



Public Hearing

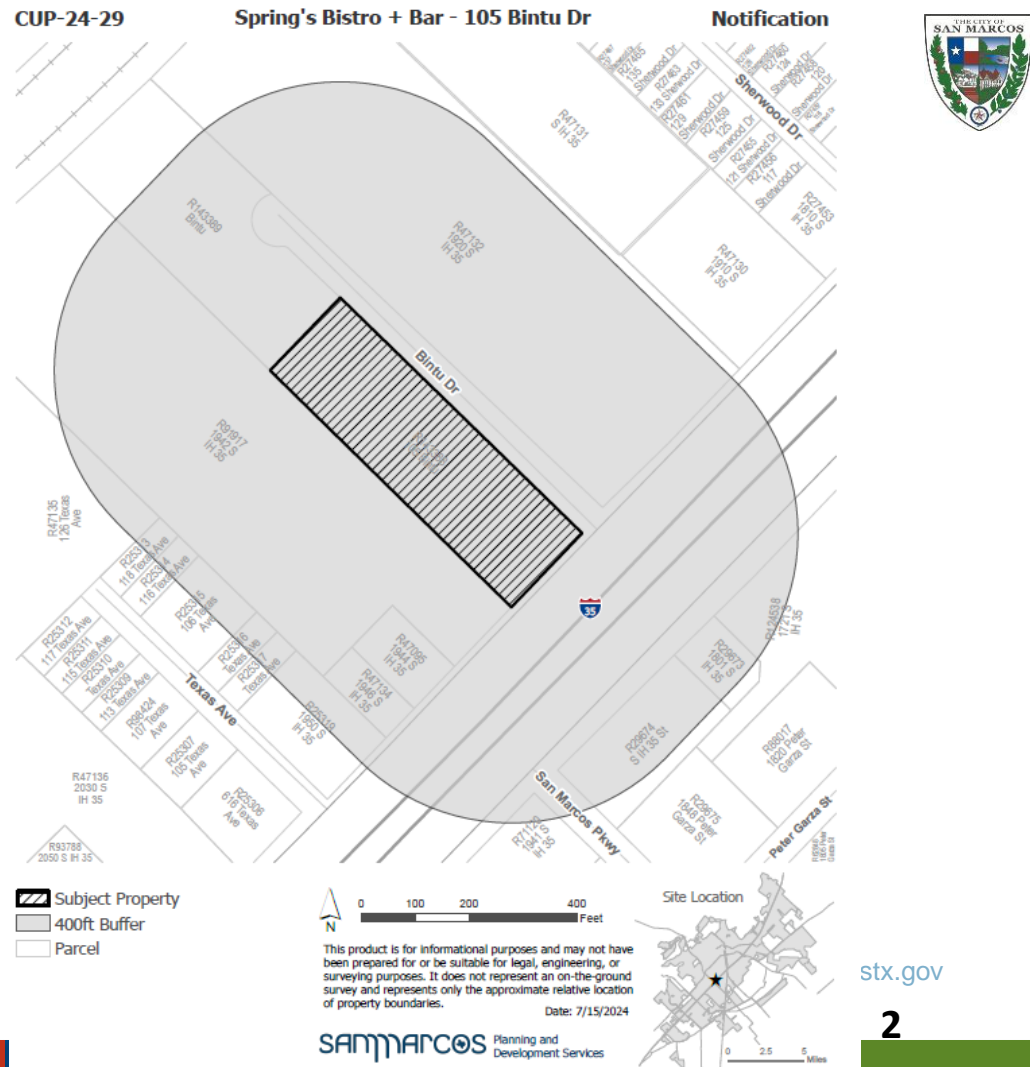
CUP-24-29

Springs Bistro + Bar

Hold a public hearing and consider a request by A. Ramirez, on behalf of Springs Bistro + Bar, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at 105 Bintu Drive. (B. Faulkner)

Property Information

- Approximately 2.75 acres
- Located at the intersection of Bintu Drive and South IH-35 Frontage Road



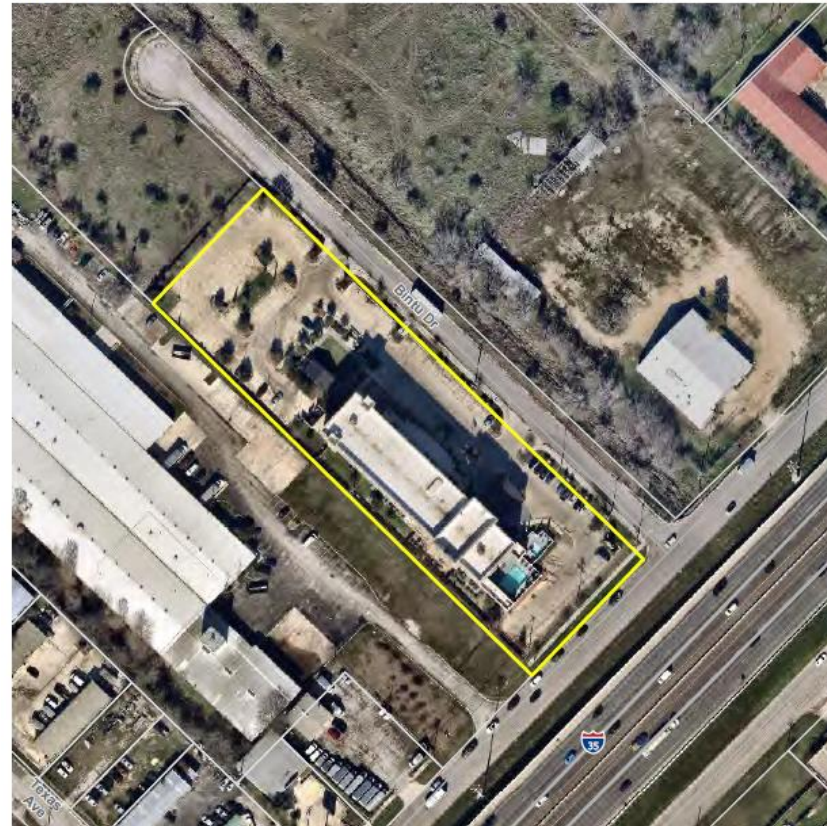


Context & History

Currently: Hotel Bar/Restaurant

Surrounding Uses

- Industrial
- Retail
- Restaurant
- Warehouse/Distribution



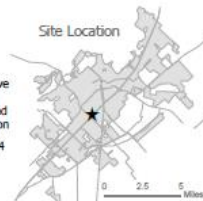
Subject Property
 Parcel

0 50 100 200 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: 7/15/2024

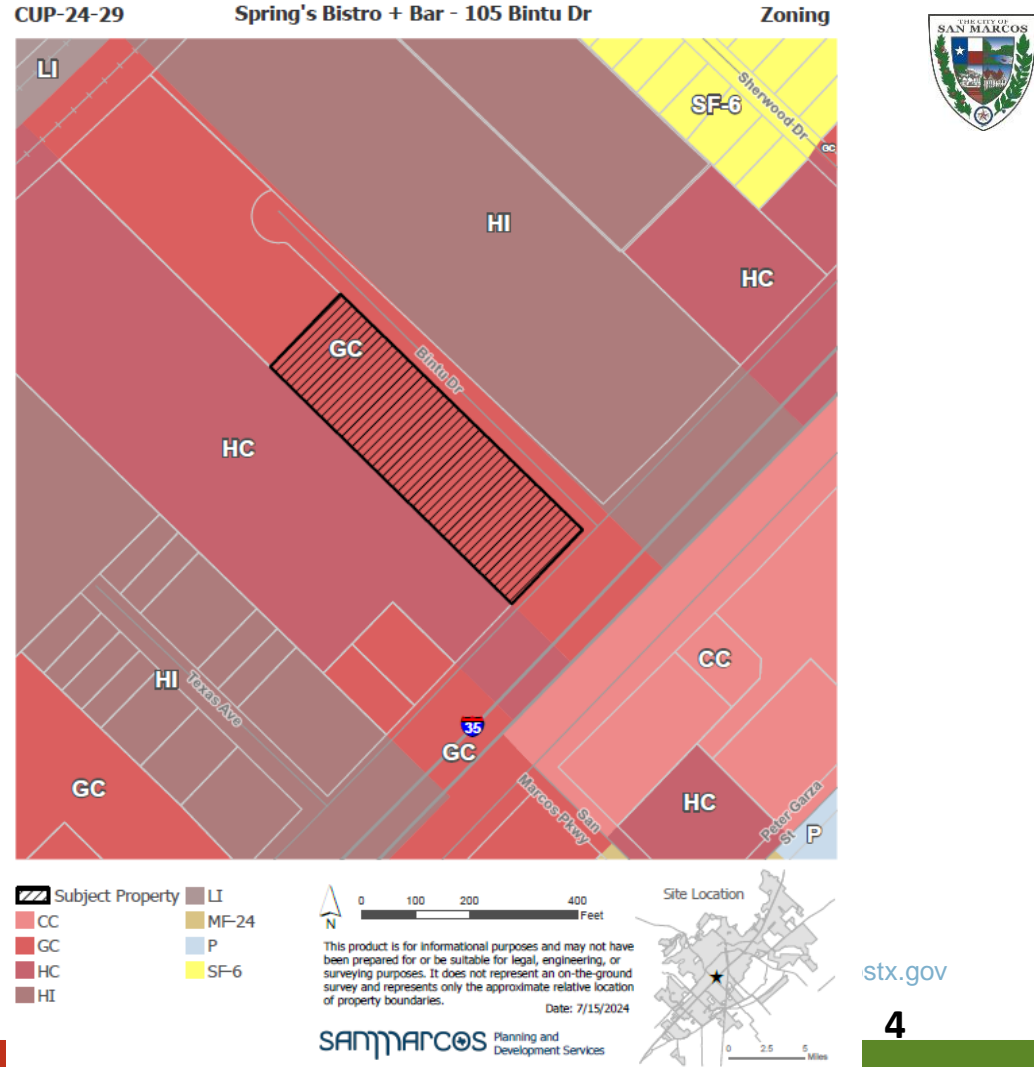
SAN MARCOS Planning and Development Services



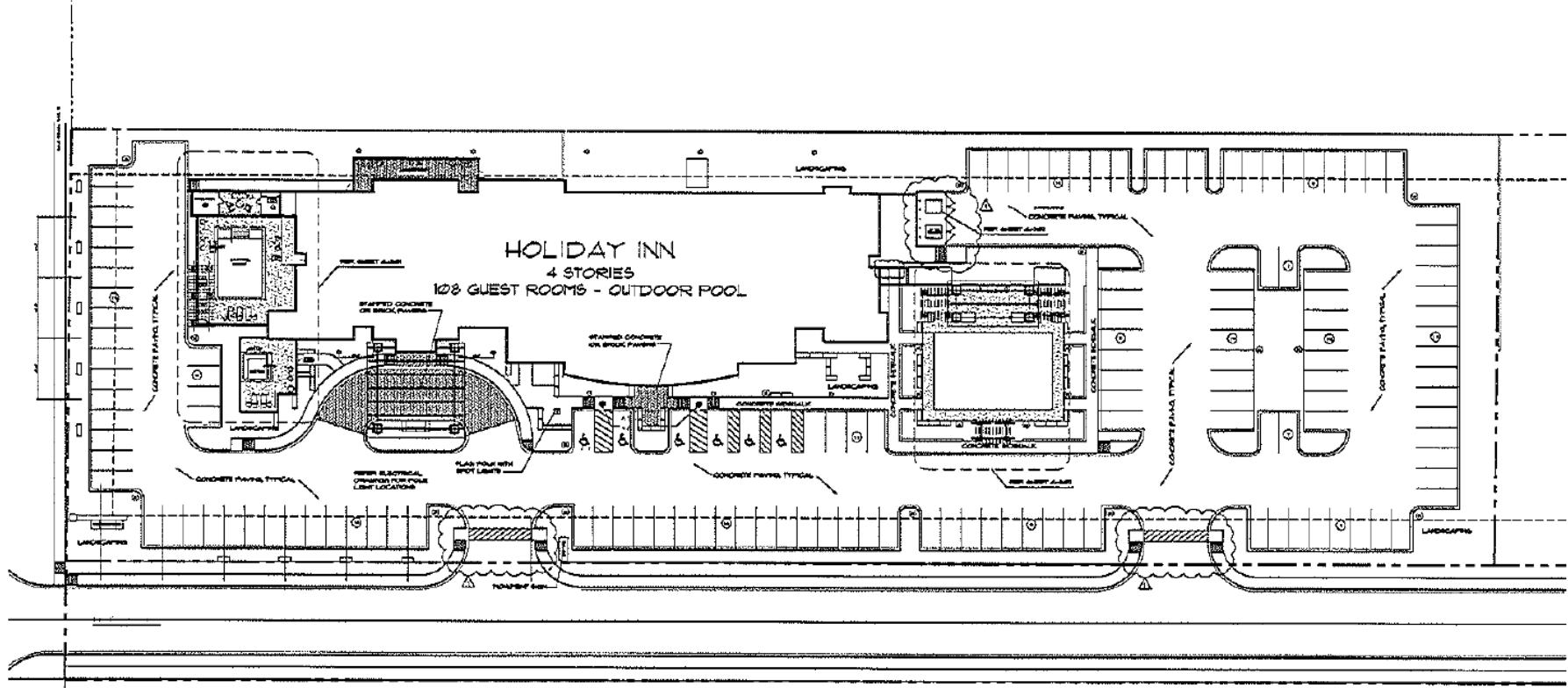
jstx.gov

Context & History

- Existing Zoning:
General Commercial (GC)
- Proposed Use:
Restaurant/Bar
 - Hours:
 - Monday-Sunday 4pm-11pm.
- CUP Expiration Date:
May 2, 2017



Site Plan

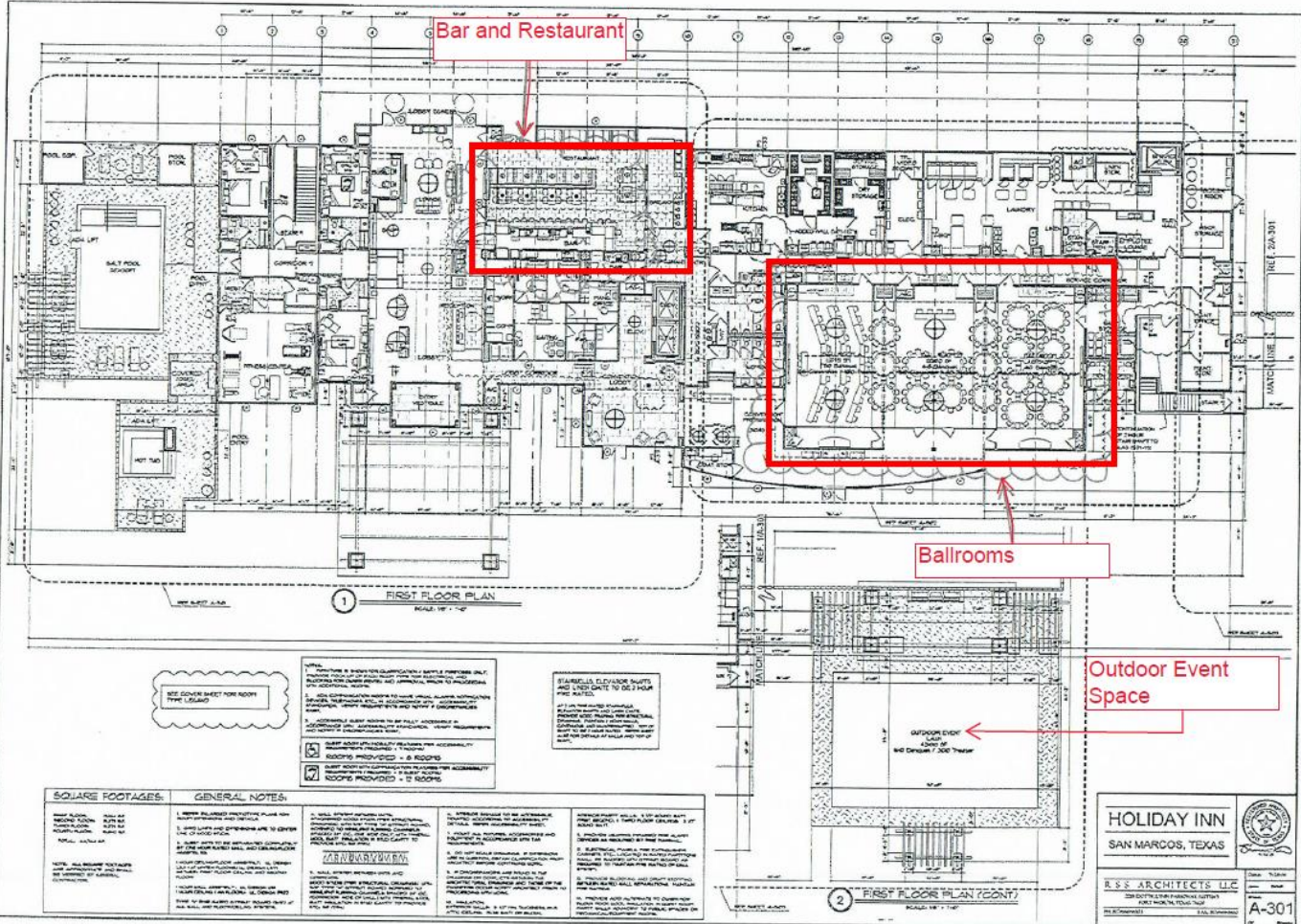


1 ARCHITECTURAL SITE REFERENCE PLAN
SCALE: 1" = 32'-0"

ARCHITECTURAL SITE PLAN FOR COORDINATION PURPOSES ONLY. REFER CIVIL SITE PLAN DRAWINGS FOR DIMENSIONS, GRADING AND SITE DETAILS TYPICAL.



Floor Plan





Recommendation

- Staff recommends **approval** of CUP-24-29 with the following conditions:
 1. The permit shall be valid for one (1) year, provided standards are met; and;
 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals