



Public Hearing

CUP-24-54

Archies

CUP-24-54 (Archies) Hold a public hearing and consider a request by Ryan Bunger, on behalf of Archies, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 301 N LBJ Dr, Ste 119. (K. Buck)

Property Information

- Approximately 0.182 acres
- Located: Northwest corner of Hutchison St & N LBJ Dr

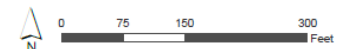
CUP-24-54

Archie's CUP - 301 N LBJ Dr

Notification



- Subject Property
- 400ft Buffer
- Parcel



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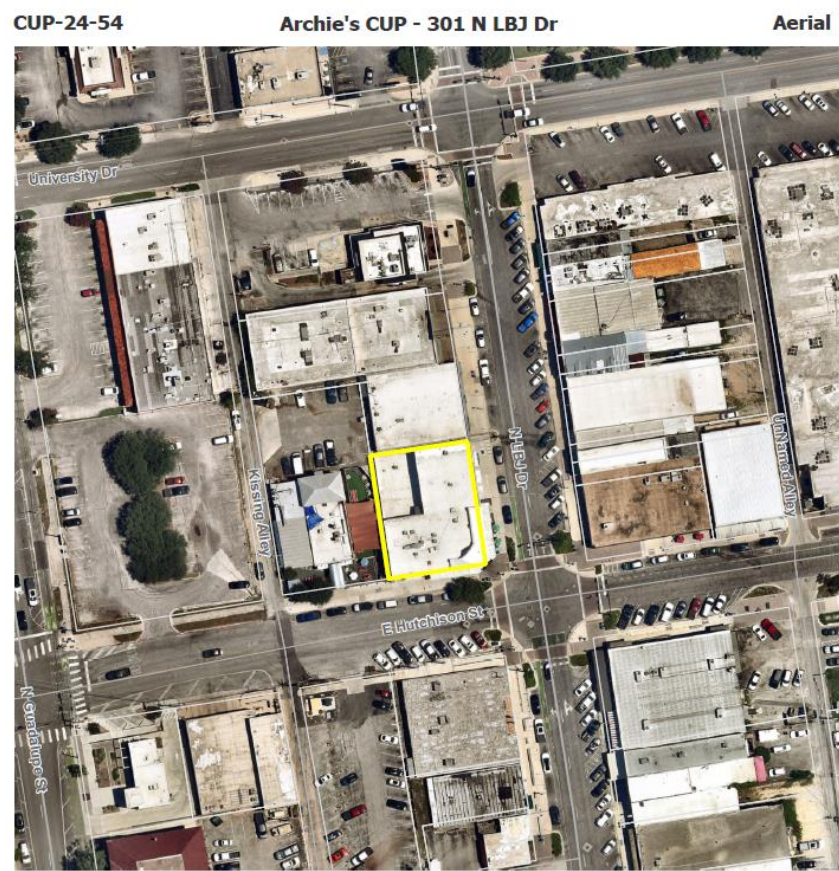
Date: 10/11/2024



Context & History

Currently: Vacant Suite

Surrounding Uses

- Restaurants
- Bars
- Retail



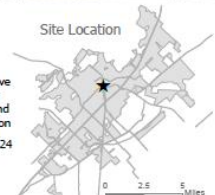
 Subject Property
 Parcel



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Date: 10/25/2024

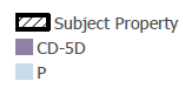
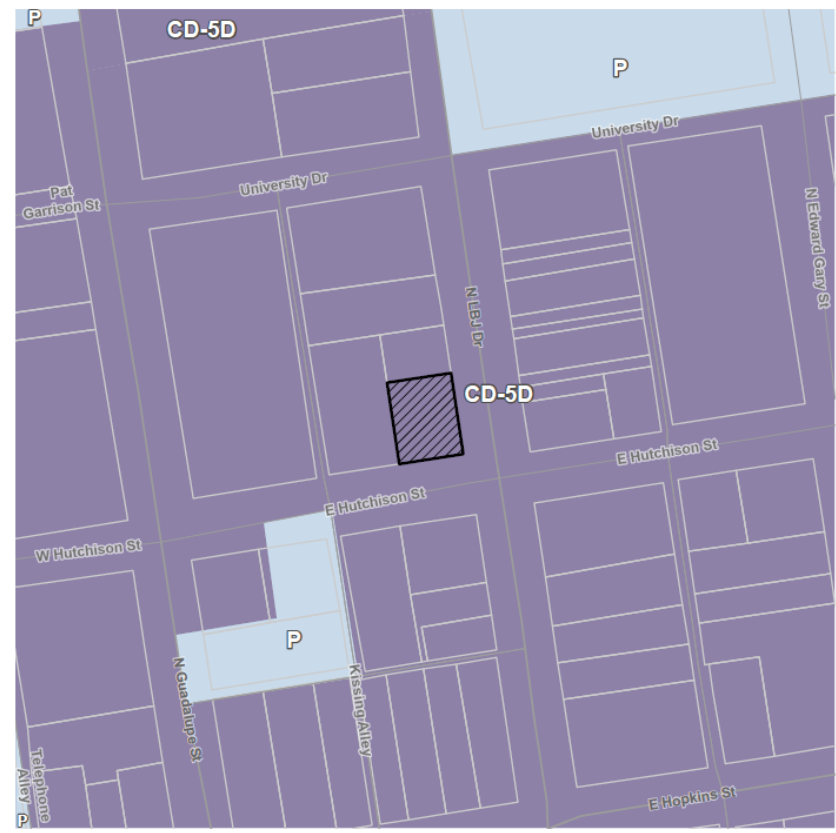
SAN MARCOS Planning and Development Services



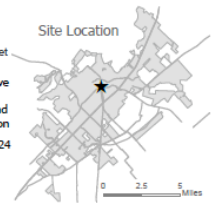
[x.gov](https://www.sanmarcos.gov)

Context & History

- Existing Zoning:
Character District 5 Downtown
(CD-5D)
- Proposed Use: Restaurant
 - Hours of Operation:
 - Monday-Sunday: 6am-12am
- CUP Expiration Date:
N/A this is a new request

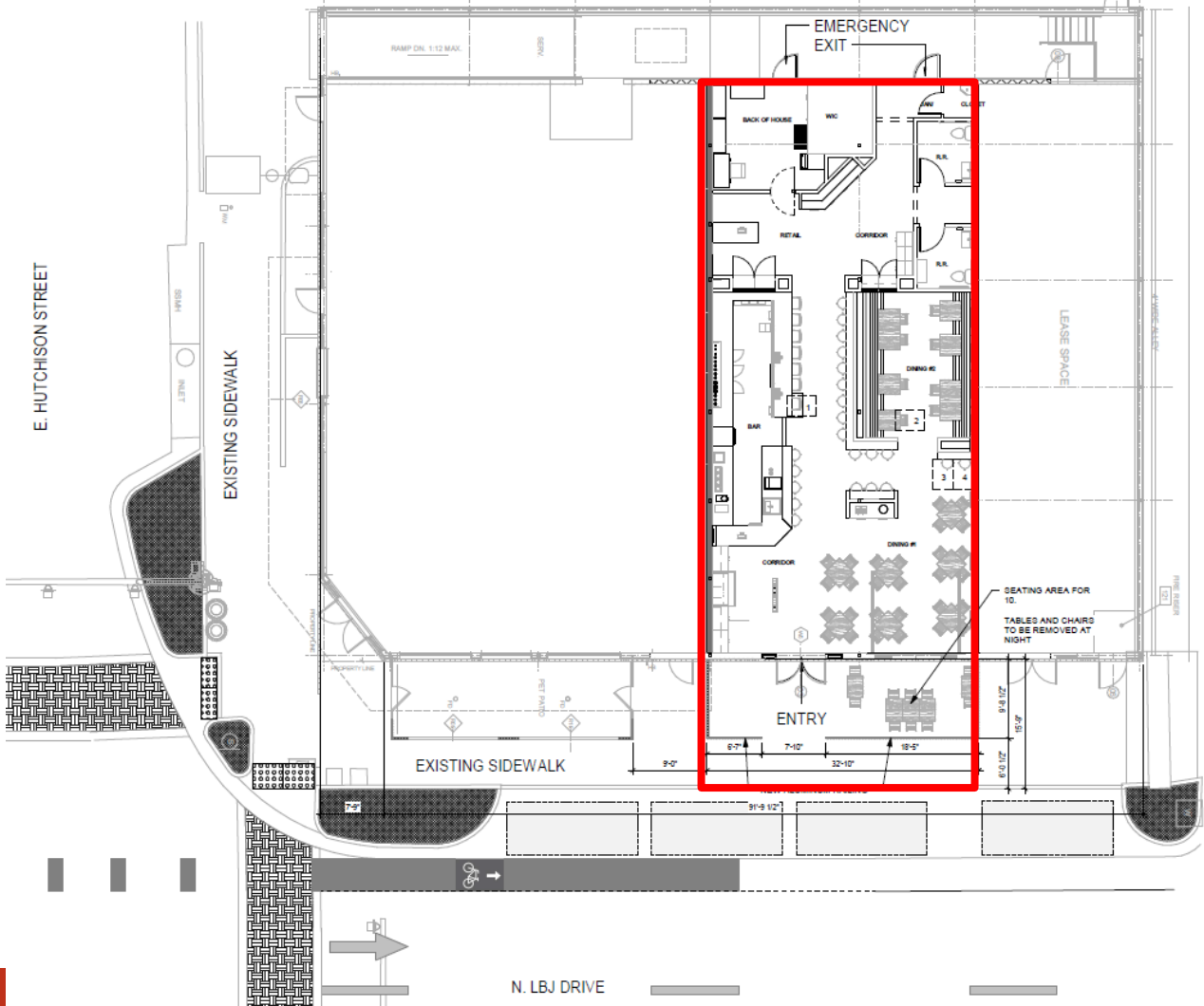


0 75 150 300 Feet
N
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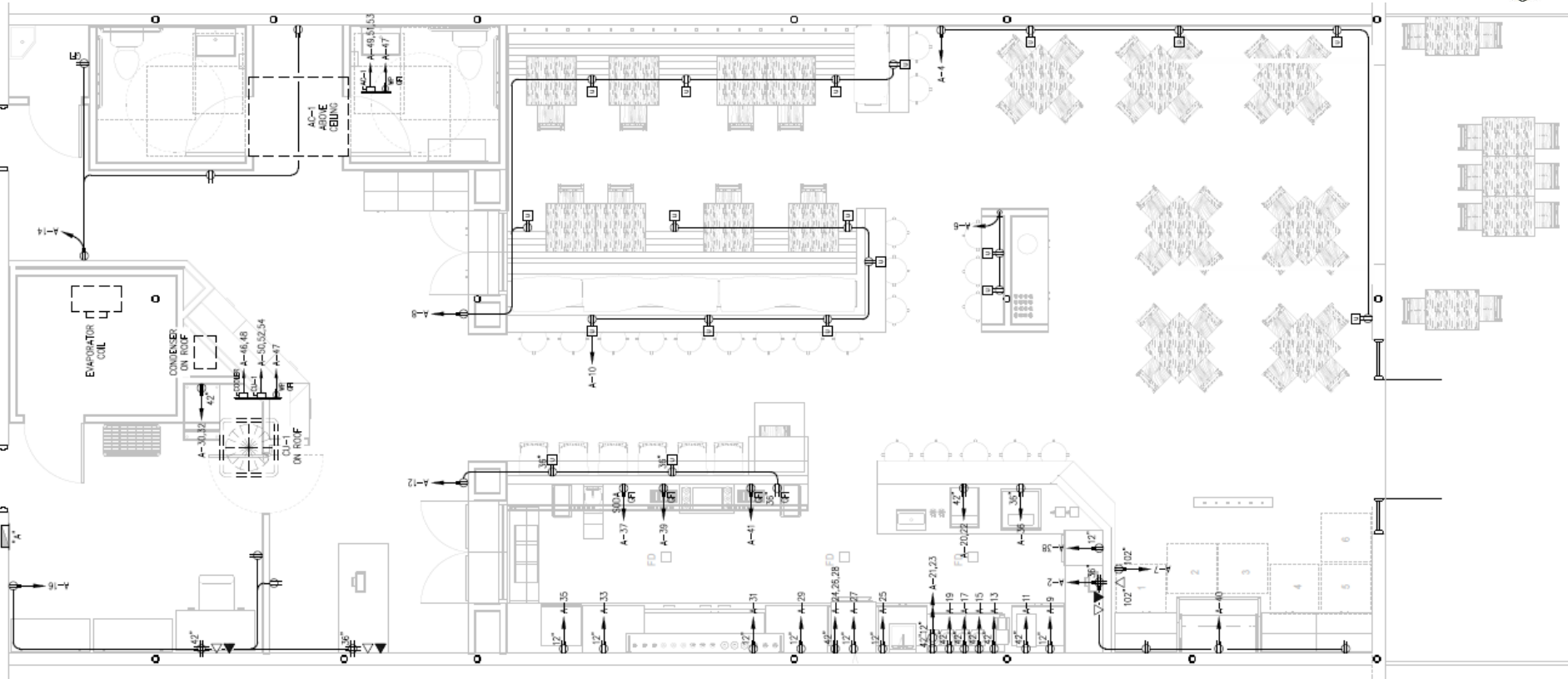


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Site Plan



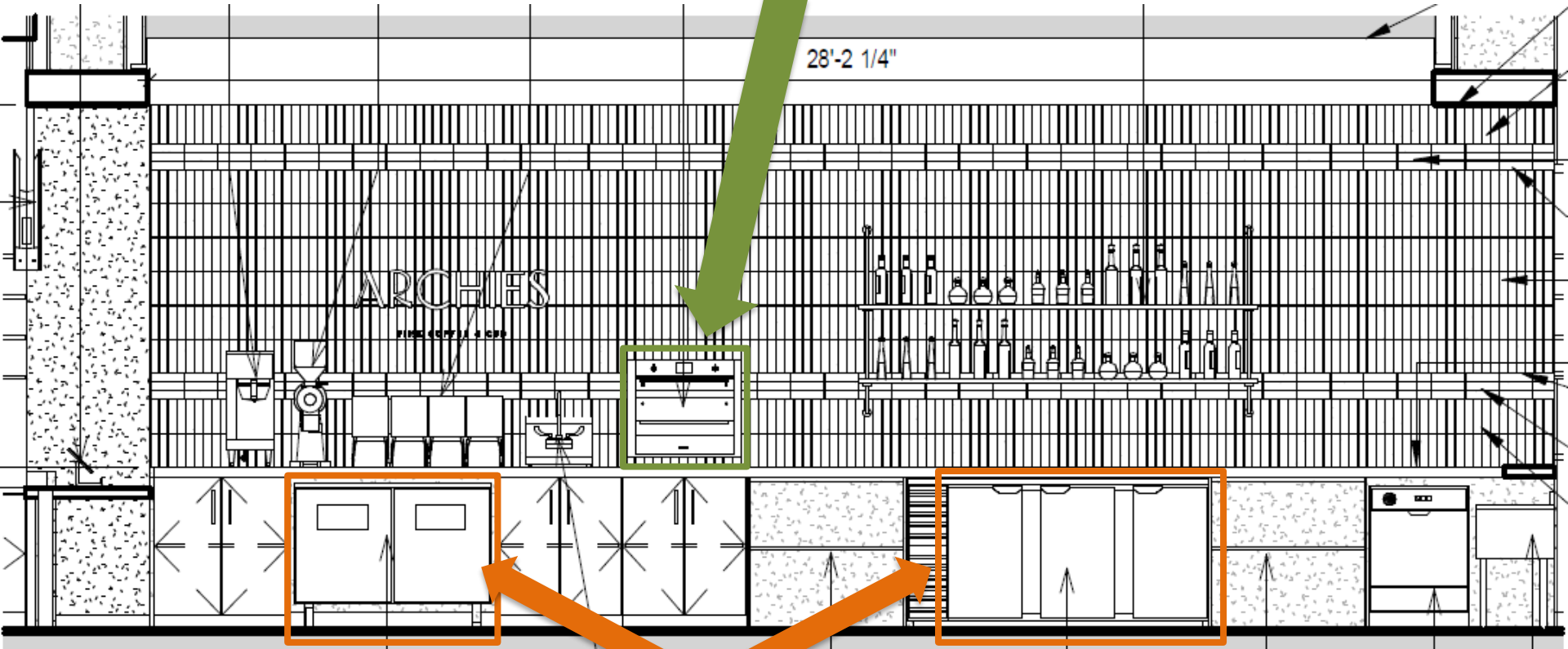
Floor Plan



Bar Elevation

Turbo Chef

28'-2 1/4"



Refrigerator/Food Storage



Recommendation

Staff recommends **approval** of CUP-24-54 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(4)(b), Eating Establishments – Downtown CBA Boundary; and
3. The establishment shall not pursue nor hold a TABC Late Hours permit; and
4. The permit shall become effective upon issuance of a Food Permit and Certificate of Occupancy; and
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.