



# **Public Hearing**

## **CUP-25-30**

### **The Vault & Saké**

CUP-25-30 (The Vault & Saké) Hold a public hearing and consider a request by Mike Keysen, 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. (K. Buck)



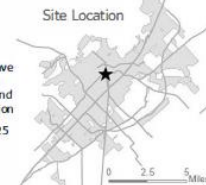
## Property Information

- Approximately 0.14 of an acre
- Located: Northwest corner of W Hopkins Street and N Guadalupe Street



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.

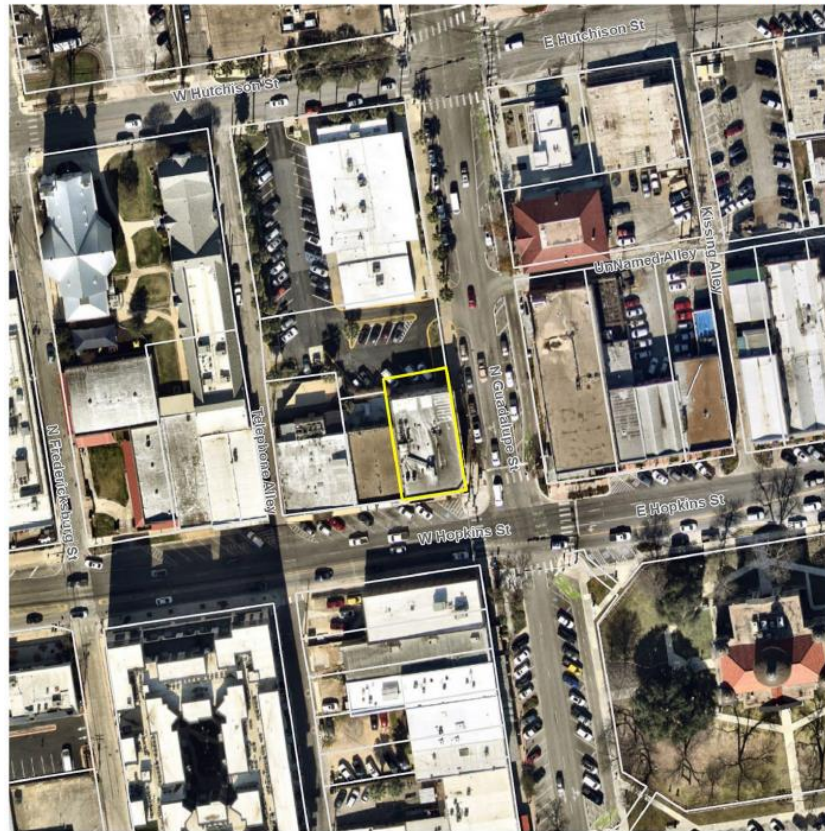
Date: 6/20/202





# Context & History

- Currently: Restaurant
- Surrounding Uses:
  - Bank
  - Retail
  - Restaurant
  - Bar



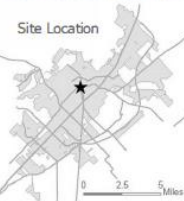
Subject Property  
Parcel

0 50 100 200 Feet

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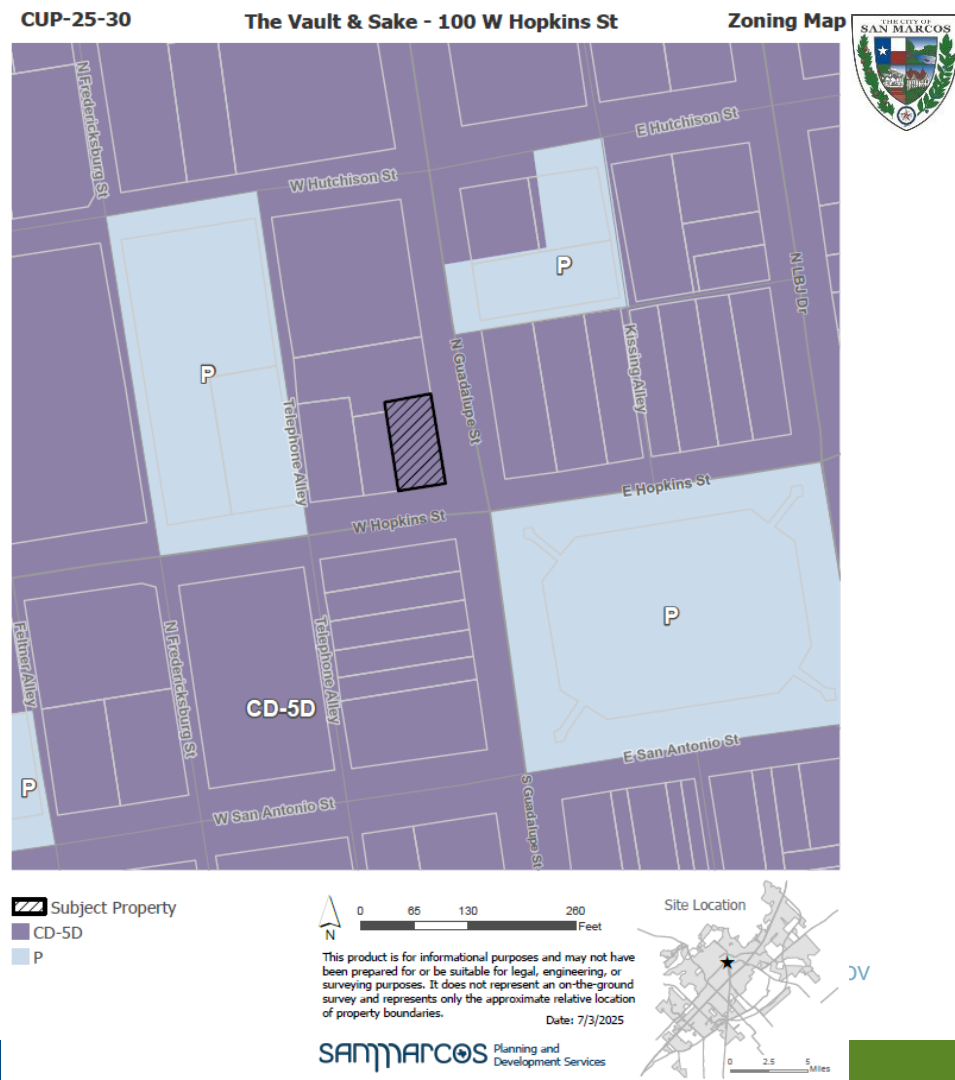
SAN MARCOS Planning and Development Services



[sancostx.gov](http://sancostx.gov)

# Context & History

- Existing Zoning:  
Character District 5 Downtown (CD-5D)
- Proposed Use: Restaurant
  - Hours of Operation:
    - Tuesday-Saturday: 6pm-2am
    - Sunday & Monday: Closed
- CUP Expiration Date:  
May 24, 2025

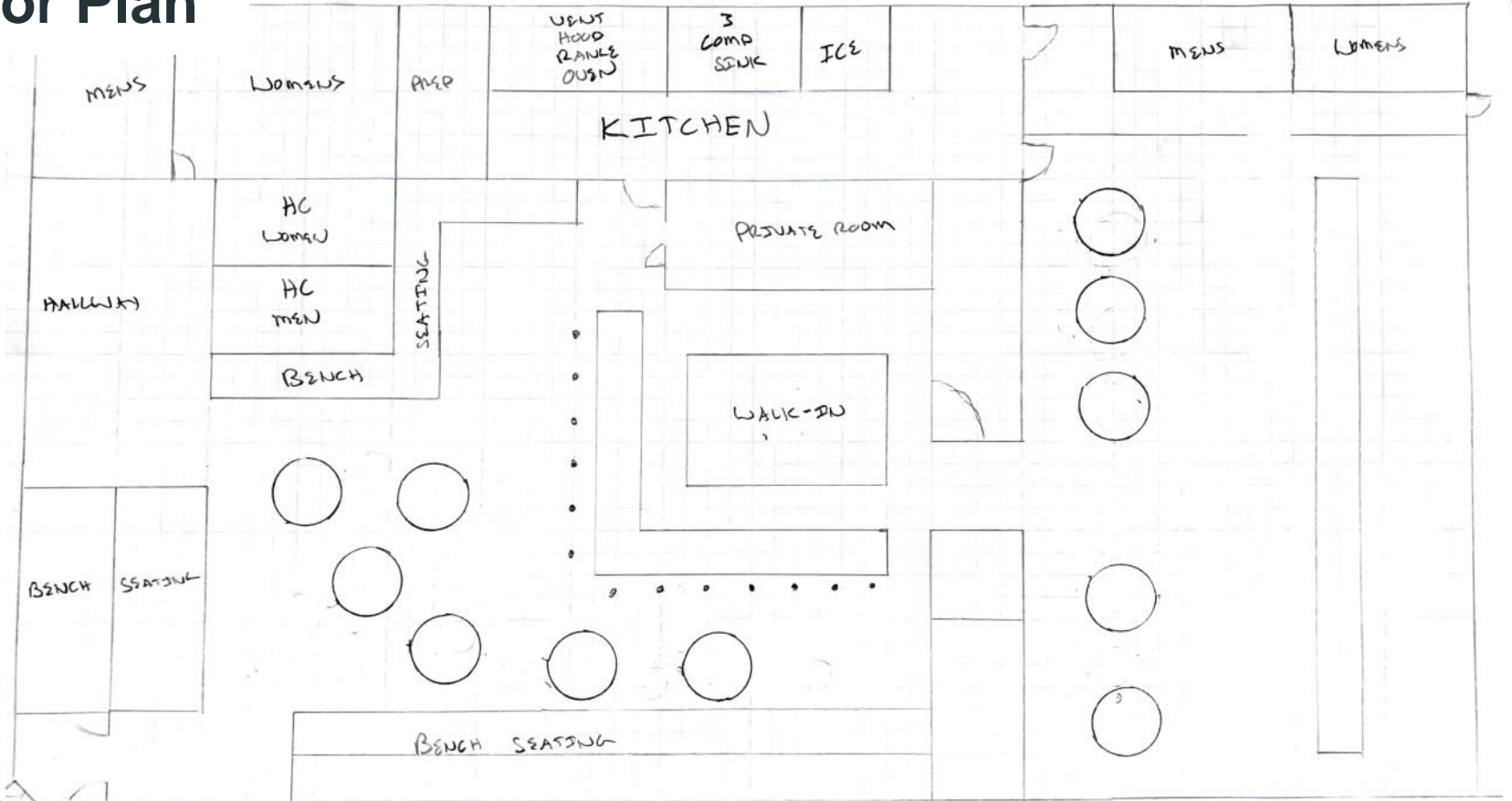


# Floor Plan



W. Hopkins St.

Entrance off Hopkins



N. Guadalupe St.

JV



# Recommendation

Staff recommends **approval** of CUP-25-30 with the following conditions:

1. The permit shall be valid for six (6) months, 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.

Note: conditions unchanged from previous approvals