



Public Hearing

CUP-26-11

Tapville

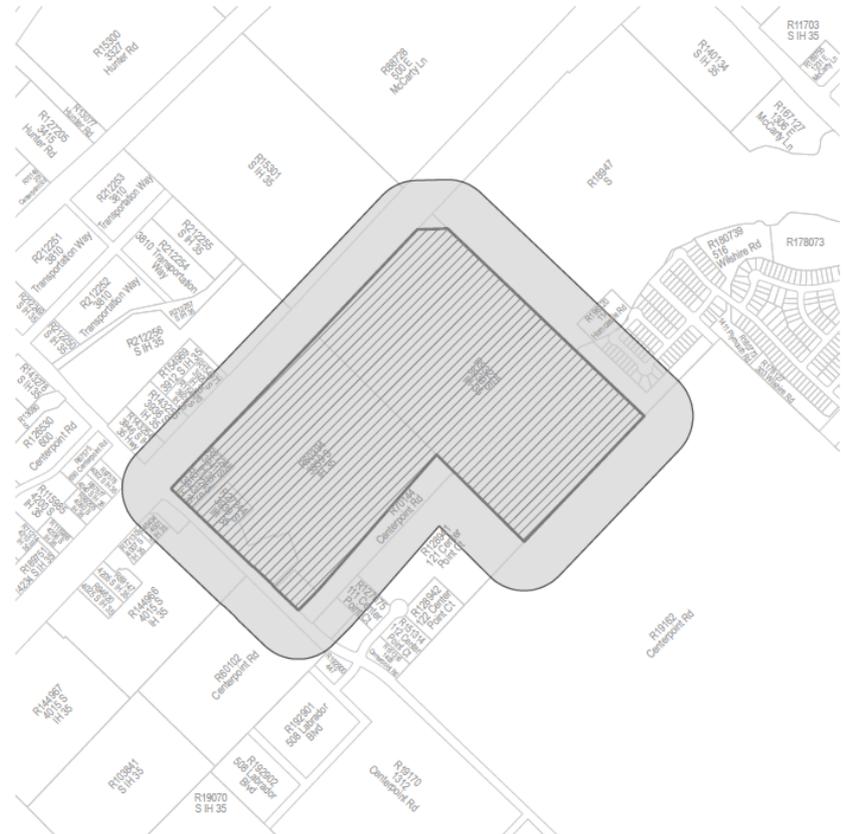
CUP-26-11 (Tapville) Hold a public hearing and consider a request by Rama Popuri, on behalf of Tapville, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 3939 S IH 35. (K. Buck)

Property Information

- Approximately 76.5 acres
- Located: Northeast corner of Centerpoint Rd and IH 35 Frontage Rd

CUP-26-11 Tapville 3939 S IH 35

Buffer



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: 3/5/2026

SAN MARCOS Planning and Development Services



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Context & History

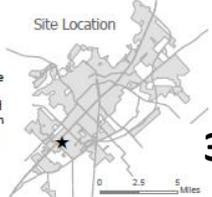
- Currently a Bar use with on-premise consumption of alcohol.
- The business has held a Bar CUP since 2025.
- Surrounding Uses: Retail, Restaurants, Hotel



Subject Property
Parcel

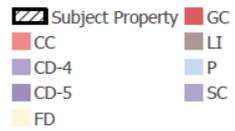
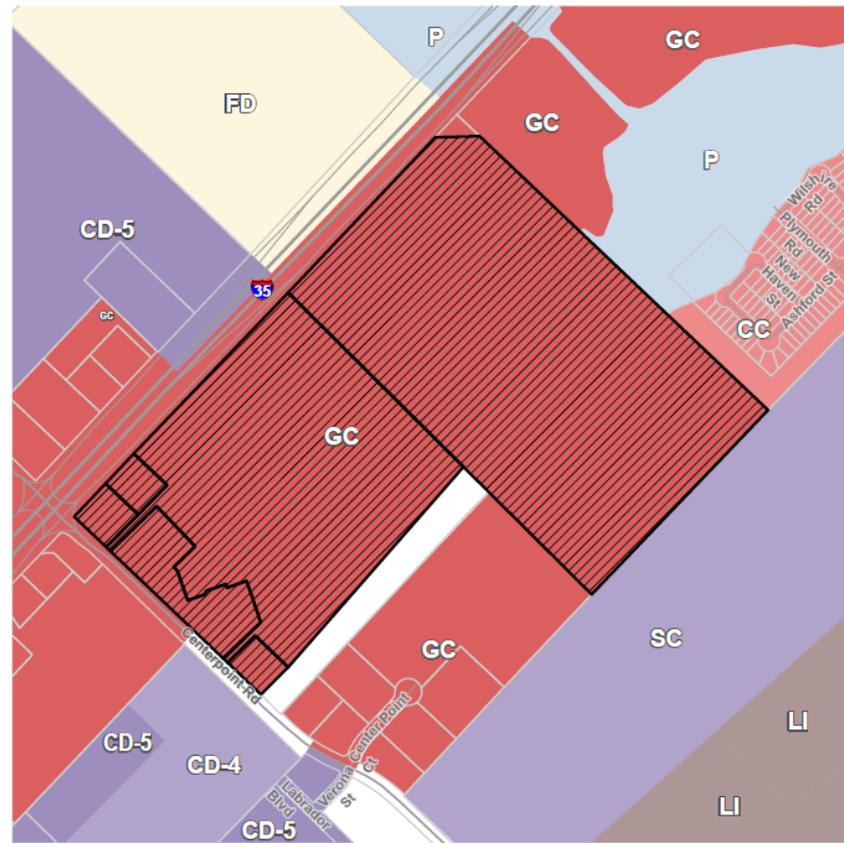


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Date: 9/4/2025



Context & History

- **Existing Zoning:** General Commercial (GC)
- **Proposed Use:** Bar
- **CUP Expiration Date:** June 1, 2026
- **Police Calls:** None



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Date: 9/4/2025



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Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</u>	Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
		<u>X</u>	Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?



Criteria for Approval

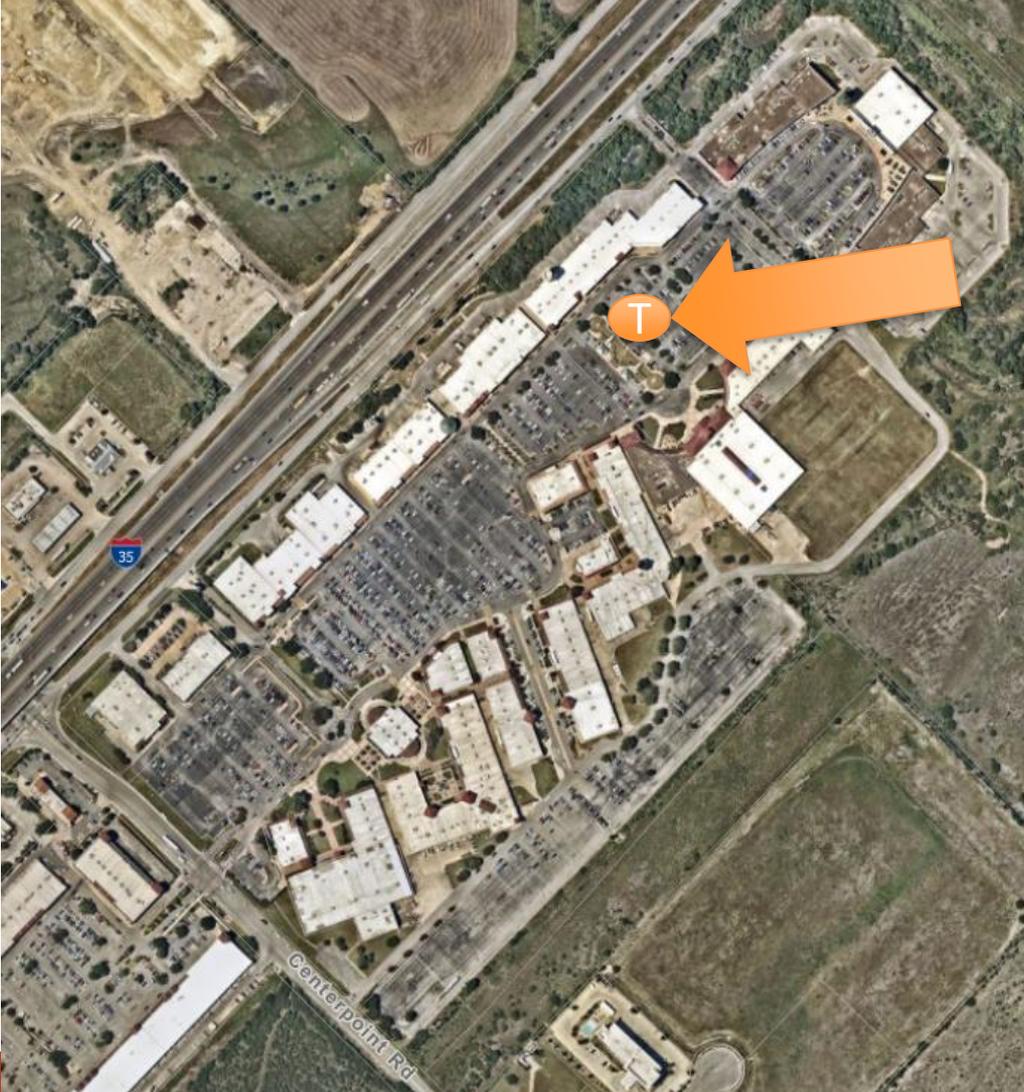
C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

Kiosk



Site Plan



Site Plan



Site Plan





Recommendation

Staff recommends **approval** of CUP-26-11 with the following conditions:

1. The permit shall be valid for three (3) years, and shall expire on June 1, 2029, provided standards are met;
2. The business is responsible for cleaning the area within 100 feet of the kiosk (LDC Section 5.1.5.5.E.2.d);
3. An employee shall be on site while the system is operational;
4. No alcohol sales shall occur after 9pm; and
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.