



Public Hearing

CUP-24-41

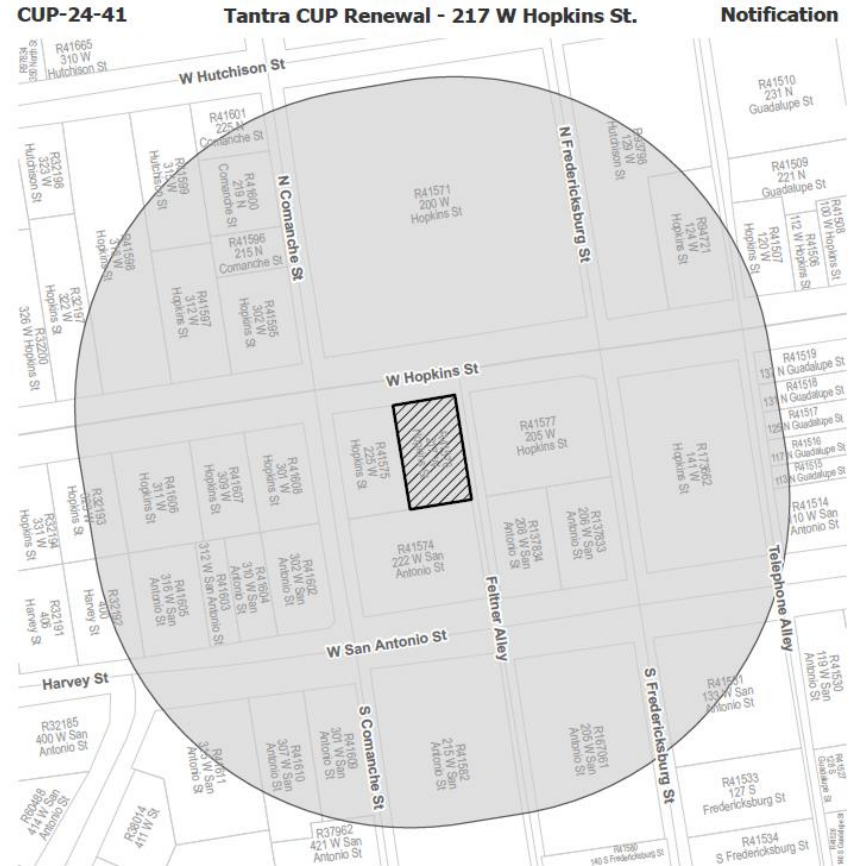
Tantra

CUP-24-41 (Tantra) Hold a public hearing and consider a request by Jeffrey Colasurd, on behalf of Tantra, to appeal the decision of the Planning and Zoning Commission which approved a Conditional Use Permit to allow on-premises consumption of mixed beverages, but limit noise levels, located at 217 W Hopkins Street.



Property Information

- Approximately 0.227 acres
- Located approximately 75 feet East of the intersection of W Hopkins and N Comanche St

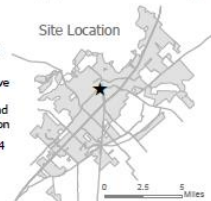


-  Subject Property
-  400ft Buffer
-  Parcel



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: 8/26/2024







Context & History

- Currently: Restaurant
- Surrounding Uses
 - Retail
 - Civic
 - Restaurant
 - Medical



 Subject Property
 Parcel

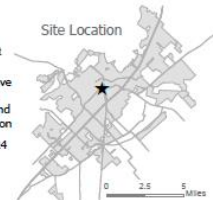
 0 60 120 240 Feet

Site Location

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Date: 8/27/2024

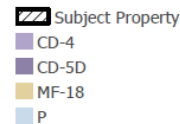
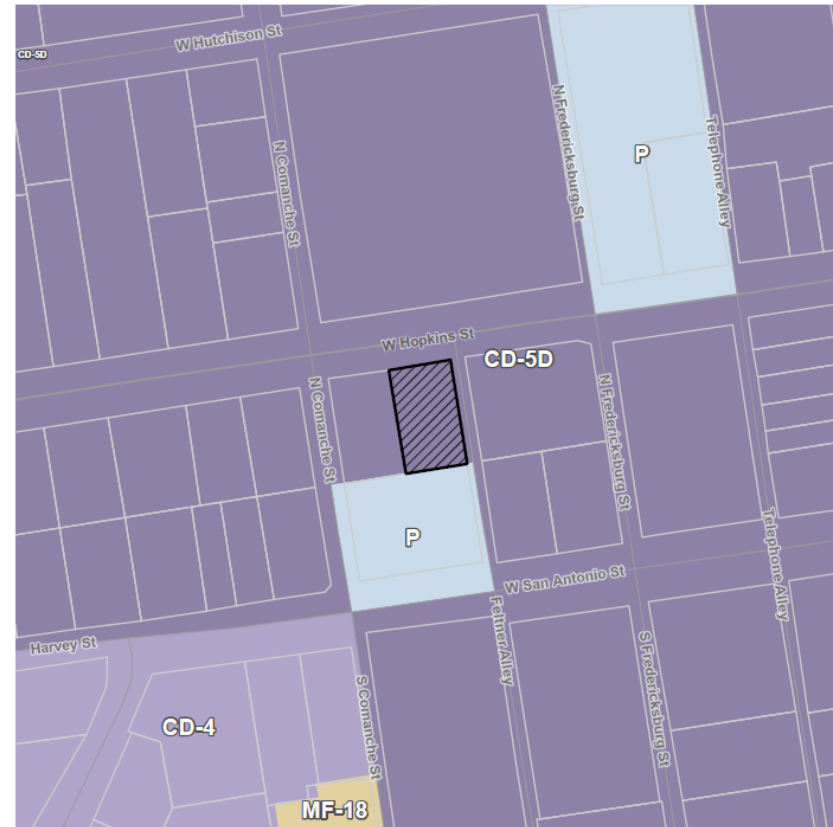
SAN MARCOS Planning and Development Services



city.gov

Context & History

- Existing Zoning:
Character District - 5 Downtown (CD-5D)
- Proposed Use: Restaurant
 - Hours of Operation:
 - Sunday-Monday: 8am-10pm
 - Tuesday: Closed
 - Wednesday-Saturday: 8am-12am
- CUP Expiration Date:
(October 10, 2024)



N

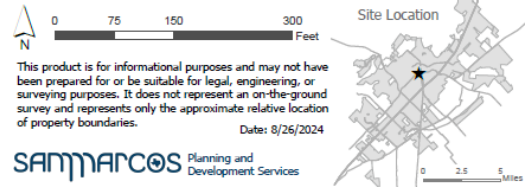
0

75

150

300

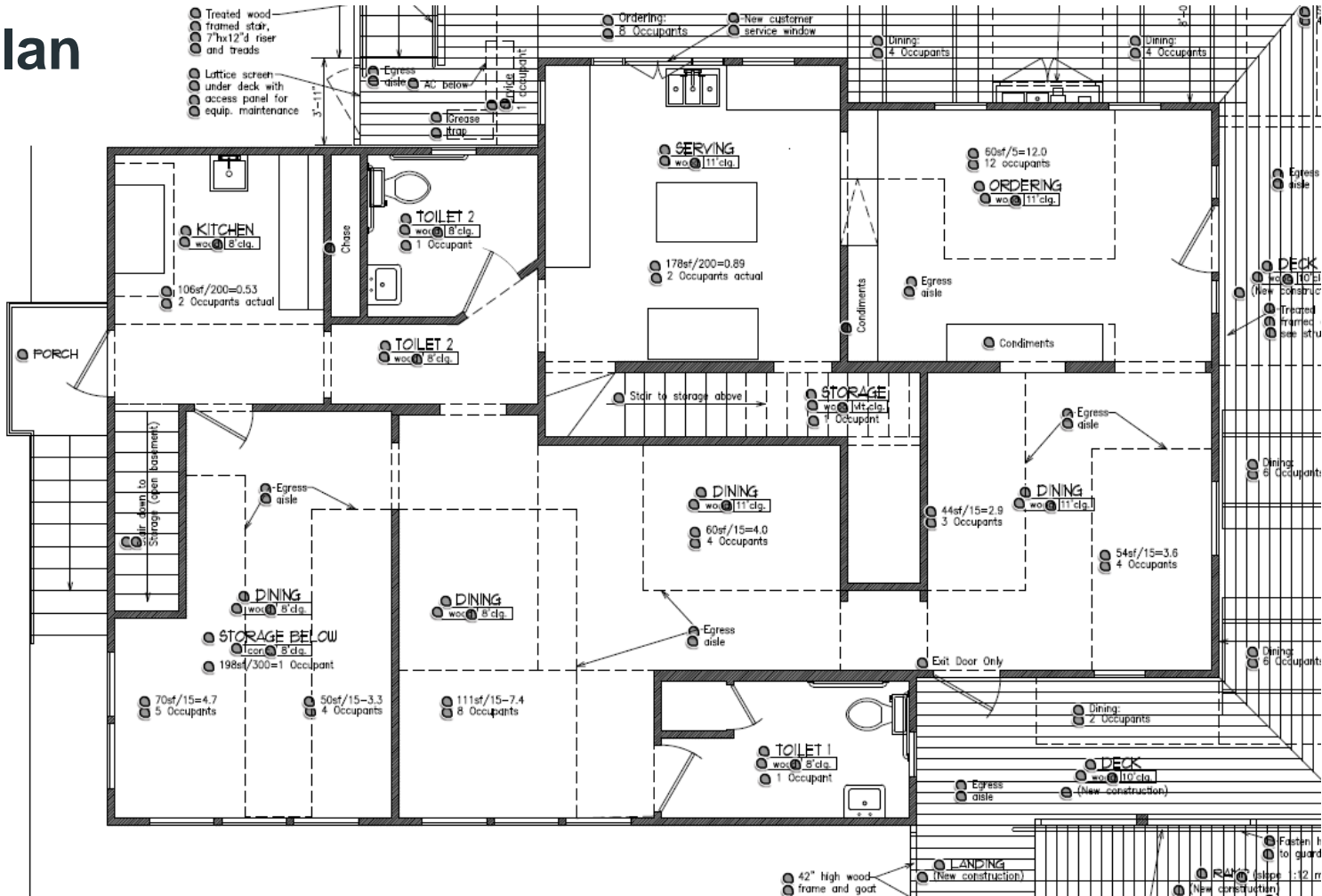
Feet



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Floor Plan



Site Plan



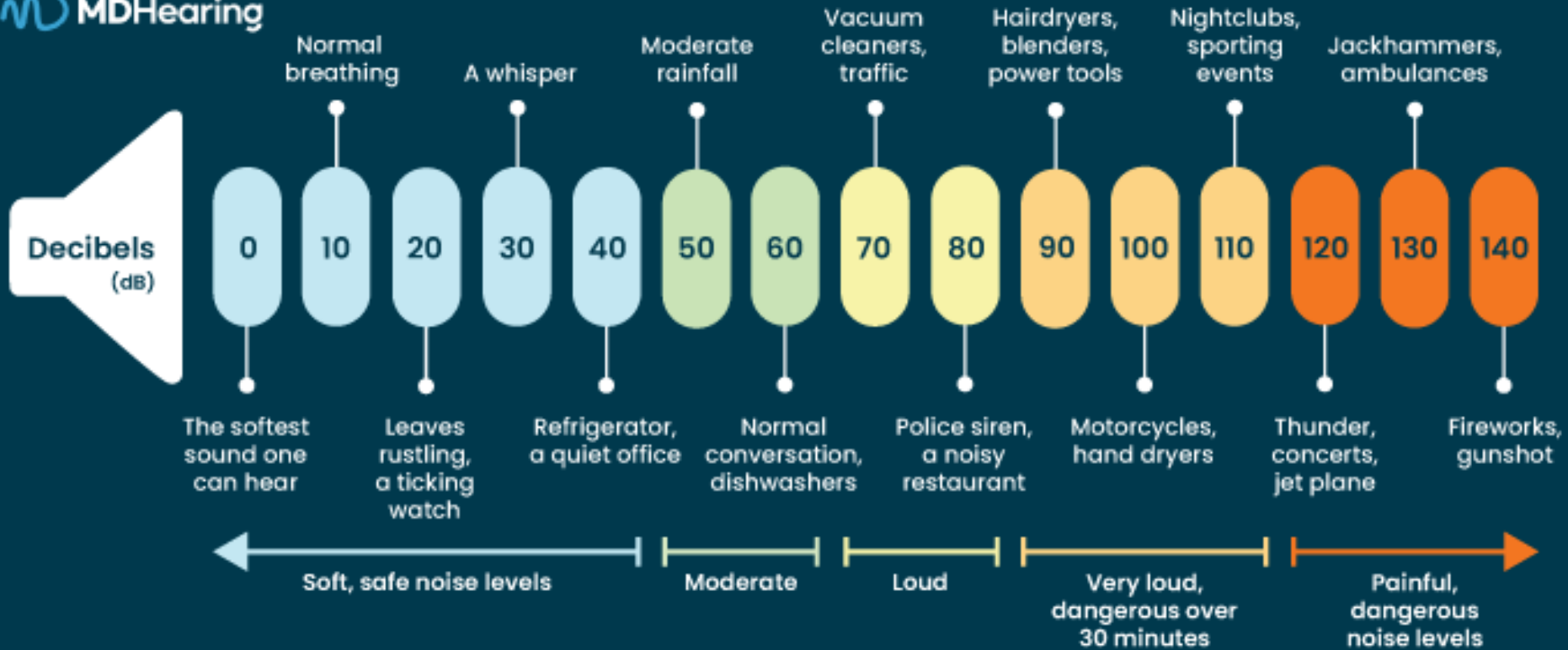
- KIDS' AREA
- PARKING
- CONCERT SPEAKERS
- AMBIENT SPEAKERS
- CONCRETE SIDEWALK
- STAGE
- DUMPSTER
- PORCH SEATING AREA
- INTERIOR FLOOR SPACE
- COUNTERTOP/
EQUIPMENT
- TABLES
- PORCH/ AISLE
OF EGRESS
- RESTROOMS

Recommendation



Planning and Zoning Commission **approved** CUP-24-41, at their September 24, 2024, regular meeting, with a 9-0 vote, with the following conditions:

1. The permit shall be valid for three (3) years, commencing on October 10, 2024, provided standards are met; and
2. The establishment shall not pursue nor hold a TABC Late Hours permit; and
3. Outdoor amplified music shall be limited to the hours between 10am and 10:30pm on Saturday and Sunday, and 2pm and 10:30pm on weekdays; and
4. ***All outdoor music shall be limited to no more than 60 decibels; and***
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.



Recommendation



Staff recommended approval of CUP-24-41 with the following conditions:

1. The permit shall be valid for three (3) years, commencing on October 10, 2024, provided standards are met; and
2. The establishment shall not pursue nor hold a TABC Late Hours permit; and
3. Outdoor amplified music shall be limited to the hours between 10am and 10:30pm on Saturday and Sunday, and 2pm and 10:30pm on weekdays; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.