



Public Hearing

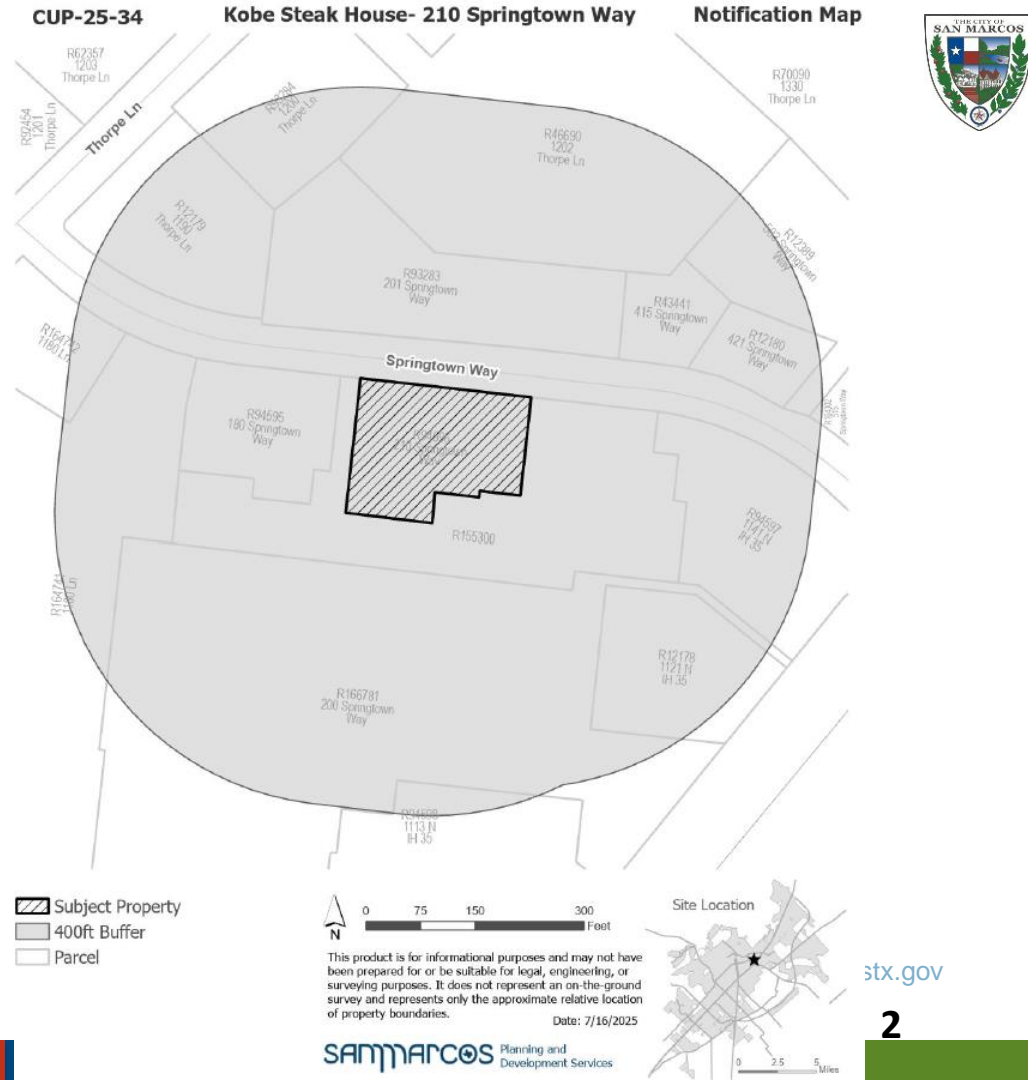
CUP-25-34

Kobe Steak House

CUP-25-34 (Kobe Steak House) Hold a public hearing and consider a request by Andrew Chen, on behalf of Kobe Steak House, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 210 Springtown Way. (K. Buck)

Property Information

- Approximately 0.886 acres
- Located: South side of Springtown Way, approximately 500 feet East of Thorpe Lane





Context & History

- Currently: Restaurant
- Surrounding Uses:
 - Restaurants
 - Retail
 - Multi-Family



Subject Property
Parcel

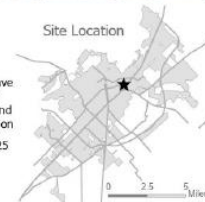
0 75 150 300 Feet

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: 7/16/2025

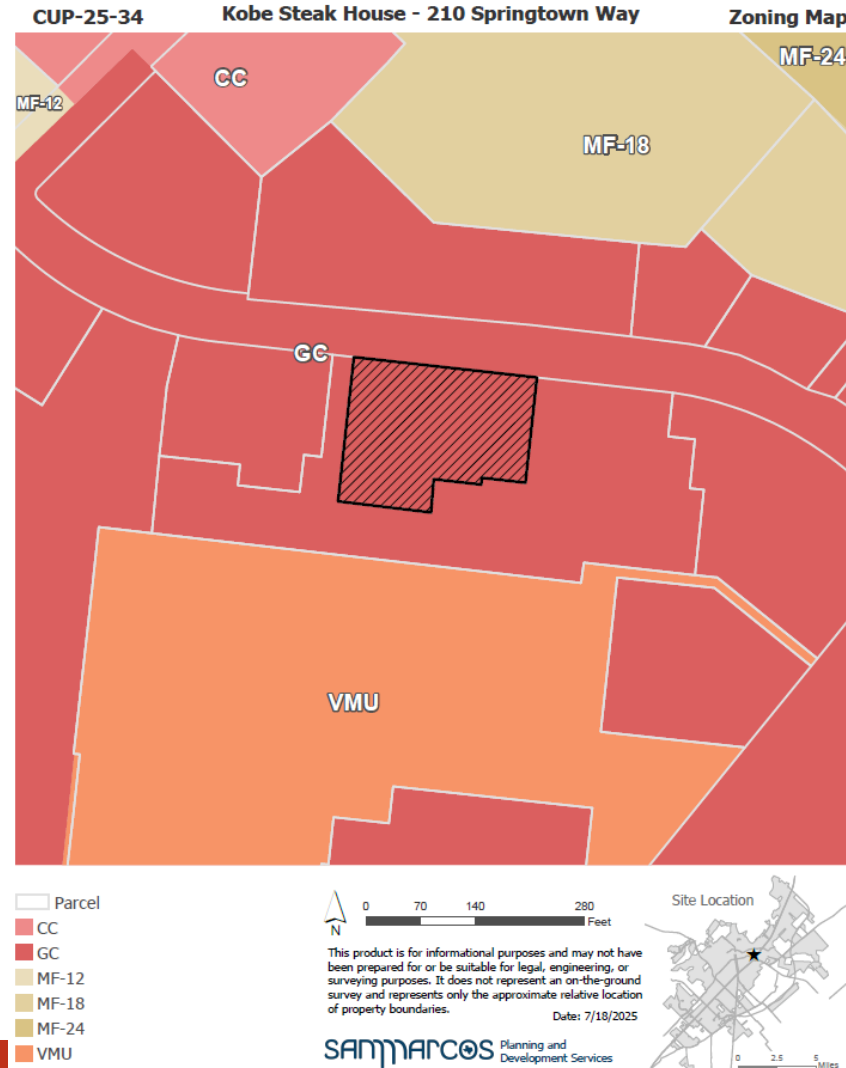
SAN MARCOS Planning and Development Services



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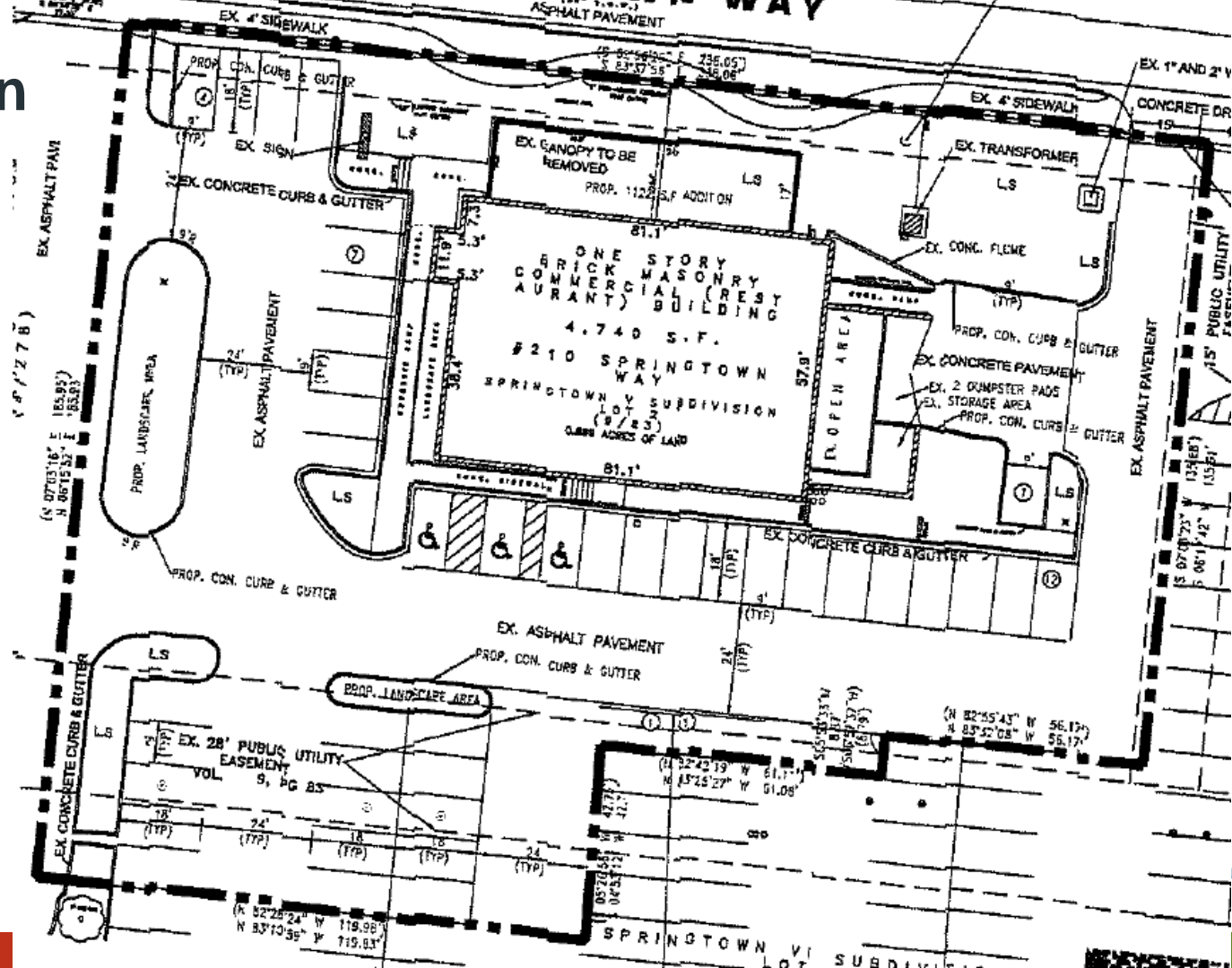
Context & History

- Existing Zoning:
General Commercial (GC)
- Proposed Use: Restaurant
 - Hours of Operation:
 - Sunday-Thursday:
11:30am-10pm
 - Friday & Saturday:
11:30am-11pm
- CUP Expiration Date:
September 25, 2019

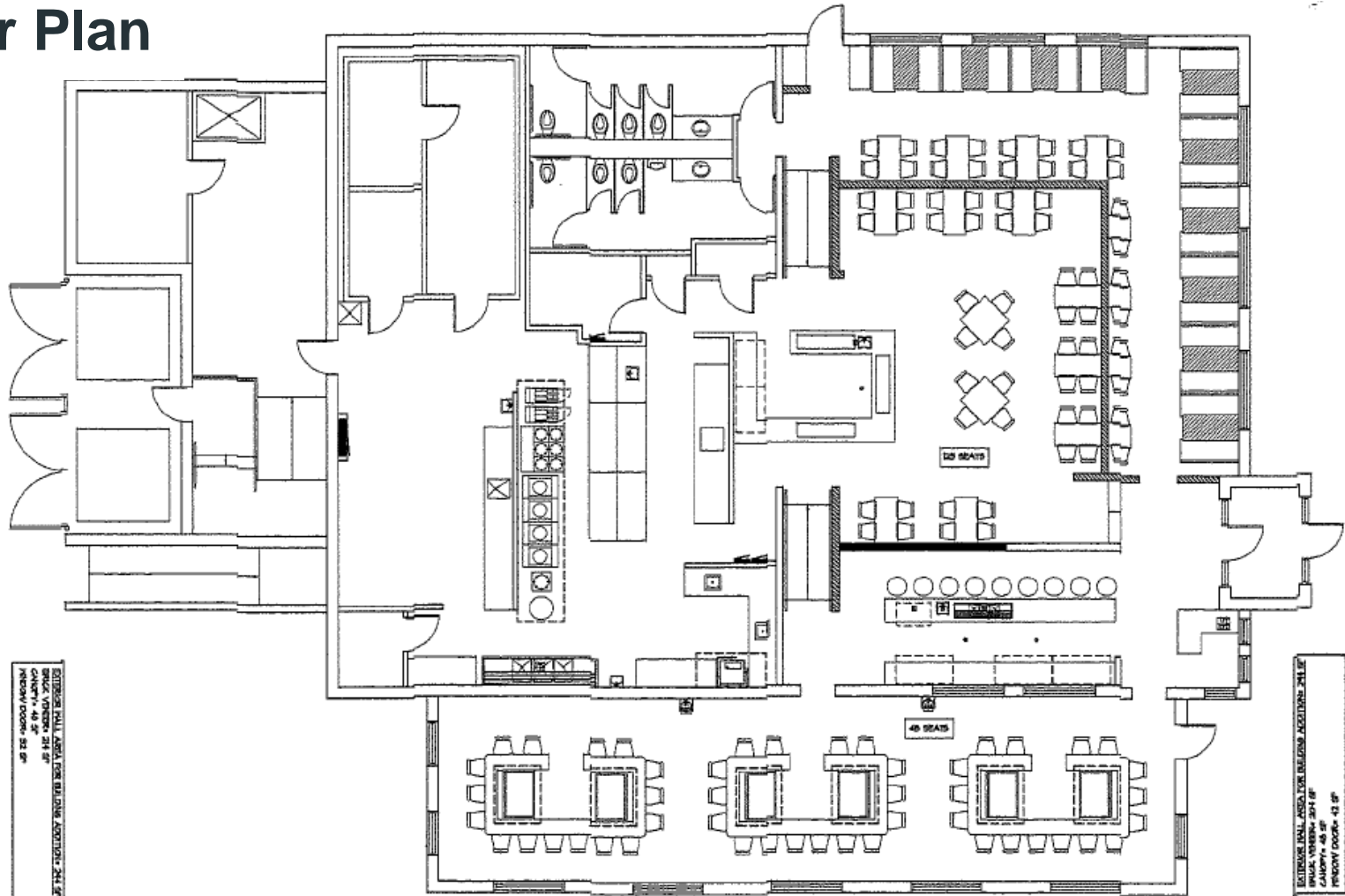




Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-25-34 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals