

Conditional Use Permit	202 N LBJ Drive, Suite 101
CUP-25-19	Bazaar



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Mike Dawoud Bazaar 1101 Tare Trail San Marcos, TX 78666	Property Owner:	Walker L. Molinare Prime Real Estate Invst. 2606 RR 620 Austin, TX 78734
CUP Expiration:	3/19/2025	Type of CUP:	CBA Restaurant
Interior Floor Area:	4630 sq ft	Outdoor Floor Area:	N/A
Parking Required:	N/A within CBA	Parking Provided:	No
Days & Hours of Operation:	Monday: Closed Tuesday: 5pm-2am Wednesday: 5pm-2am Thursday: 5pm-2am Friday: 5pm-2am Saturday: 12pm-2am Sunday: Closed		

Notification

Posted:	4/25/2025	Personal:	4/25/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Original Town of San Marcos, Block 7, Lot 8		
Location:	Corner of N LBJ Drive and E Hopkins Street		
Acreage:	0.405 acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5D	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Mixed Use Medium
CONA Neighborhood:	Downtown (CBA)	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	Yes and High Preservation Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Restaurant	Mixed Use Medium
South of Property:	CD-5D	Coffee Shop/Restaurant	Mixed Use Medium
East of Property:	CD-5D	Bar	Mixed Use Medium
West of Property:	CD-5D	Bar	Mixed Use Medium

Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The Permit shall be valid for three (3) years, provided standards are met; 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 5/7/20205

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History

Received their CUP approval on 6/12/2023, and the CUP became effective 3/19/2024 with the approval of their Certificate of Occupancy. The current CUP expired 3/19/2025. This is the first renewal for Bazaar.

Additional Analysis

See Additional Analysis Below.

Comments from Other Departments

Police	See Attached Police Report
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	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 small area plan or 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.
<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.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<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 5.1.5.5.