



Public Hearing

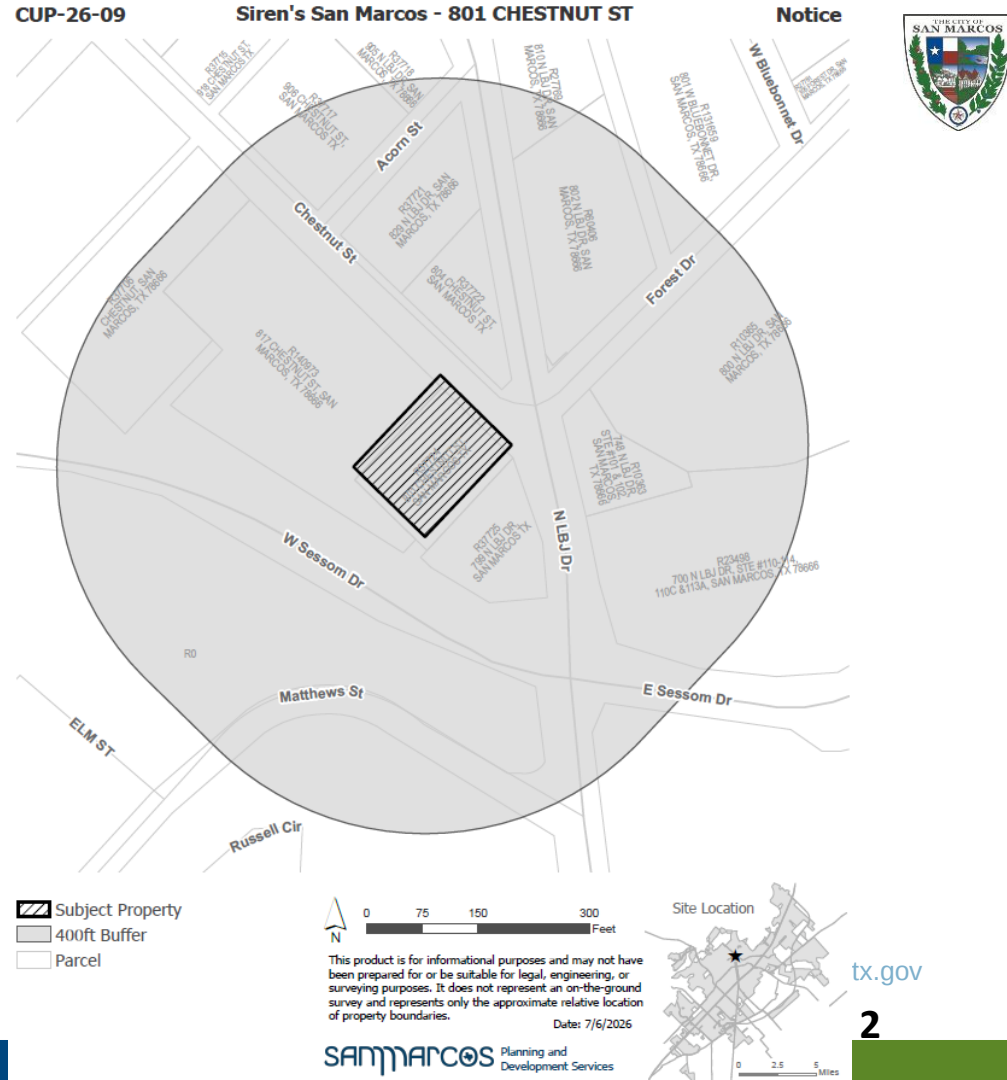
CUP-26-09

Siren's San Marcos

CUP-26-09 (Siren's San Marcos) Hold a public hearing and consider a request by Manuel Alfau, on behalf of Siren's San Marcos, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 801 Chestnut St. (K. Buck)

Property Information

- Approximately 0.53 acres
- Location: Southwest corner of N LBJ Dr and Chestnut Street



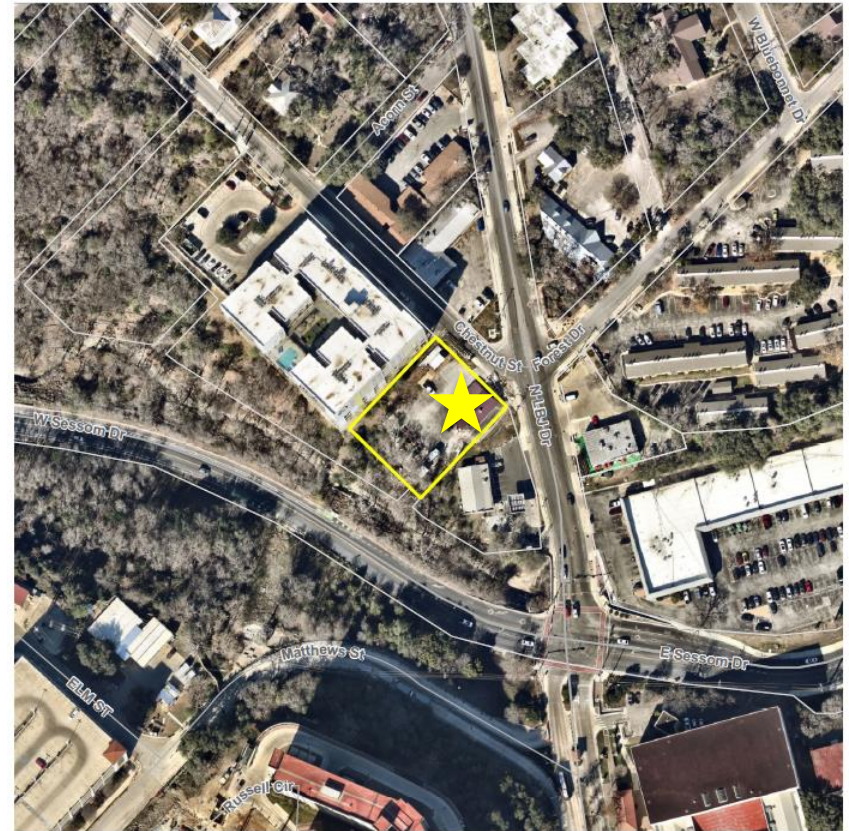
Context & History

- Currently a Restaurant (Eating Establishment) / Food Park
- Surrounding Uses:
 - Restaurants
 - Convenience Store with Gas Sales
 - Multi-Family Residential
 - Texas State University

CUP-26-09

Siren's San Marcos - 801 CHESTNUT ST

Aerial



Subject Property
Parcel

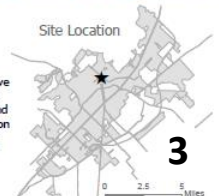


0 75 150 300 Feet

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.

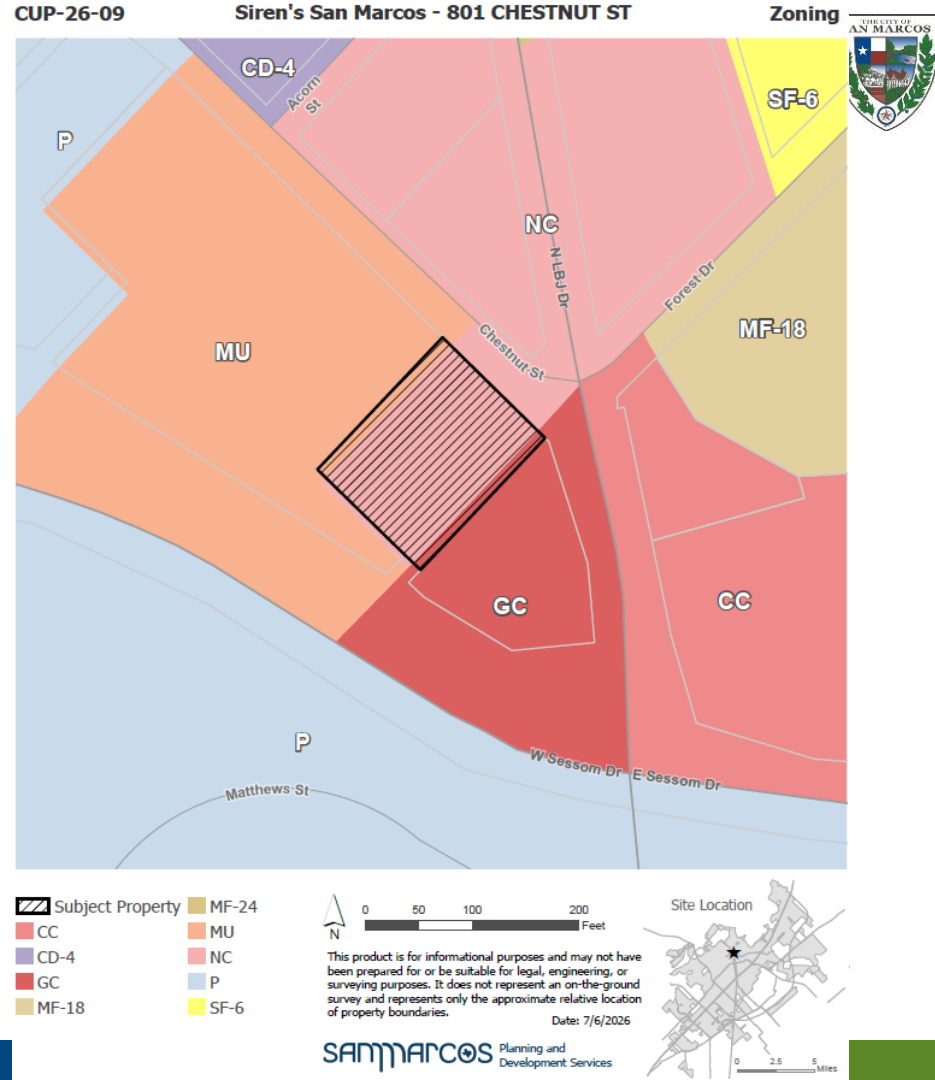
Date: 7/6/2026

SAN MARCOS Planning and Development Services



Context & History

- **Existing Zoning:** Neighborhood Commercial (NC)
- **Proposed Use:** Restaurant (Eating Establishment)/Food Park
- **Hours of Operation:**
 - Sunday-Thursday: 8am-10pm
 - Friday & Saturday: 8am-11pm
- **CUP Expiration Date:** N/A this is a new request





Criteria for Approval

C	I	N/A	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?

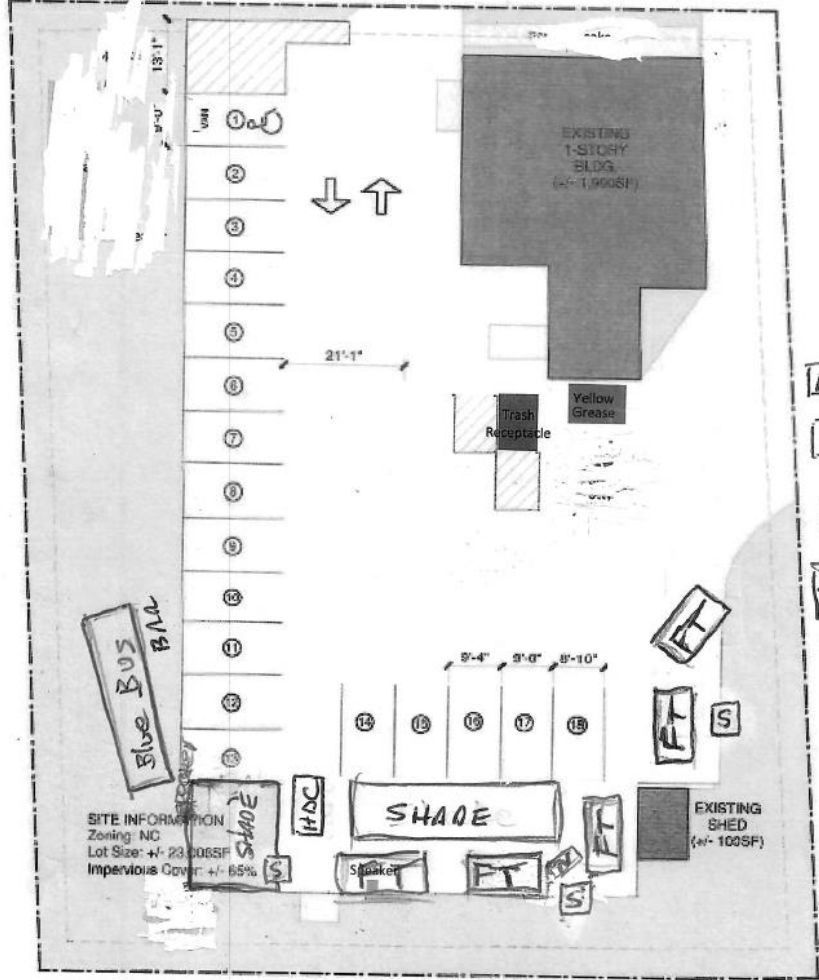


Criteria for Approval

C	I	N/A	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/A	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



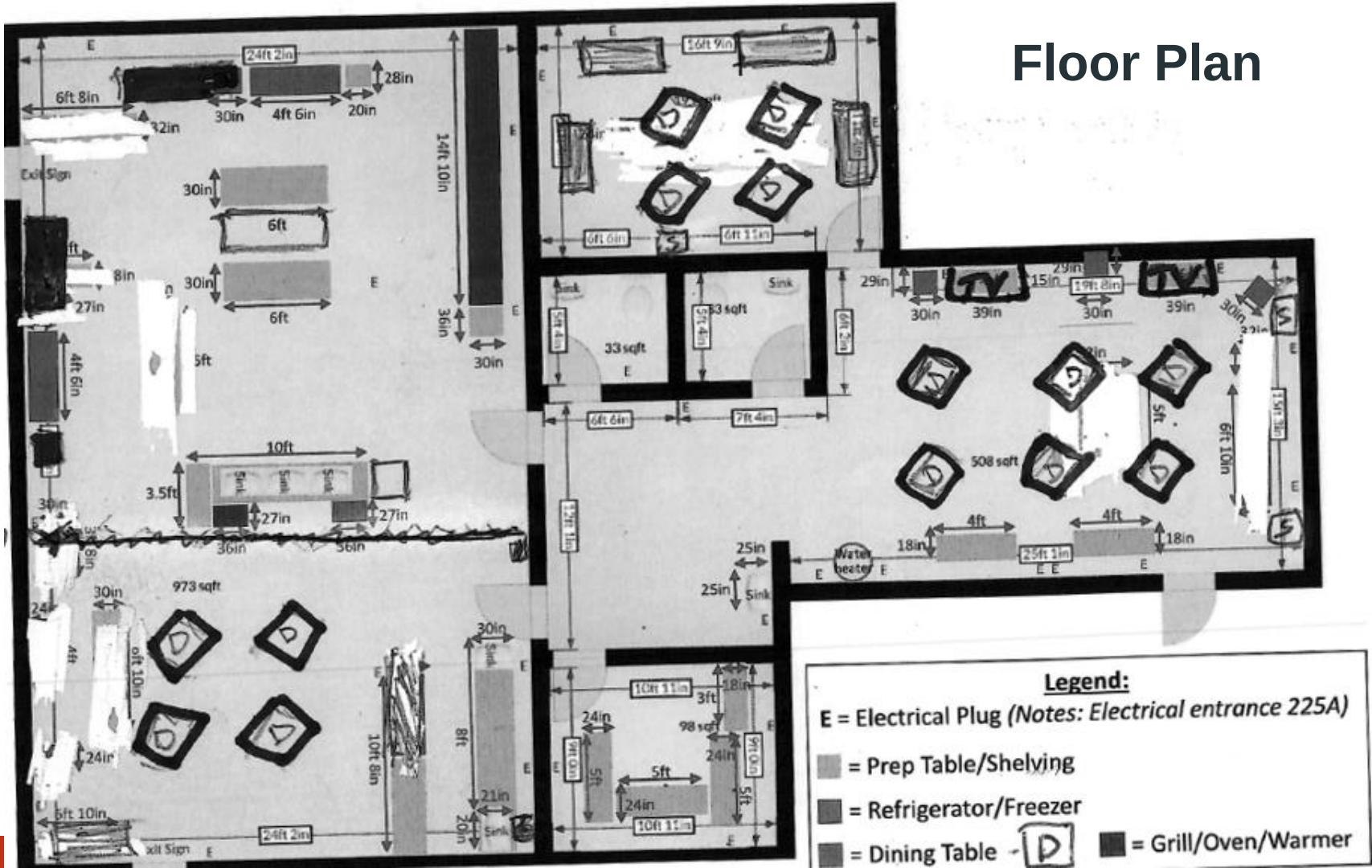
- HDC** - HOT NOG CAN
- FT** - FOOD TRUCK
- S** - SPEAKER
- SHADE** - PEROLA TYPE STATIONS FOR SHADE

SITE INFORMATION
Zoning: NC
Lot Size: +/- 23,000SF
Impervious Cover: +/- 65%

*Existing entertainment facilities as of September 2022

1 SITE PLAN- EXISTING
SCALE: 1"=20'-0"

Floor Plan





Recommendation

Staff recommends **approval** of CUP-26-09 with the following conditions:

1. The permit shall be valid for one (1) year, and shall expire July 28, 2027, provided standards are met;
2. No outdoor Amplified, Acoustic, and/or Background Sound shall be permitted after the closing of the business but in no case later than 10 pm Sunday-Thursday;
3. No outdoor Amplified, Acoustic, and/or Background Sound shall be permitted after the closing of the business but in no case later than 11 pm Friday – Saturday;

Continued...



Recommendation Continued...

4. The business shall be 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 or 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);
5. 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
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.