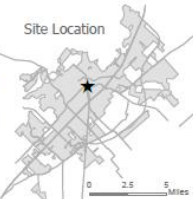


 Subject Property
 Parcel

 0 75 150 300 Feet

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: 4/7/2025

SAN MARCOS Planning and Development Services



rcostx.gov

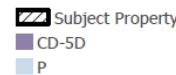
Context & History

- Existing Zoning:
Character District 5 Downtown (CD-5D)
- Proposed Use: Restaurant
 - Hours of Operation:
 - Monday: Closed
 - Tuesday-Sunday: 8am-9pm
- CUP Expiration Date:
December 14, 2024

CUP-25-17

Root Cellar Cafe - 215 N LBJ Dr

Zoning Map



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.

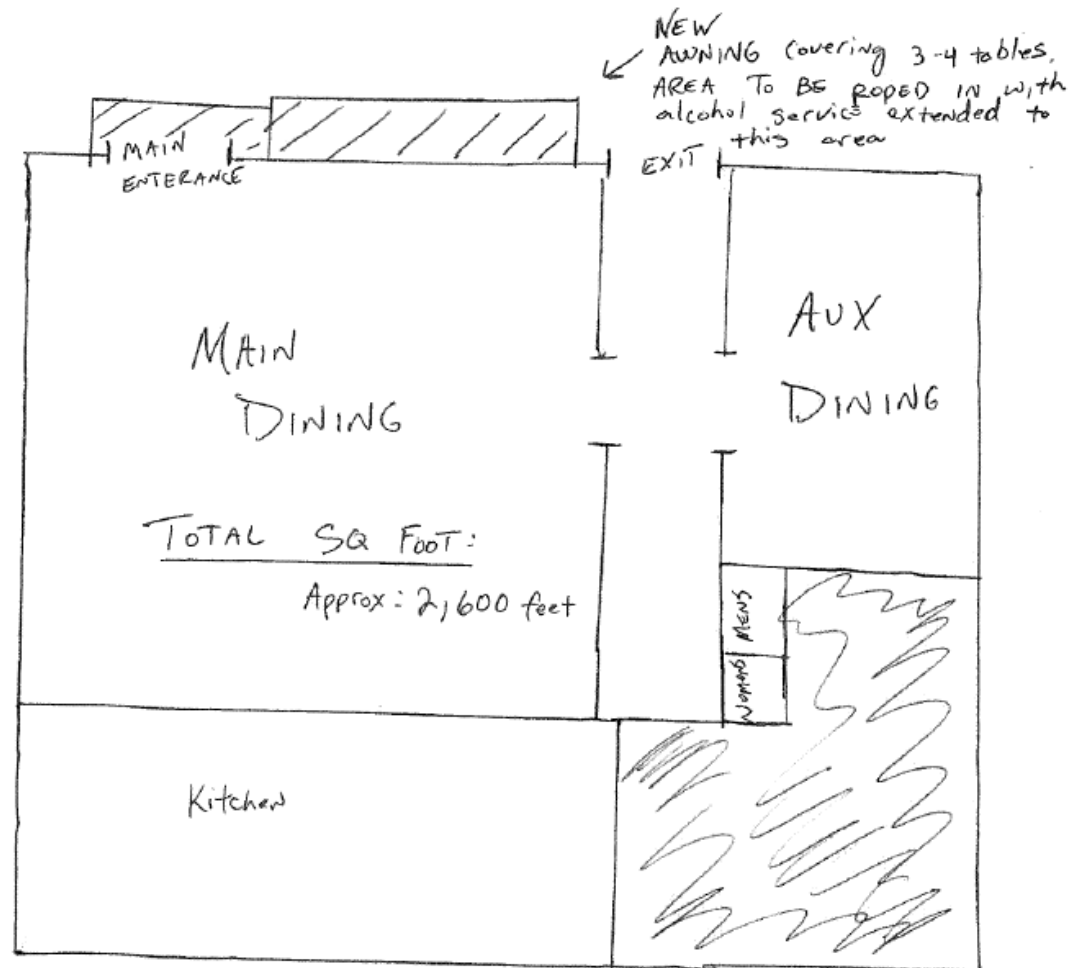
Date: 4/7/2025

SAN MARCOS Planning and Development Services

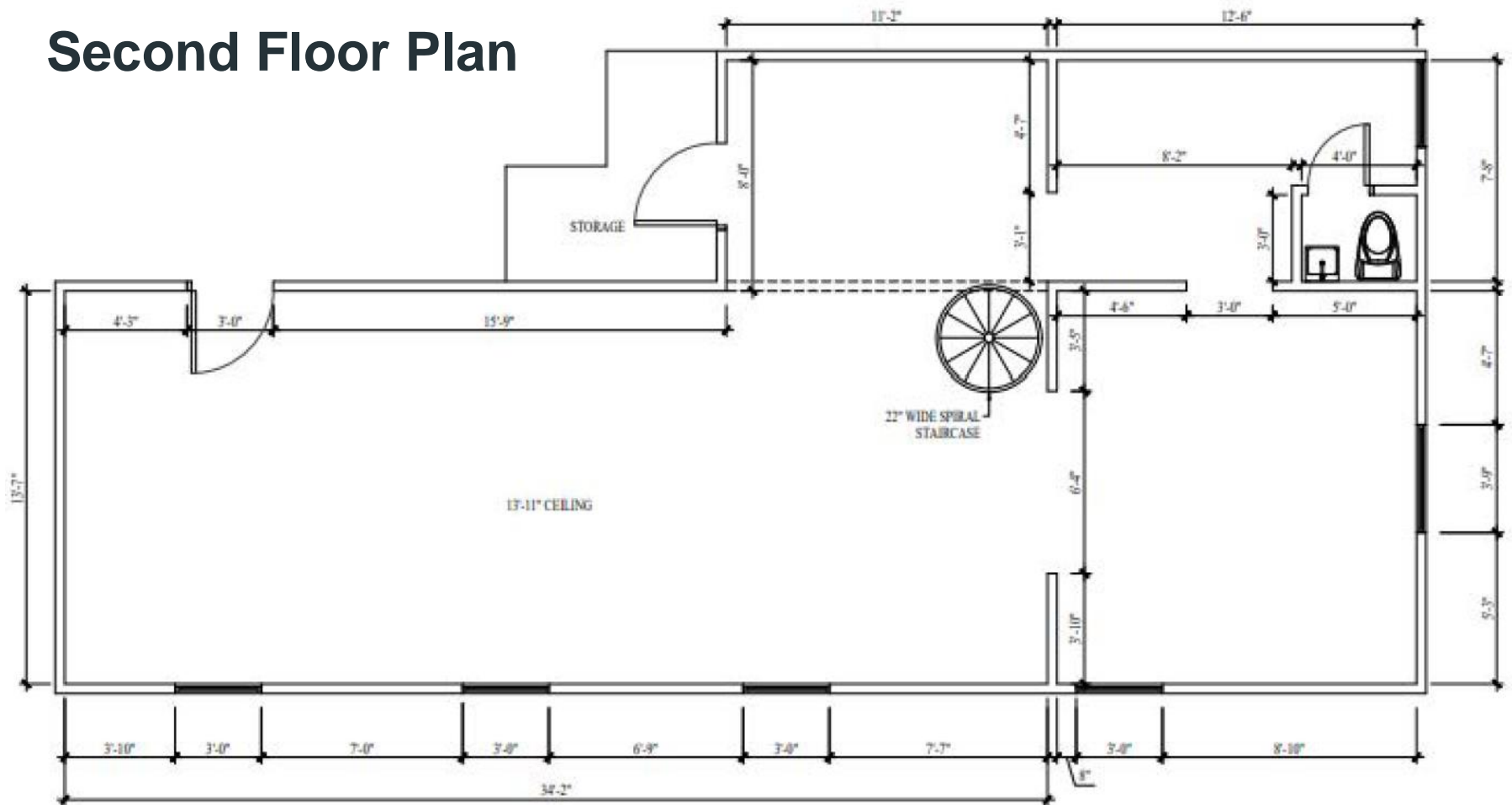


First Floor Plan

N. LBJ Dr.



Second Floor Plan





Recommendation

Staff recommends **approval** of CUP-25-17 with the following conditions:

1. The permit shall be valid for three (3) years, effective December 14, 2024, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.