



# Public Hearing

## CUP-24-66

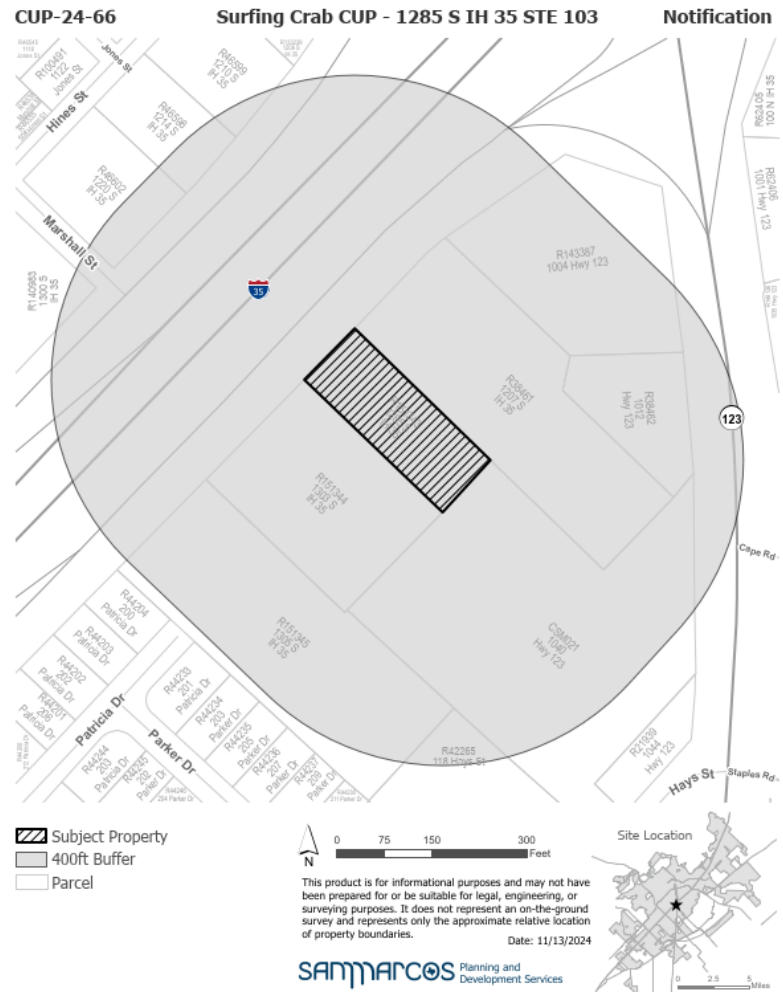
### Surfing Crab

CUP-24-66 (Surfing Crab) Hold a public hearing and consider a request by Fan Wang, on behalf of Surfing Crab, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1285 S IH 35 Suite 103. (C. Garrison)



# Property Information

- Approximately 0.77 acres
- Located on IH 35 Frontage, approximately 500 feet south of the intersection of Highway 123.



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

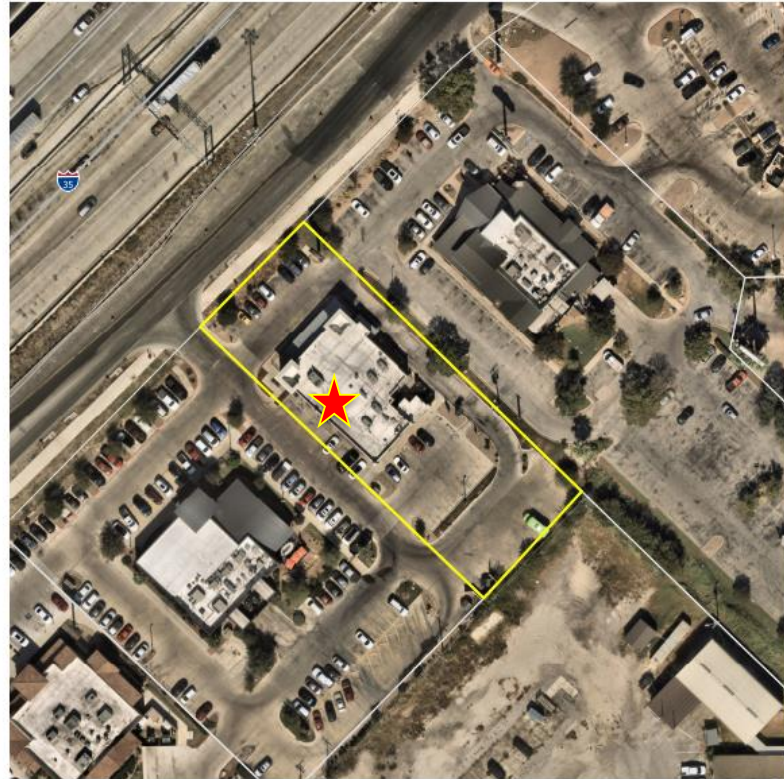


# Context & History

Currently a Restaurant

Surrounding Uses

- Restaurants
- City Services
- Auto Sales
- Fuel Services

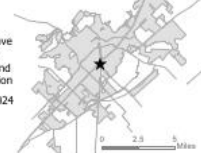


 Subject Property  
 Parcel



0 37.5 75 150 Feet

Site Location



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: 11/13/2024

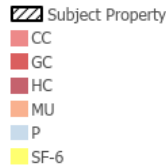
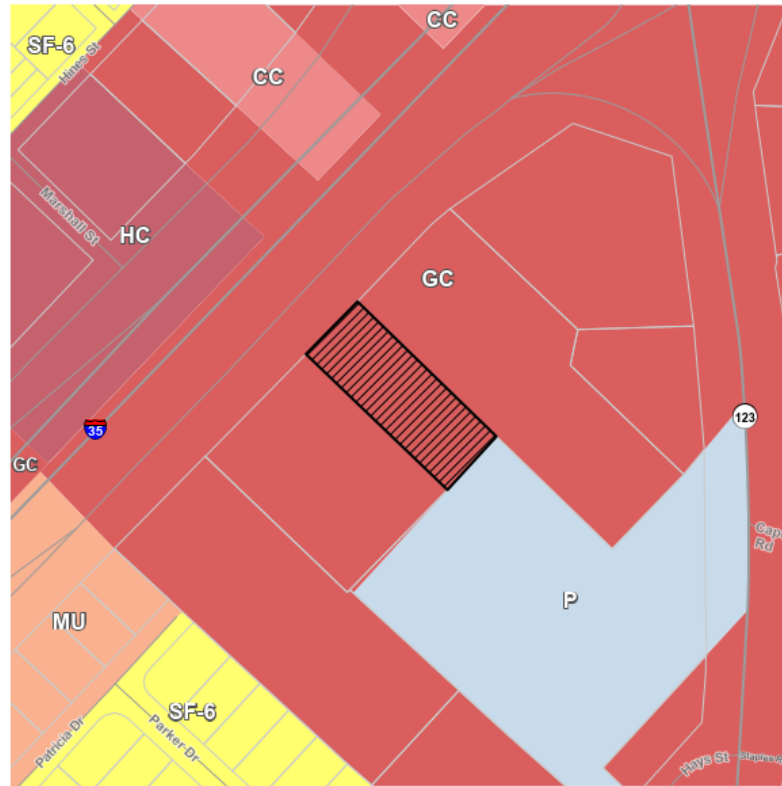
**SAN MARCOS** Planning and Development Services

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



# Context & History

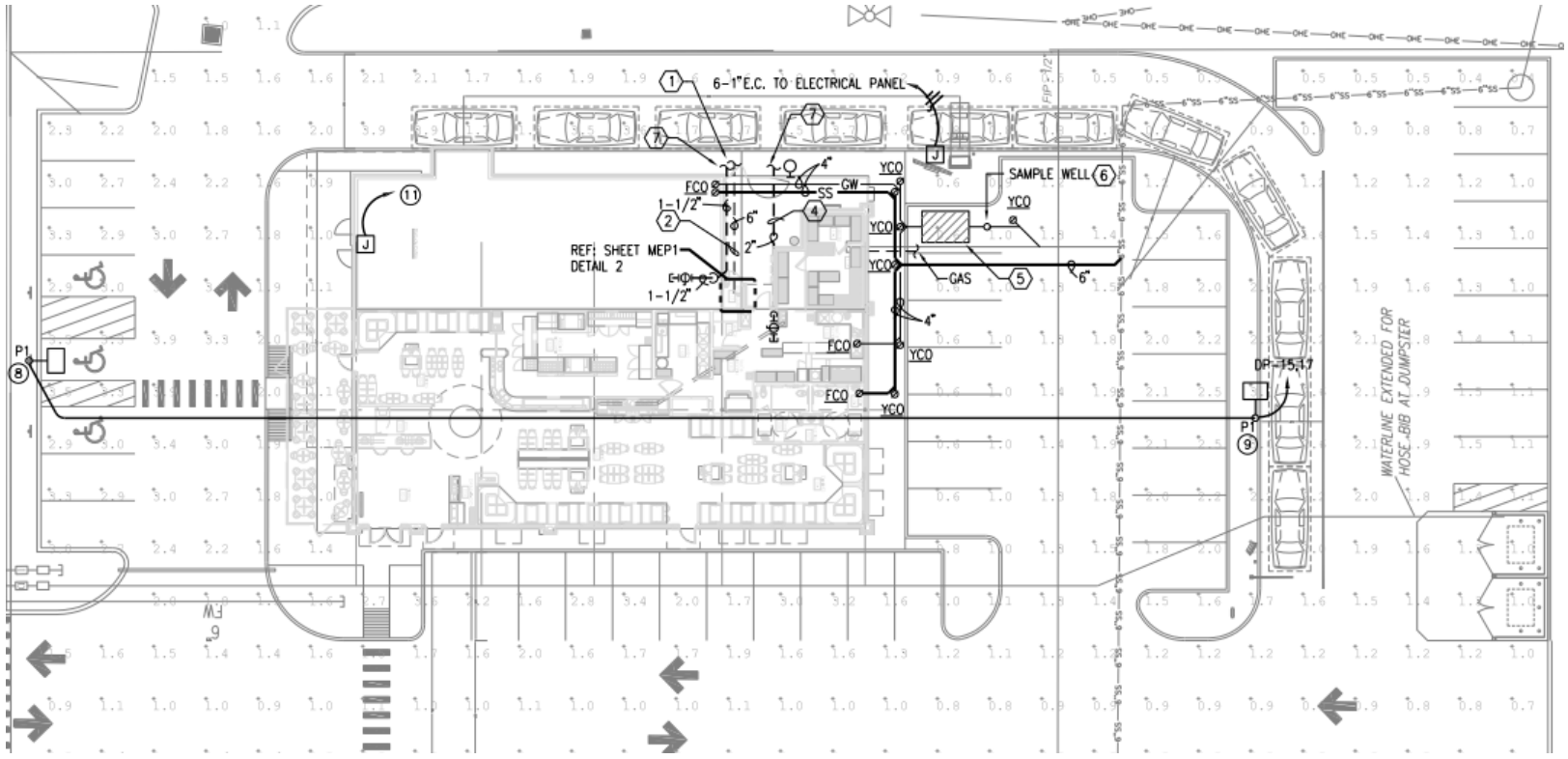
- Existing Zoning:  
General Commercial (GC)
- Proposed Use:  
Restaurant with on-premise consumption of beer and wine
  - Monday: 11:30am-9:30pm
  - Wednesday-Sunday: 11:30am-9:30pm
- This is a new request



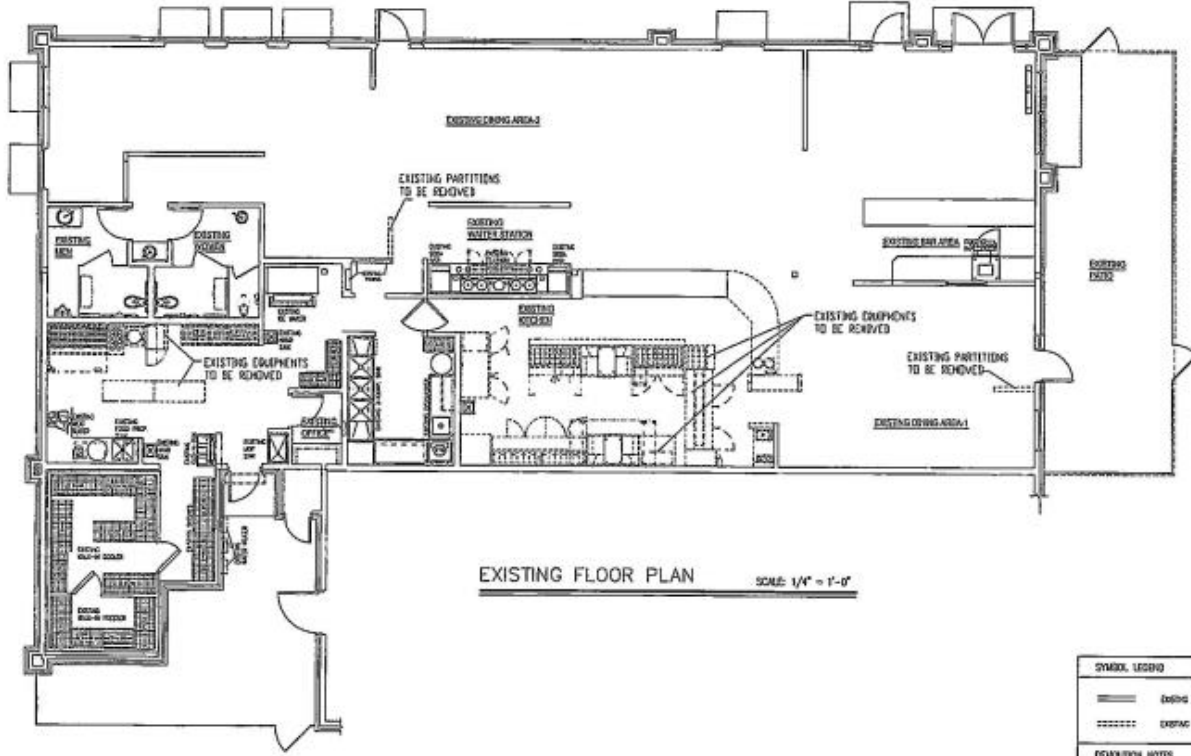
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# Site Plan



# Floor Plan



EXISTING FLOOR PLAN      SCALE: 1/4" = 1'-0"

SYMBOL LEGEND	
	EXISTING WALL TO REM
	EXISTING PARTITIONS TO

DESTRUCTION NOTES	
1.	ONLY AS PROVIDED HEREON AND NOT IN CONSTRUCTION TOOL BOX OF WORK



# Recommendation

Staff recommends approval of CUP-24-66 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met;
2. The employees may not park in the Olive Garden parking lot;
3. This permit shall be effective upon issuance of the TABC license; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.