



Public Hearing

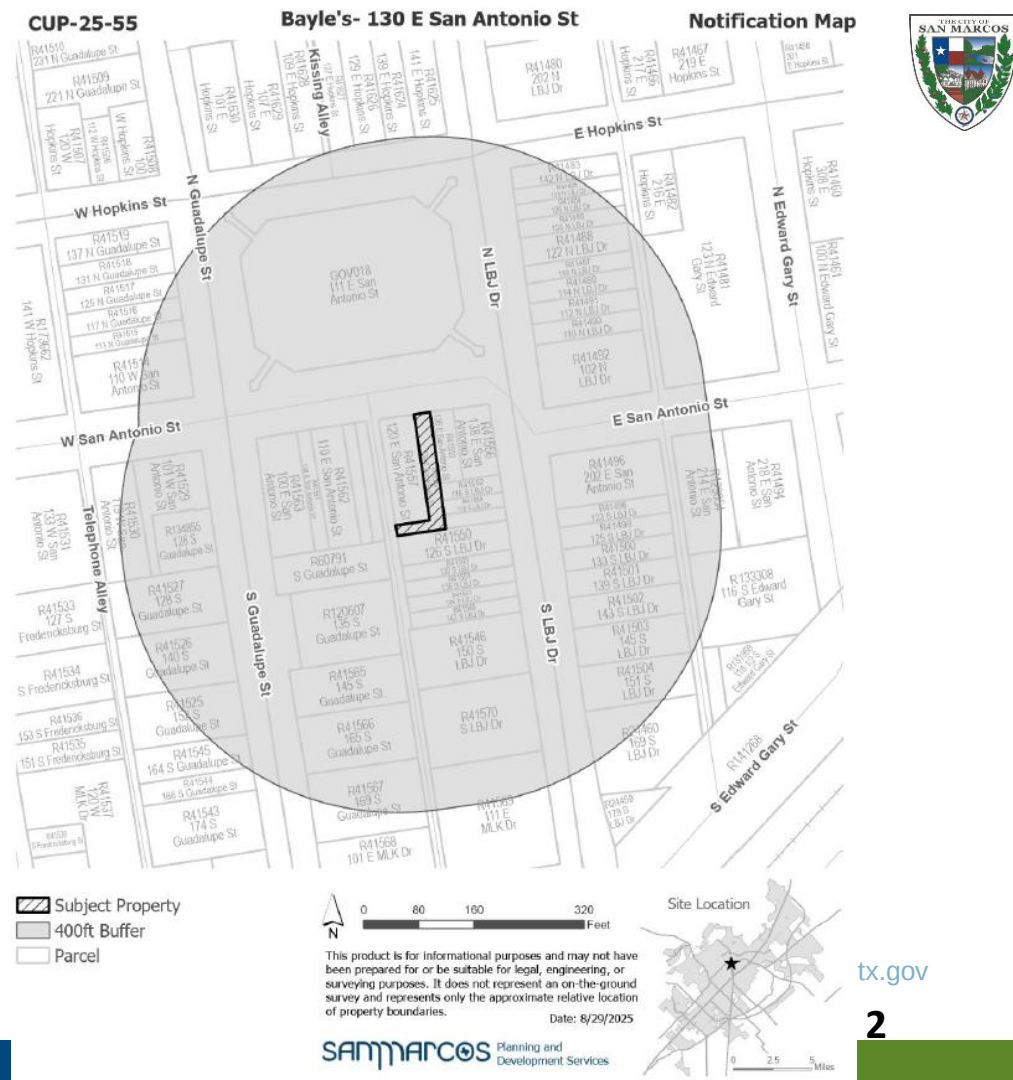
CUP-25-55

Bayle's

CUP-25-55 (Bayle's) Hold a public hearing and consider a request by Andrew Ray, on behalf of Bayle's, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 130 E San Antonio St, Unit C. (K. Buck)

Property Information

- Approximately 0.102 acres
- Located South of E San Antonio Street, approximately 85 feet west of S LBJ Dr



Context & History

- Currently: Restaurant
- Surrounding Uses:
 - Courthouse
 - Mixed Use: Office & Apartments
 - Venue/Bar (The Marc)



Subject Property
Parcel

0 40 80 160 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: 8/29/2025

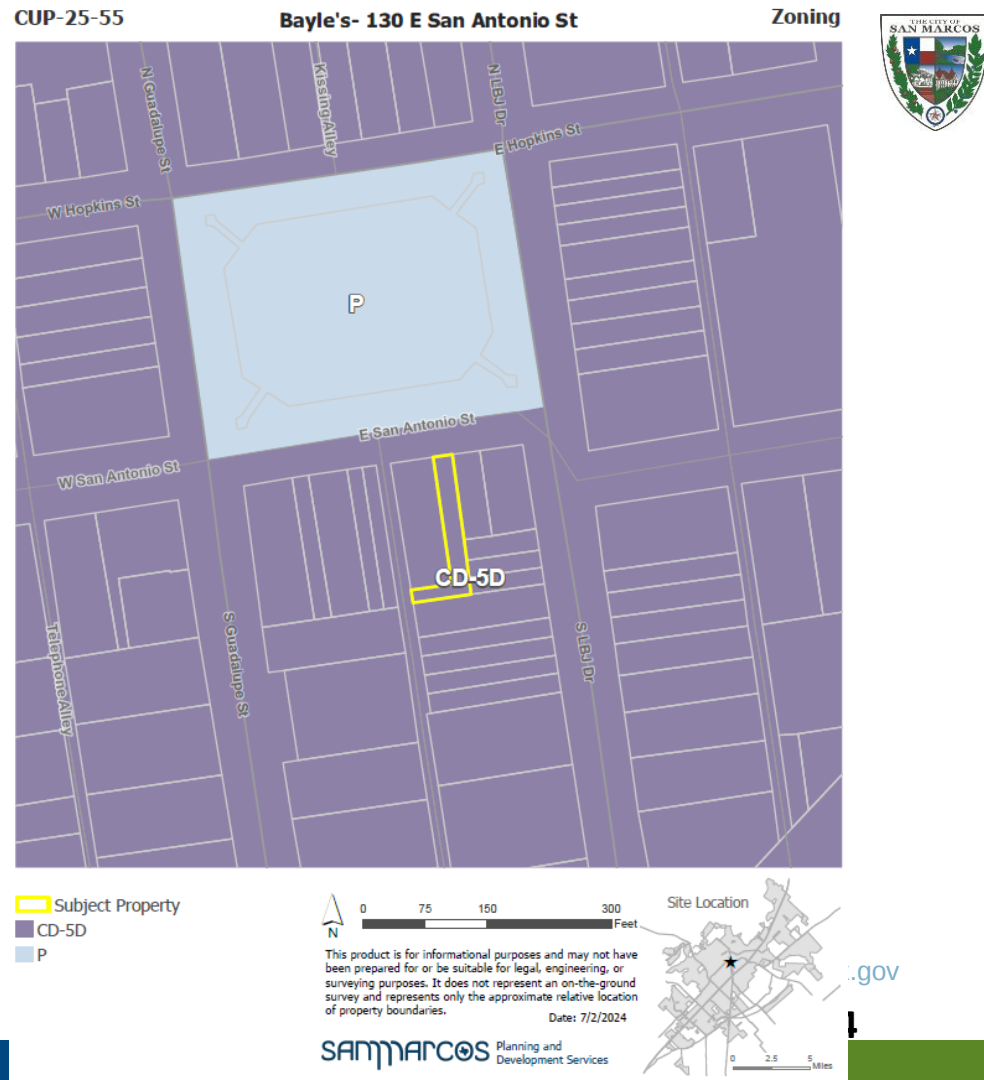
SAN MARCOS Planning and Development Services



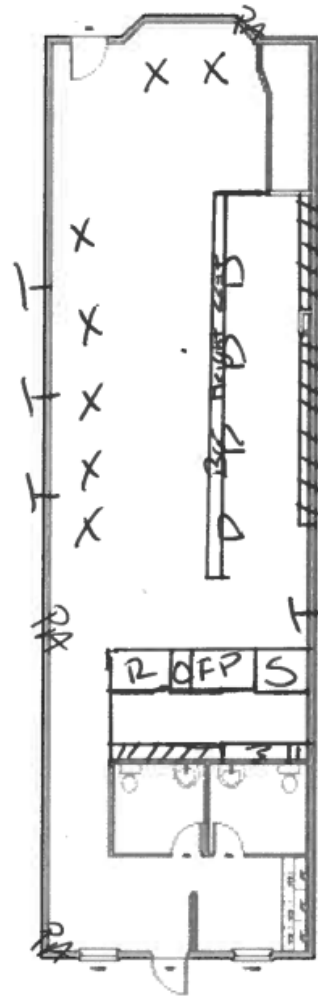
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Context & History

- Existing Zoning:
Character District 5 Downtown
(CD-5D)
- Proposed Use: Restaurant
 - Hours of Operation: 6pm-2am
Tuesday-Saturday
 - Late Hours TABC Application
- CUP Expiration Date:
December 9, 2025



Floor Plan



- D - Drink Station
- T - SS' Tubs
- X - Tables
- O - Oven (Ventless)
- FP - Food Prep Table
- S - Commercial Stove
- I - Hand Washing Station
- 3 - 3 compartment sink
- |||| - Food Storage Area
- R - Refrigerator
- PA - Sound System



Recommendation

Staff recommends **approval** of CUP-25-55 with the following conditions:

1. The permit shall be valid for three (3) years, commencing on December 9, 2025, provided standards are met; and
2. No speakers or live amplified music shall be permitted in the outdoor areas; and
3. Indoor amplified music shall not be permitted before 5pm; and
4. Hours of operation shall be no later than 2 am; and

Continued...



Recommendation

Continued...

5. The business shall be responsible for maintaining all areas within 50 feet of an exit, and all areas within the permitted property in a clean and sanitary condition, free from litter and refuse at all times; and
6. 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
7. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: No new conditions are being proposed from previous approvals

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