



Public Hearing

CUP-26-13

Eden Bar

CUP-26-13 (Eden Bar) Hold a public hearing and consider a request by David Foglia, on behalf of Eden Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 206 W San Antonio Street. (C. Garrison)



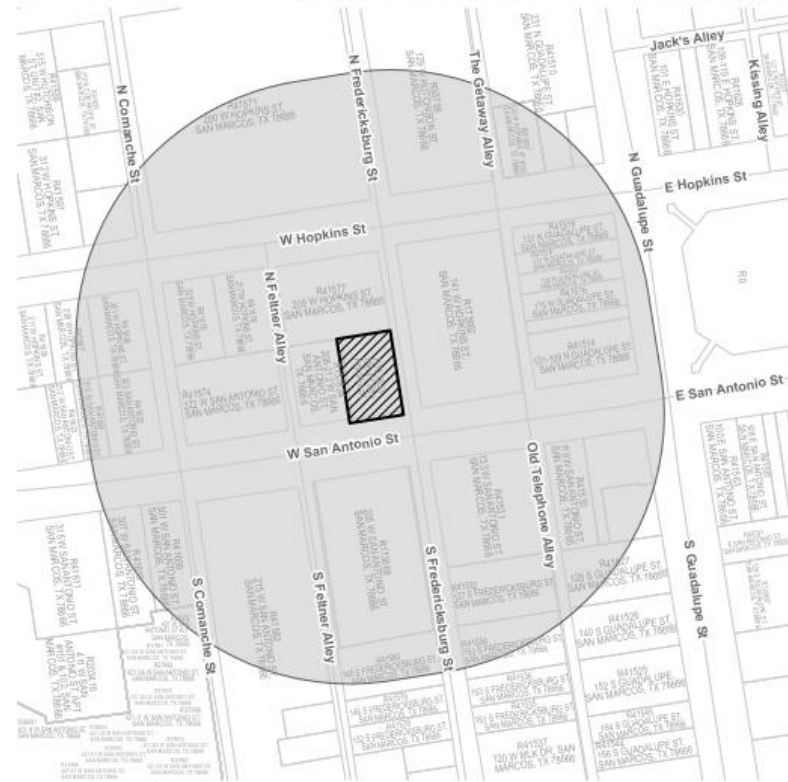
CUP-26-13

Eden Bar -
206 W San Antonio Street

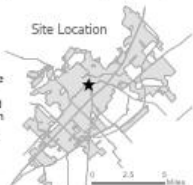
Notification Map

Property Information

- Approximately 0.25 acres
- Located on West San Antonio Street at the corner of Fredericksburg Street



- Subject Property
- 400 ft. Buffer
- Parcel



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: 4/7/2026

SAN MARCOS Planning and Development Services

rcostx.gov



Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
<u>X</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?

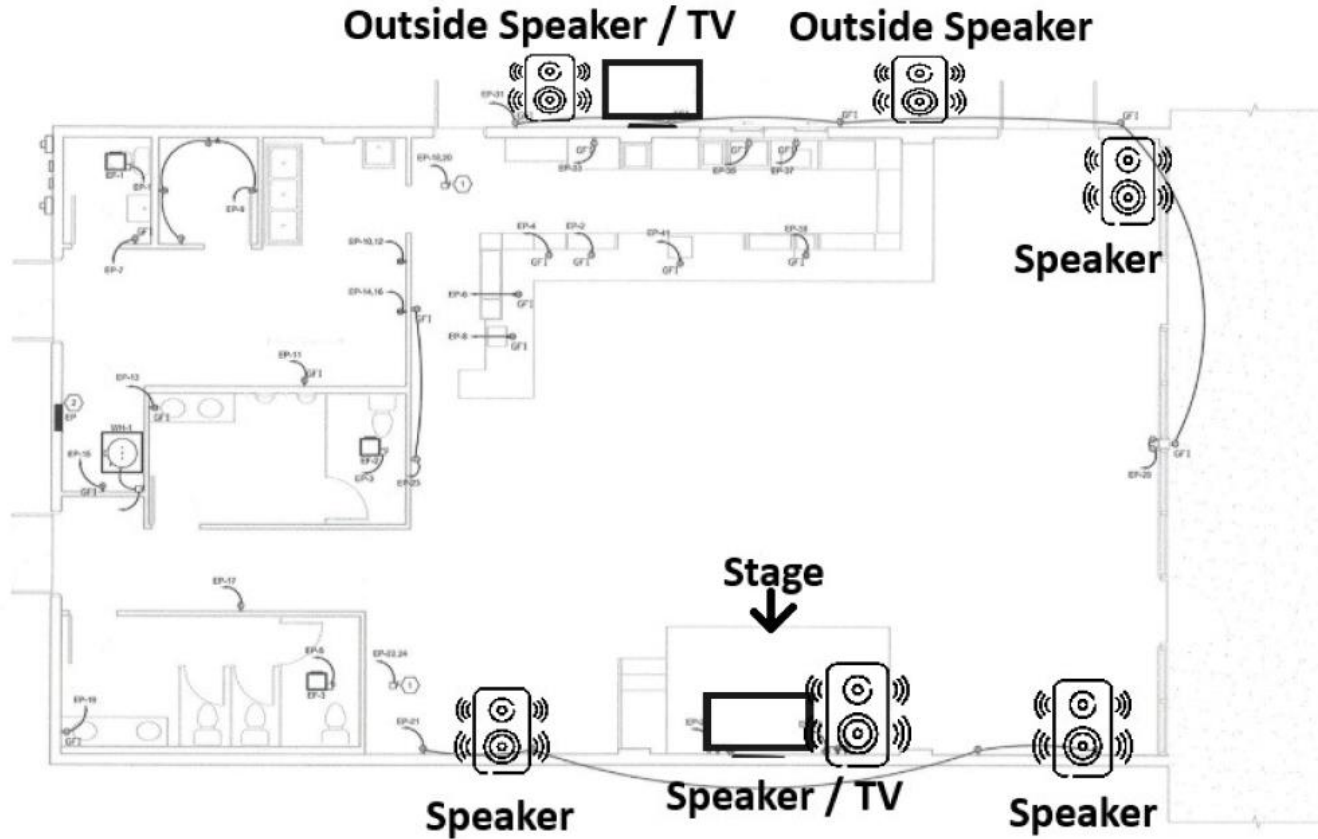
C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?



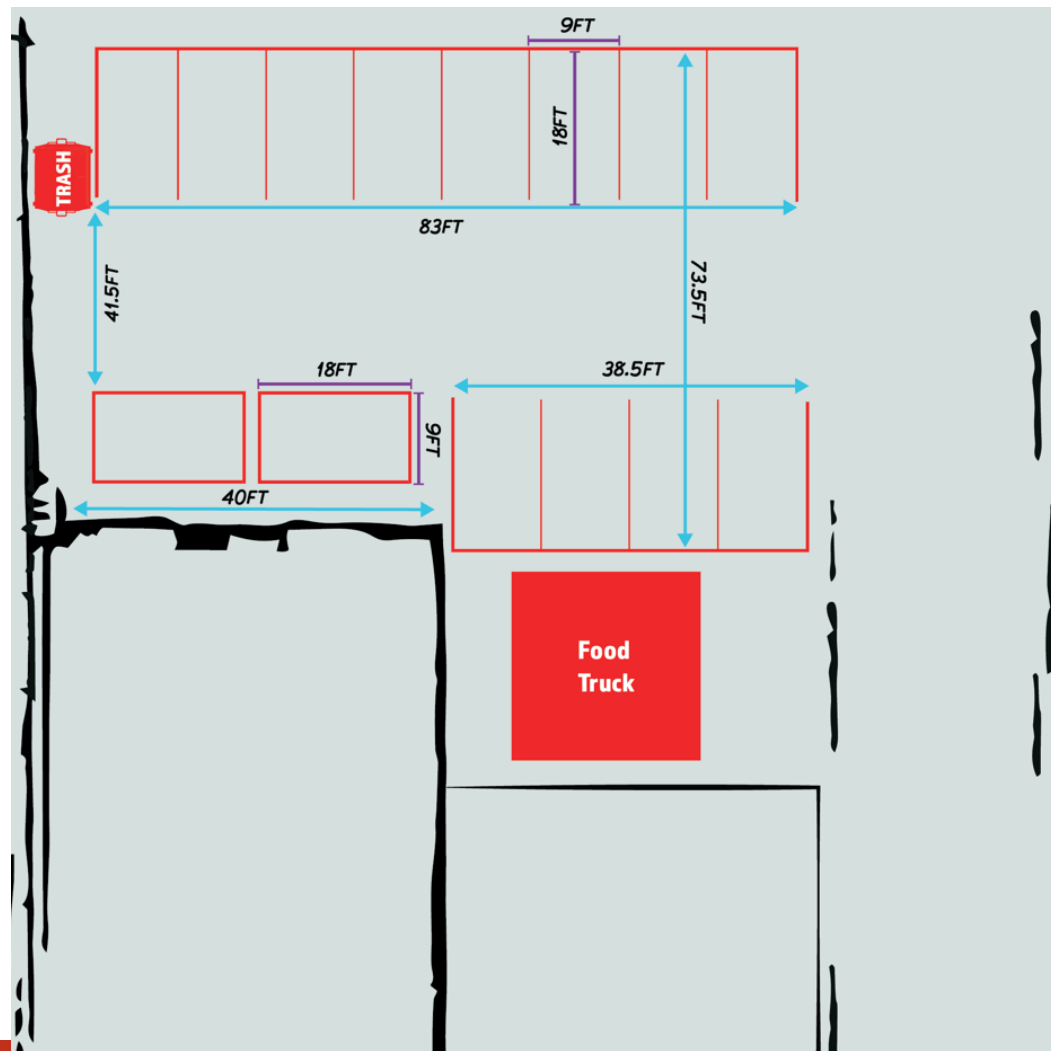
Criteria for Eating Establishments within CBA

C	I	N	CBA Boundary – Eating Establishment (Sec. 5.1.5.5.B.4.b)
<u>X</u>			Does the business include a properly equipped commercial kitchen with adequate food storage and heavy food preparation equipment?
<u>X</u>			Does the business serve meals during at least two four-hour meal periods each day it is open, with a minimum of three entrée options available during each period?
<u>X</u>			Is the business used, maintained, and advertised to the public as a restaurant where meals are prepared and served?
<u>X</u>			Is the business maintaining the sidewalk, gutters, parking areas, areas within 50 feet of exits, and the permitted property in a clean and sanitary condition at all times?

Floor Plan



Site Plan





Recommendation

Staff recommends **approval** of CUP-26-13 with the following conditions:

1. The permit shall be valid for three (3) years, and shall expire on April 8, 2029, provided that standards are met;
2. The Occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels;
3. No outdoor amplified sound or background music shall be permitted after the closing of the business but in no case later than 10:30 p.m.;
4. No outdoor amplified sound or background music shall be played before 2 p.m. Saturday and Sunday;
5. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d); and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy