



Public Hearing

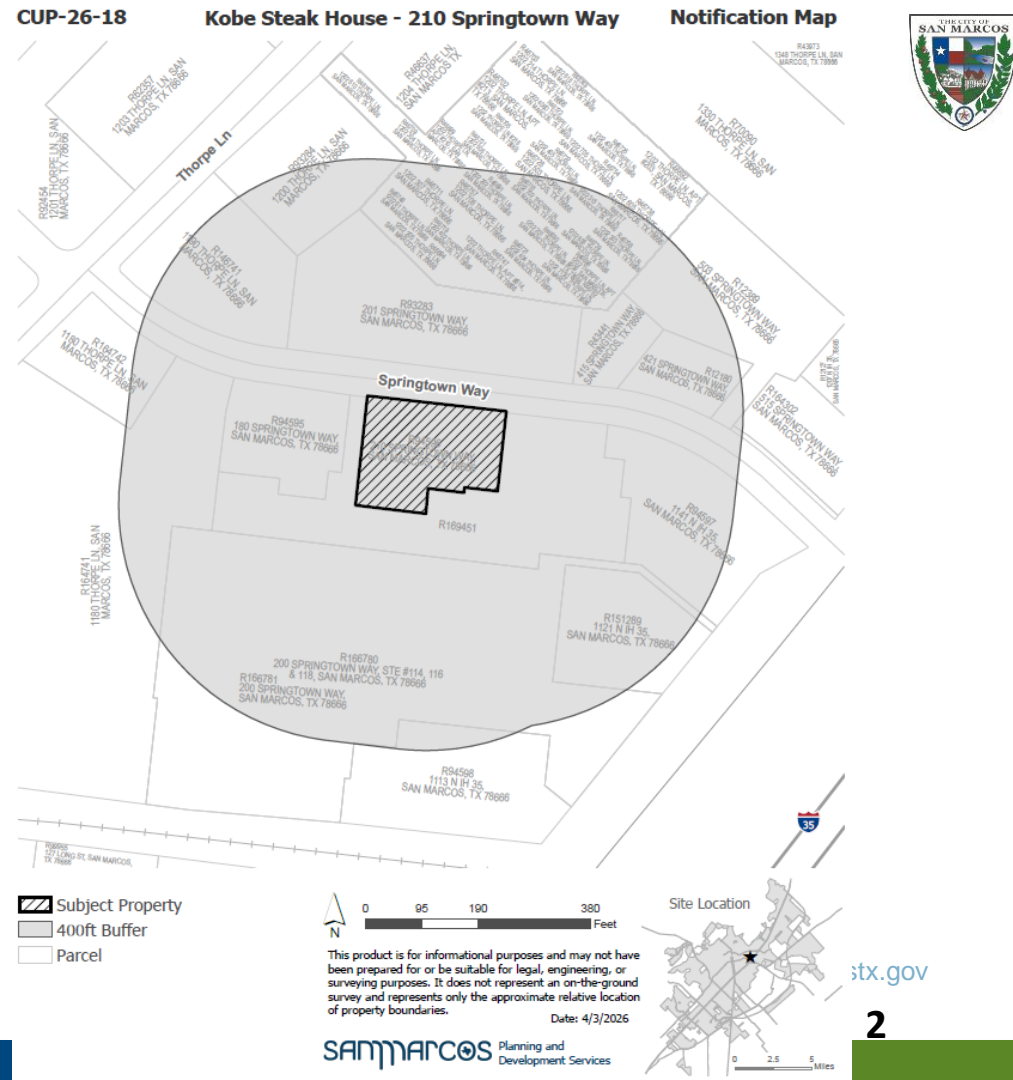
CUP-26-18

Kobe Steak House

CUP-26-18 (Kobe Steak House) Hold a public hearing and consider a request by Andrew Chen, on behalf of Kobe Steak House, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 210 Springtown Way. (K. Buck)

Property Information

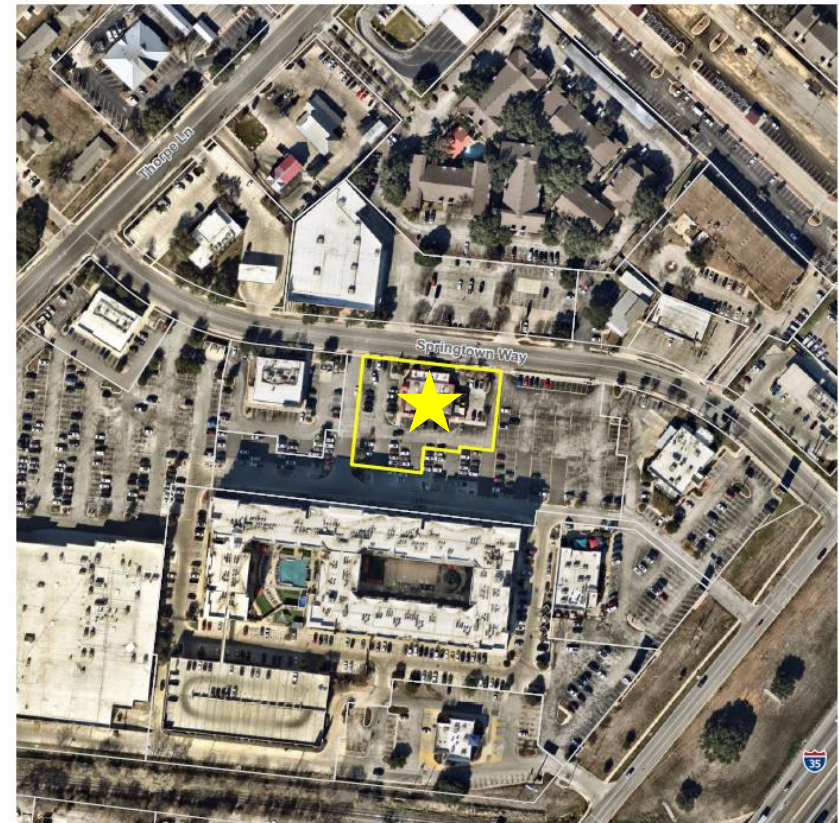
- Approximately 0.886 acres
- Location: South side of Springtown Way, approximately 500 feet East of Thorpe Lane





Context & History

- Currently a Restaurant with on-premise consumption of alcohol.
- The business has held a Mixed Beverage CUP since 2018.
- Surrounding Uses: Retail, Restaurants, Multifamily



Subject Property
 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: 4/3/2026

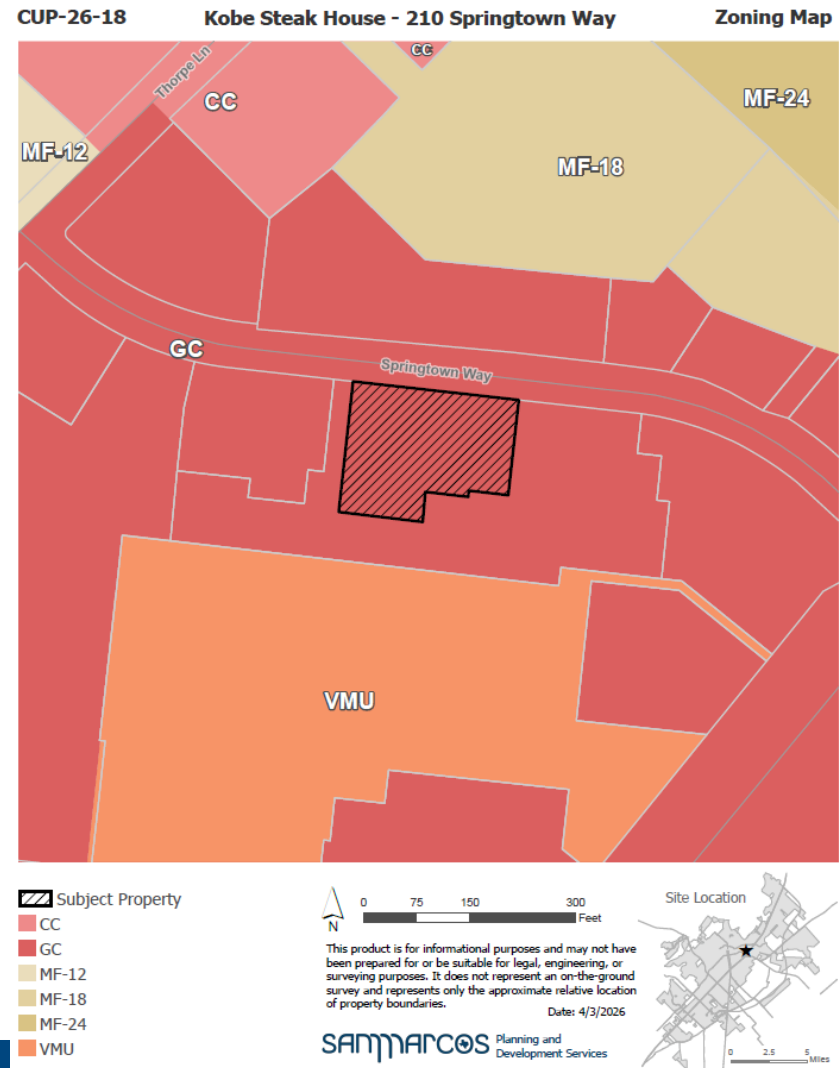
SAN MARCOS Planning and Development Services



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Context & History

- **Existing Zoning:** General Commercial (GC)
- **Proposed Use:** Restaurant with on-premise consumption of alcohol
 - Hours of Operation:
 - Sunday-Thursday: 11:30am-10pm
 - Friday & Saturday: 11:30am-11pm
- **CUP Expiration Date:** February 12, 2026
- **Police Calls:** 1





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?

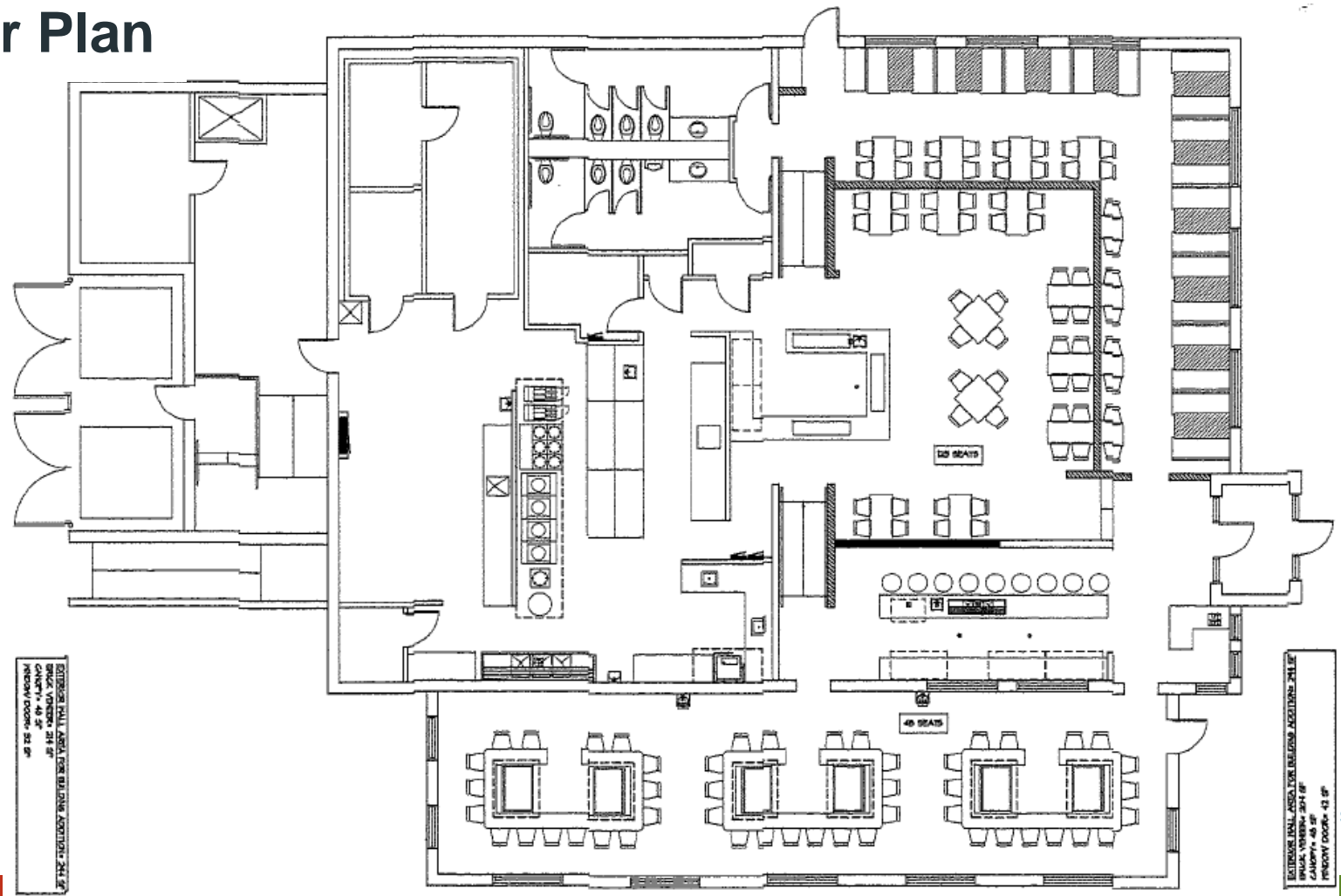


Criteria for Approval

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?

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?

Floor Plan



ENTRANCE HALL AREA FOR BUILDING ADDITION: 244 SF
BRICK VESTIBULE: 214 SF
CANTINA: 46 SF
RECOVERY ROOM: 52 SF

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Recommendation



Staff recommends **approval** of CUP-26-18 with the following conditions:

1. The permit shall be valid for three (3) years, and shall expire on February 12, 2029, provided standards are met;
2. No outdoor Amplified Sound, Outdoor Background Sound and/or Acoustic Sound shall be permitted;
3. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d);
4. The occupancy 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.