

Conditional Use Permit CUP-25-21	311 E Hopkins St. Sabor y Vida
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Summary

Request:	New Conditional Use Permit		
Applicant:	Elvia Grandos Leon 311 E Hopkins St San Marcos, TX 78666	Property Owner:	William Backus 8820 Business Park Dr, Ste 400 Austin, TX 78759
CUP Expiration:	N/A	Type of CUP:	Beer & Wine
Interior Floor Area:	1,014 sq ft	Outdoor Floor Area:	N/A
Parking Required:	N/A	Parking Provided:	N/A
Days & Hours of Operation:	Monday-Saturday: 7am-8pm Sunday: 7am-3pm		

Notification

Posted:	5/9/2025	Personal:	5/9/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Block 4, Lot 8-A in the Original Town of San Marcos		
Location:	North side of E Hopkins Street, Approximately 70 feet East of N Edward Gary Street		
Acreage:	0.2 acres	PDD/DA/Other:	N/A
Existing Zoning:	Character District-5 Downtown (CD-5D)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Downtown	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	Yes, Preservation Priority Low

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Character District-5 Downtown (CD-5D)	Multi-Family Residential (The Local)	Mixed Use Medium
South of Property:	Character District-5 Downtown (CD-5D)	Bank (Bank of America)	Mixed Use Medium
East of Property:	Character District-5 Downtown (CD-5D)	Professional Office (Paramount Tax & Bookkeeping)	Mixed Use Medium
West of Property:	Character District-5 Downtown (CD-5D)	Convenience Store with Gas Sales (Yellow Store)	Mixed Use Medium

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
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.		
Staff: Kaitlyn Buck	Title: Planner	Date: 5/21/25

History

This is a new request.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
<u>X</u>			The proposed use is consistent with any adopted neighborhood character study for the area. <i>The proposed business meets goals, such as fostering small businesses, written in the Downton Area Plan.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods. <i>The proposed use is compatible with and preserves the character and integrity of adjacent developments; no improvements are necessary at this time.</i>
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
<u>X</u>			The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. <i>No improvements are being proposed as the subject structure is an existing development.</i>
<u>X</u>			The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.