



Public Hearing

CUP-26-16

One Time Tavern

CUP-26-16 (One Time Tavern) Hold a public hearing and consider a request by Florencio Cuevas, on behalf of One Time Tavern, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1700 S IH 35 (C.GARRISON)

- Approximately 1.07 acres
- Located on the corner of Kingwood Street and S IH 35 Frontage



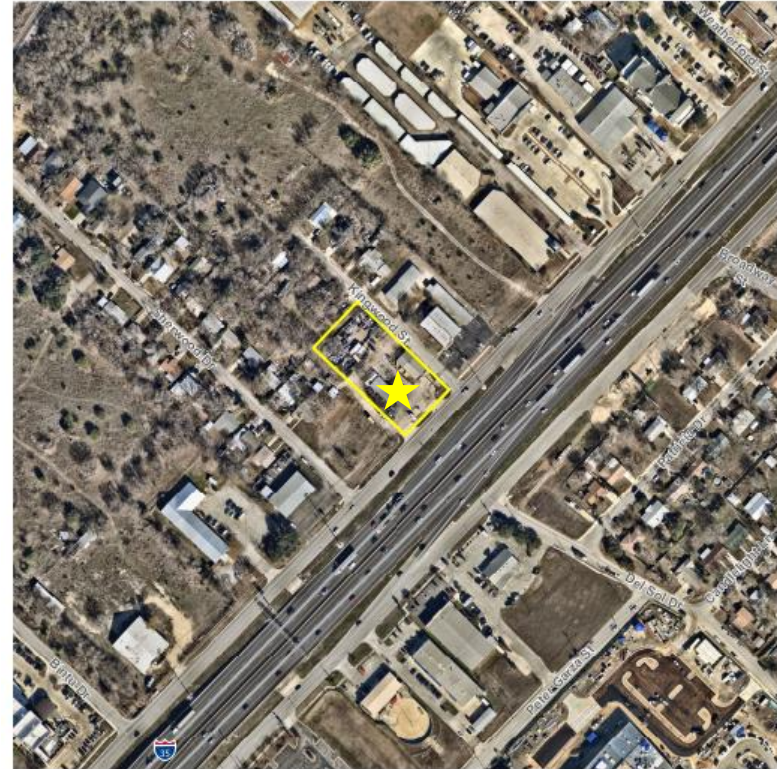
Context & History

- Currently a Bar use with on-premise consumption of alcohol.
- The business has held a Bar CUP since 2019.
- Surrounding Uses include Retail, Warehouses, Automotive Repair, Single Family Residential

CUP-26-16

One Time Tavern-
1700 S IH 35

Aerial Map



Subject Property

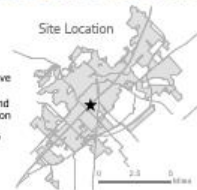


0 125 250 500 Feet

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: 7/9/2026

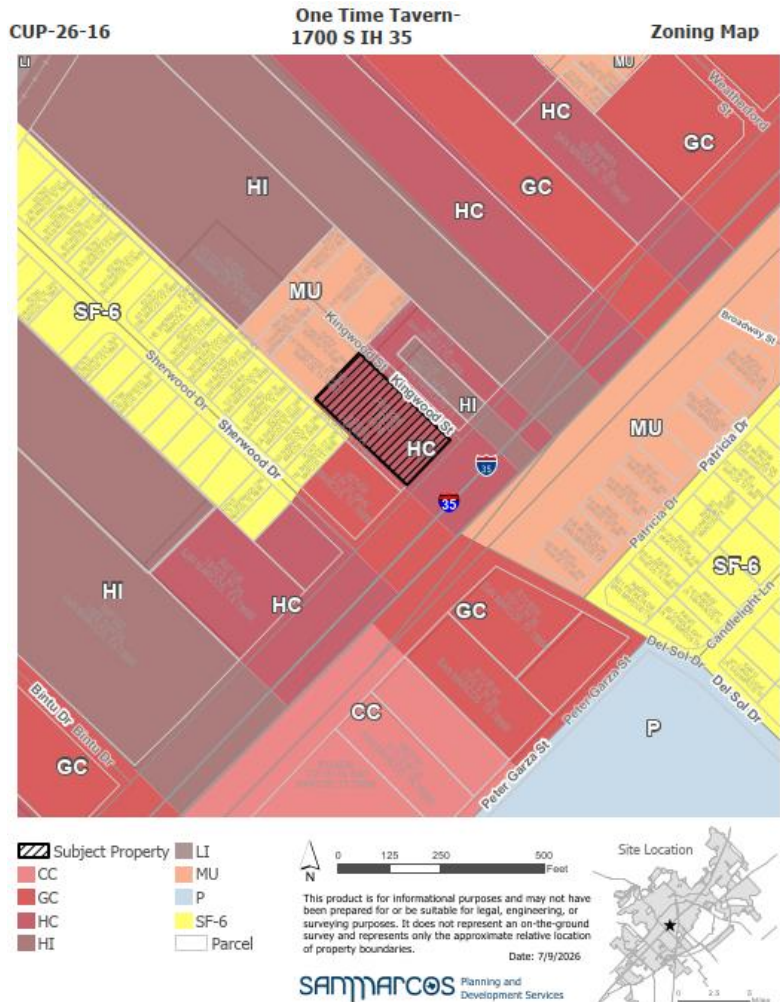
SAN MARCOS Planning and Development Services



stx.gov

Context & History

- **Existing Zoning:** Heavy Commercial (HC)
- **Proposed Use:** Bar
 - Monday – Wednesday: 3 p.m.-12 a.m. Thursday: 12 p.m.-12 a.m.
 - Friday-Saturday: 12 p.m.- 1 a.m.
 - Sunday: 12 p.m.- 12 a.m.
- **CUP Expiration Date:** (July 14, 2026)
- **Police Calls:** 4 calls (Over 1 year)





Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</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?
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public safety.
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public health.
<u>X</u>			The proposed use does not contribute to any factors that may contribute to a strain on natural resources, such as water or similar.
<u>X</u>			The proposed use does not contribute to strain on public services or utilities, such as electricity, water or wastewater, or similar.



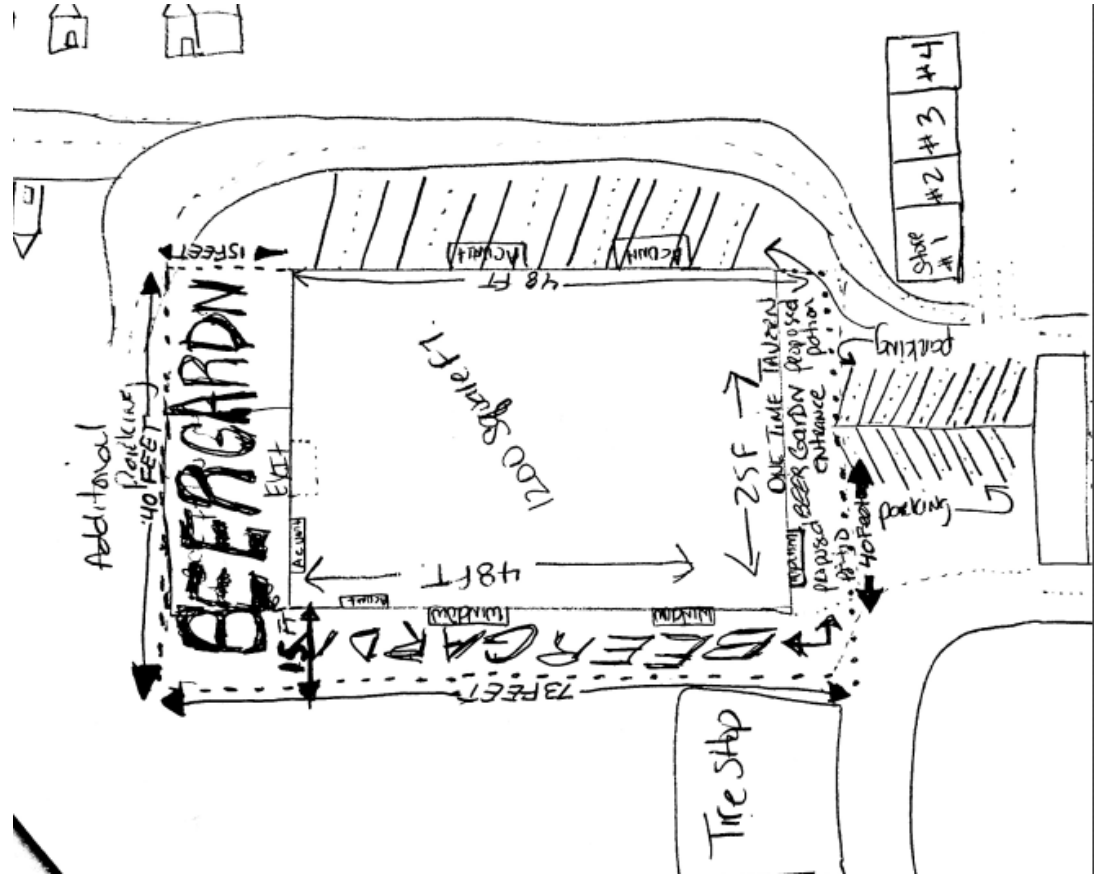
Criteria for Approval

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?

Proximity Map



Site Plan





Recommendation

Staff recommends **approval** of CUP-26-16 with the following conditions:

1. This permit shall be valid for three (3) years, and shall expire August 11, 2029, provided standards are met;
2. No outdoor Amplified Sound shall be permitted;
3. The business is responsible for the subject property and the abutting right-of-way, excluding the public street or alley pavement, within 50 feet of any entrance and exit, in a clean and sanitary condition, free from litter and refuse at all times. The maintenance responsibilities shall not overlap another alcohol CUP holder's maintenance area. (LDC Section 5.1.5.5.E.2.C);
4. The number of 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
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.