



# Public Hearing

## CUP-26-20

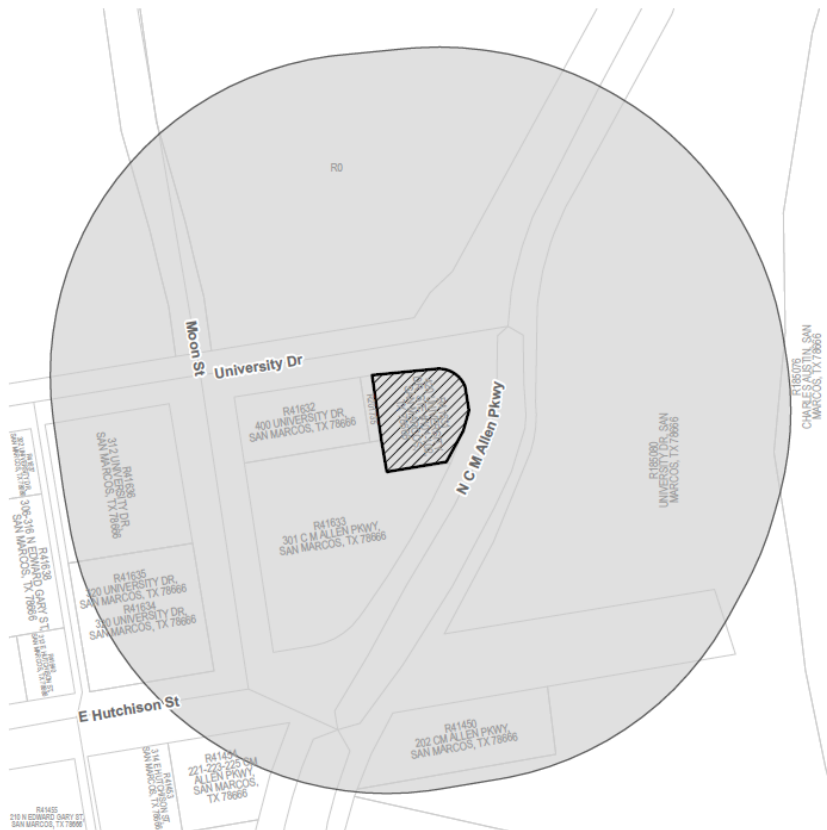
### Beans and Buns

CUP-26-20 (Beans and Buns) Hold a public hearing and consider a request by Victor Cruzalta, on behalf of Beans and Buns, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 420 University Dr. (K. Buck)



# Property Information

- Approximately 0.277 acres
- Location: Southwest corner of University Drive and CM Allen Parkway



- 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: 4/17/2026

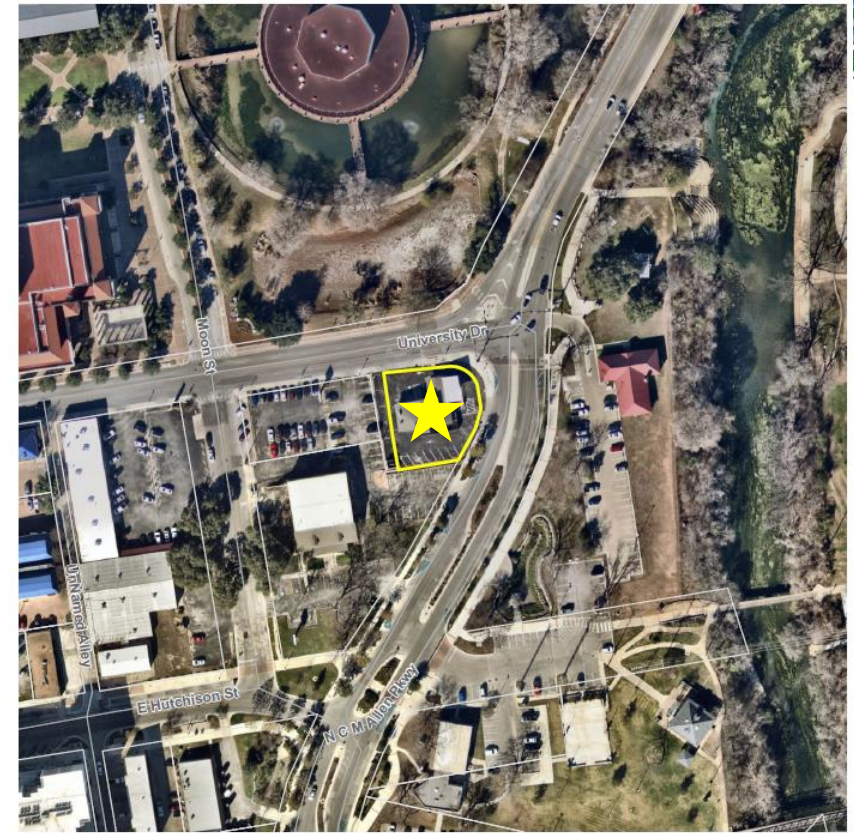
**SAN MARCOS** Planning and Development Services



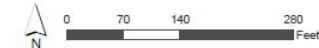
[x.gov](https://www.sanmarcos.org)

# Context & History

- Currently a Restaurant (Eating Establishment)
- Surrounding Uses:
  - Texas State University
  - Office/Law Firm
  - City Parks
  - Restaurants

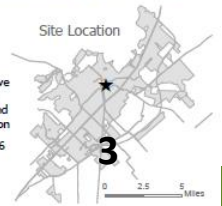


Subject Property  
 Parcel



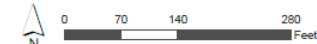
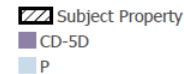
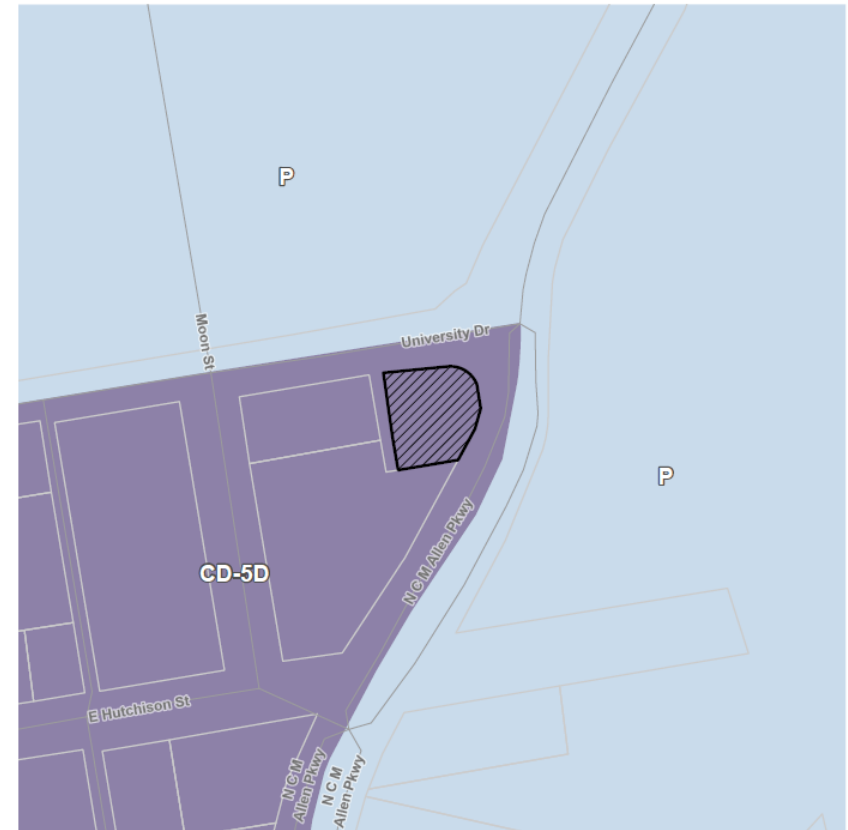
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# Context & History

- **Existing Zoning:** Character District 5 Downtown (CD-5D)
- **Proposed Use:** Restaurant (Eating Establishment) with on premise consumption of Mixed Beverages
- **Proposed Hours of Operation:**
  - Monday-Sunday 7am-10pm
- **CUP Expiration Date:** N/A this is a new request



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# 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?

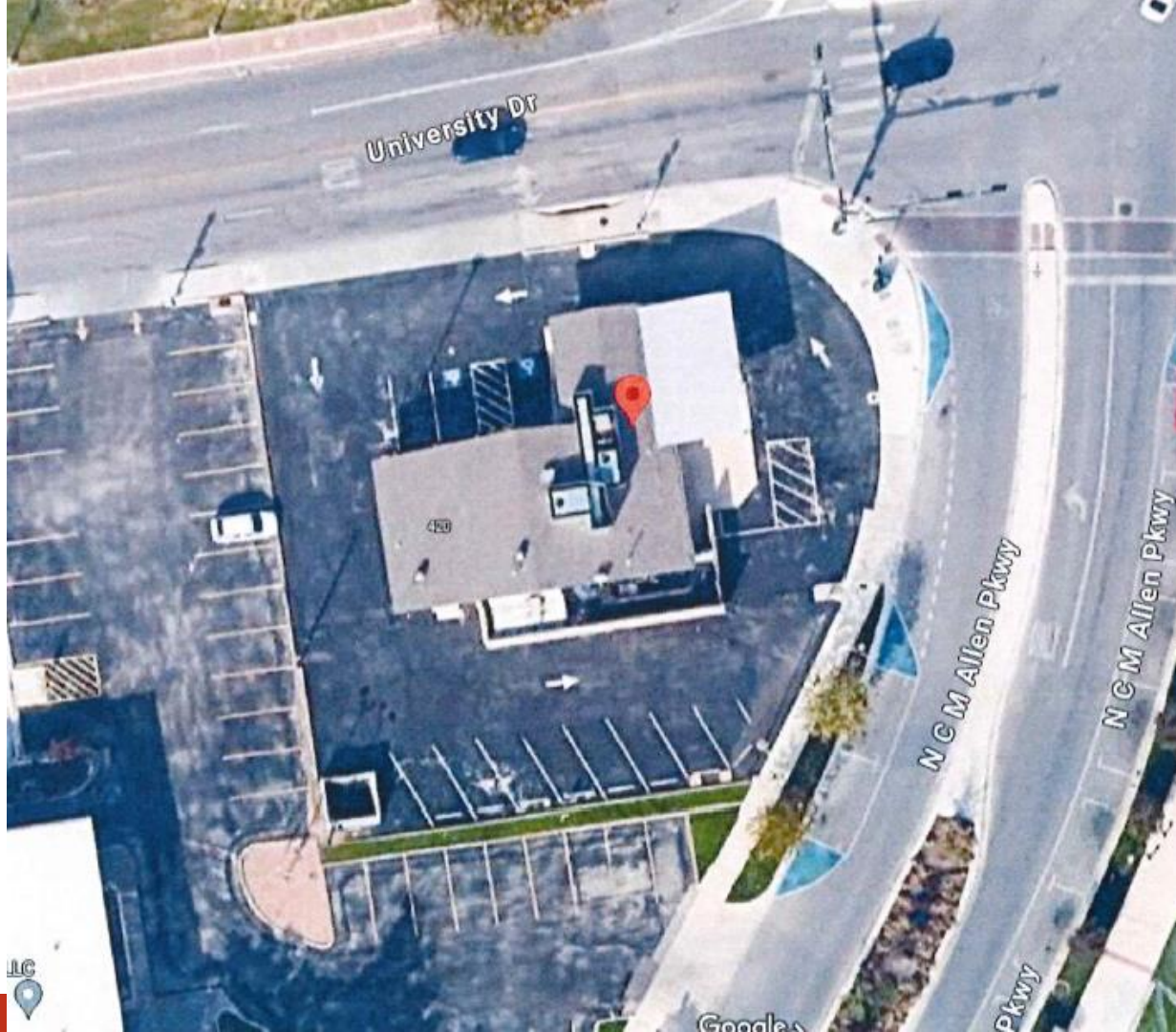


# Criteria for Approval

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?

# Site Plan







# Recommendation

Staff recommends **approval** of CUP-26-20 with the following conditions:

1. The permit shall be valid for one (1) year, and shall expire on May 26, 2027, provided standards are met;
2. No outdoor Amplified, Background, or Acoustic Sound shall be permitted after the closing of the business but in no case later than 10pm Sunday – Thursday;
3. No outdoor Amplified, Background, or Acoustic Sound shall be permitted after the closing of the business but in no case later than 11pm Friday – Saturday;
4. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);
5. The maximum people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.