



Public Hearing

CUP-24-63

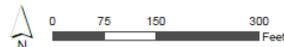
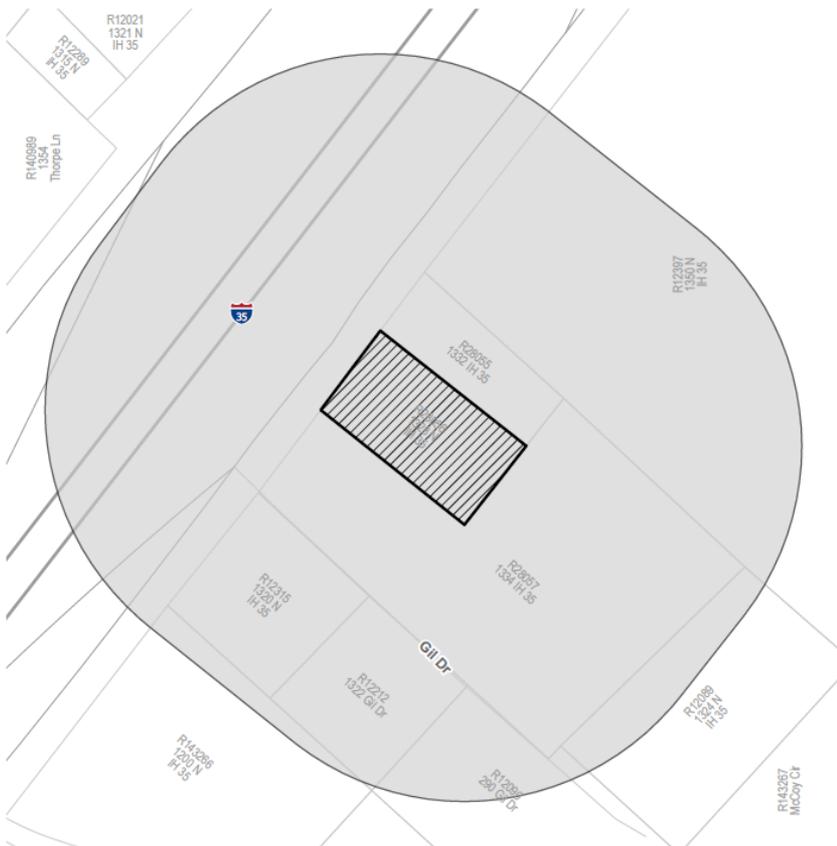
Texas Bean and Brew House

CUP-24-63 (Texas Bean and Brew House) Hold a public hearing and consider a request by Niyazi Colak, on behalf of Texas Bean and Brew House, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1328 N IH 35. (K. Buck)



Property Information

- Approximately 0.887 acres
- Located along IH 35 Frontage Road, approximately 750 feet north of McCoy Circle



Site Location


[x.gov](http://www.sanmarcos.gov)

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.

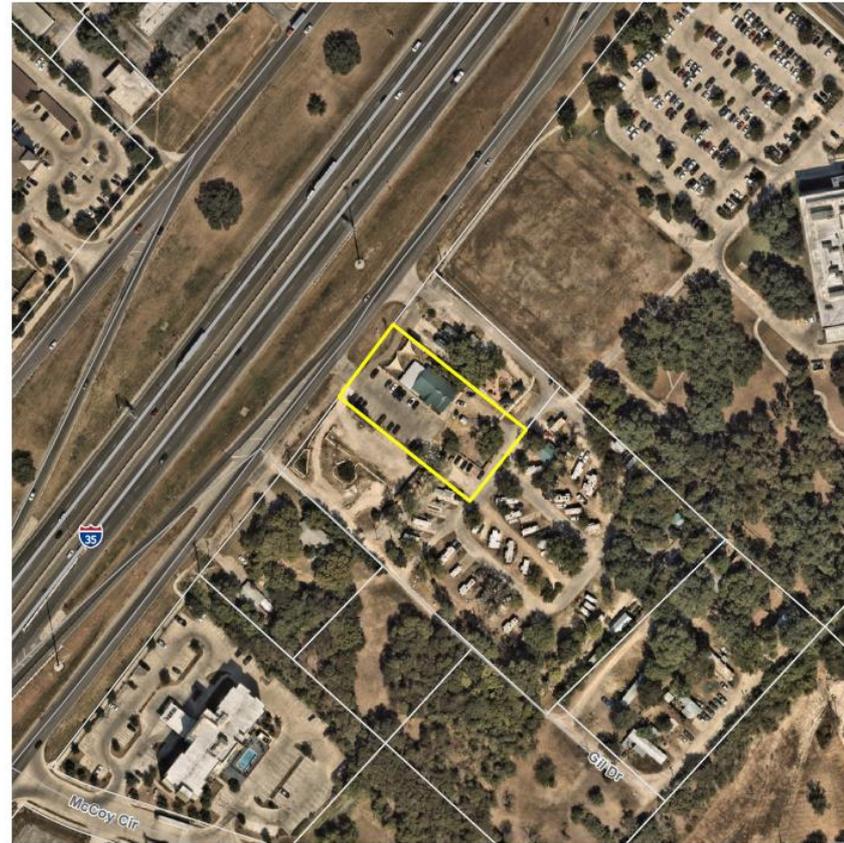
Date: 11/15/2024

Context & History

Currently: Restaurant

Surrounding Uses

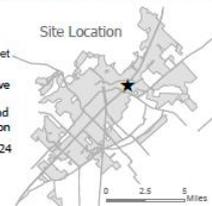
- Hotels
- Office Apartments



- Subject Property
- Parcel



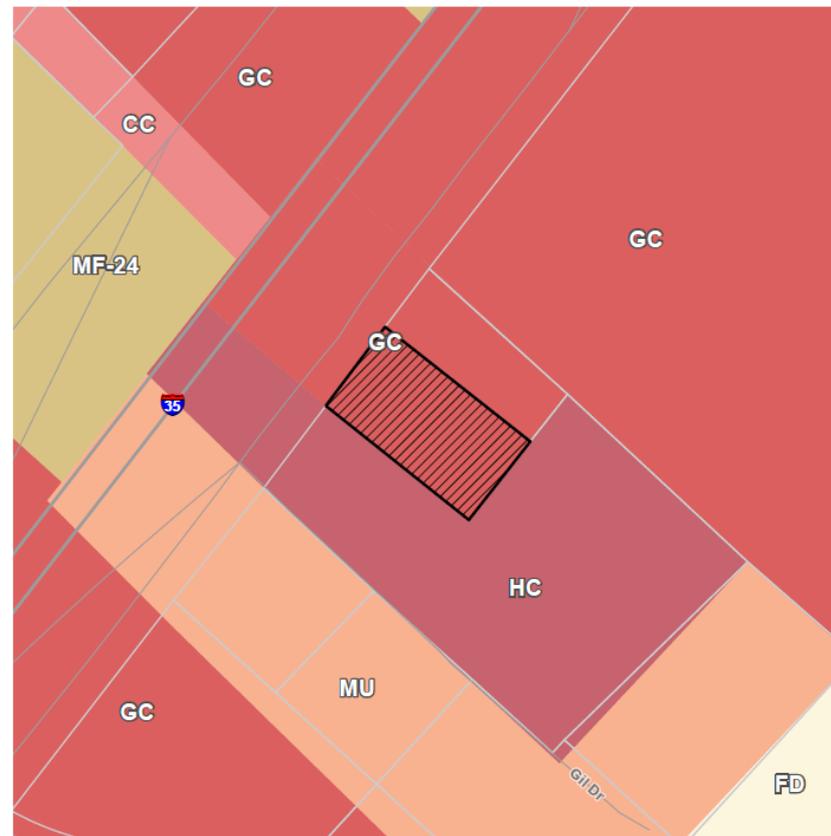
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Date: 11/19/2024





Context & History

- Existing Zoning:
General Commercial (GC)
- Proposed Use: Restaurant
 - Hours of Operation:
 - 7am-4pm Monday-Sunday
- CUP Expiration Date:
December 14, 2024



Subject Property

CC

FD

GC

HC

MF-24

MU



0 75 150 300 Feet

Site Location



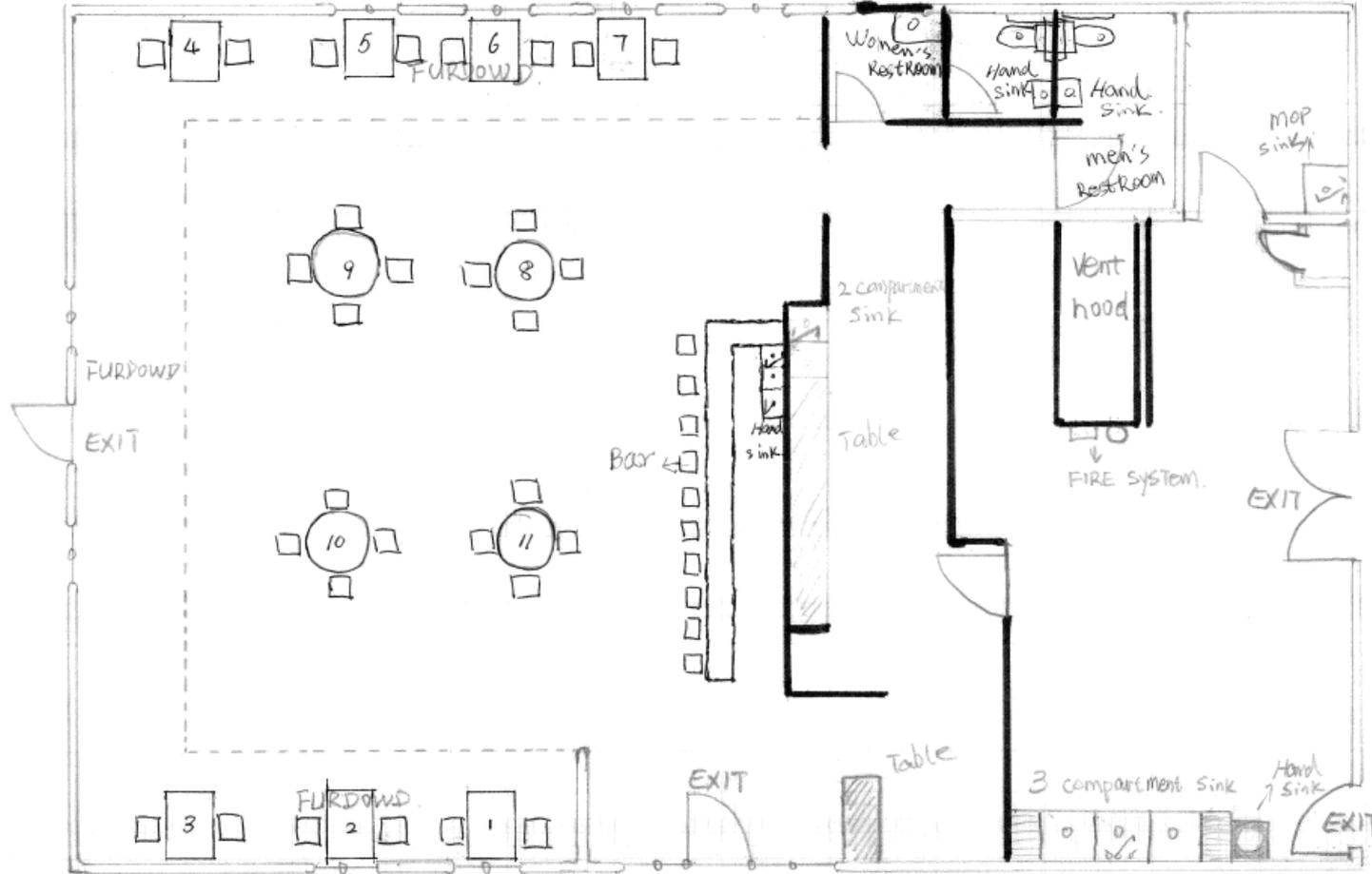
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Date: 11/15/2024

Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-24-63 with the following conditions:

1. The permit shall be valid for three (3) years, commencing on December 14, 2024, provided standards are met;
2. No speakers or live music shall be allowed outdoors or in other unconditioned areas; and
3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals