



# Public Hearing

## CUP-24-68

### Twin Peaks

CUP-24-68 (Twin Peaks Restaurant) Hold a public hearing and consider a request by Michael Locey, on behalf of Twin Peaks Restaurant, for a renewal to a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1207 IH 35. (C. Garrison)



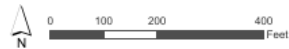
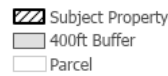
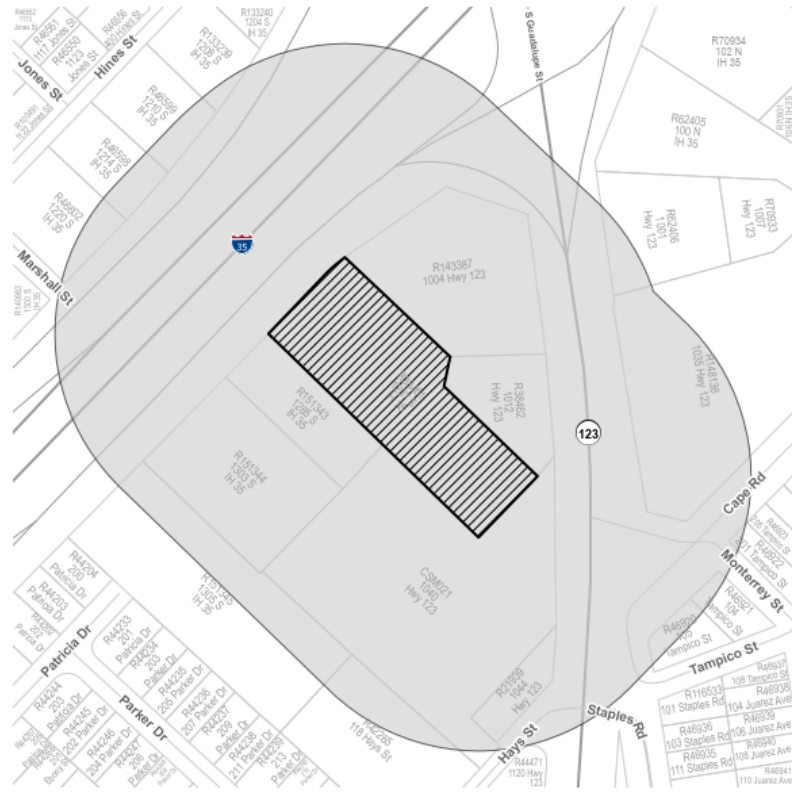
CUP-24-68

Twin Peaks CUP Renewal - 1207 S IH 35

Notification

# Property Information

- Approximately 2.3 acres
- Located at the intersection of IH 35 and State Highway 123



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Date: 11/13/2024

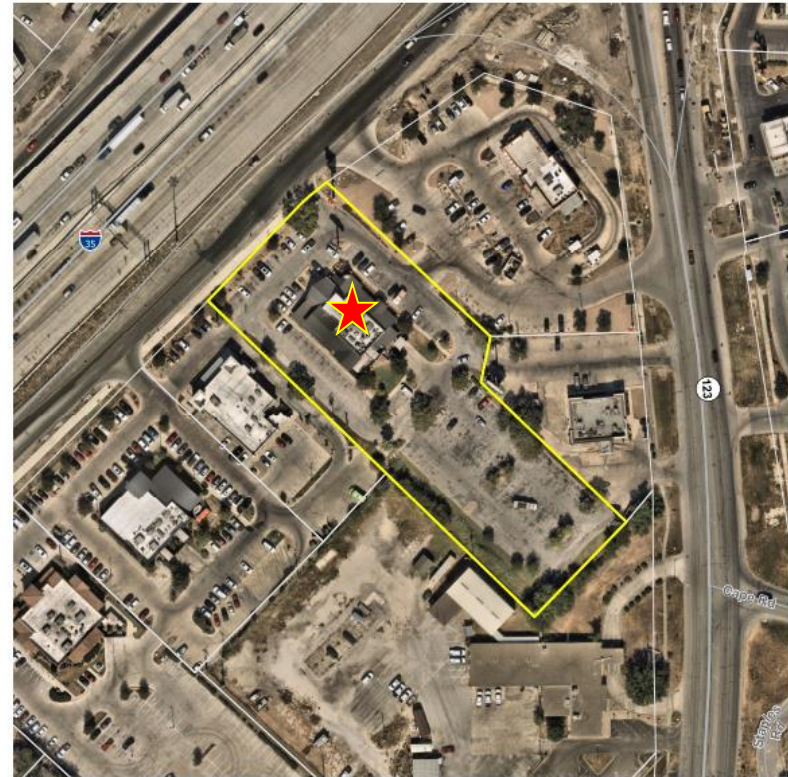


# Context & History

Currently a Restaurant

## Surrounding Uses

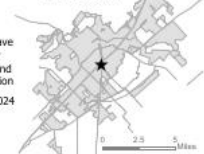
- Restaurants
- City Services
- Auto Sales
- Fuel Services



 Subject Property  
 Parcel



Site Location



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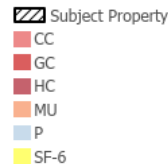
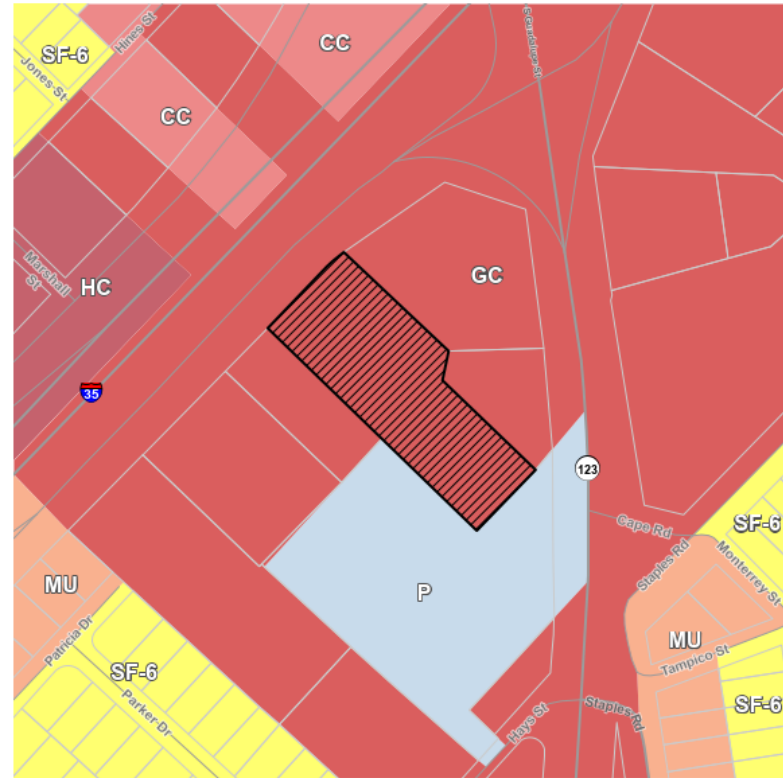
# Context & History

- Existing Zoning:  
General Commercial (GC)
- Current Use:  
Restaurant with on-premise  
consumption of mixed-beverages
- Monday-Sunday: 11am-12am
- CUP Expiration Date:  
(December 14, 2024)

CUP-24-68

Twin Peaks CUP Renewal - 1207 S IH 35

Zoning



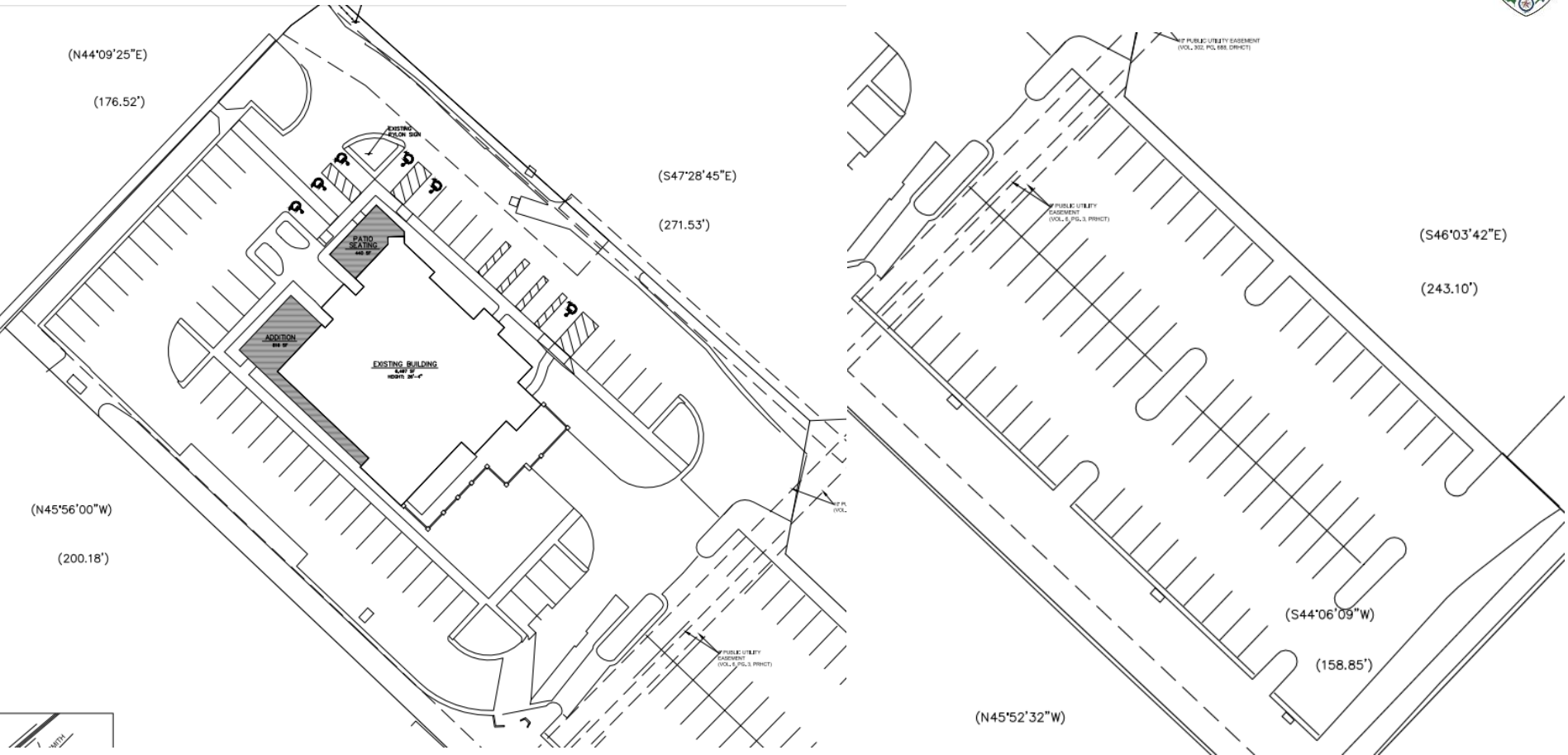
0 100 200 400 Feet  
N  
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Date: 11/13/2024

SAN MARCOS Planning and Development Services

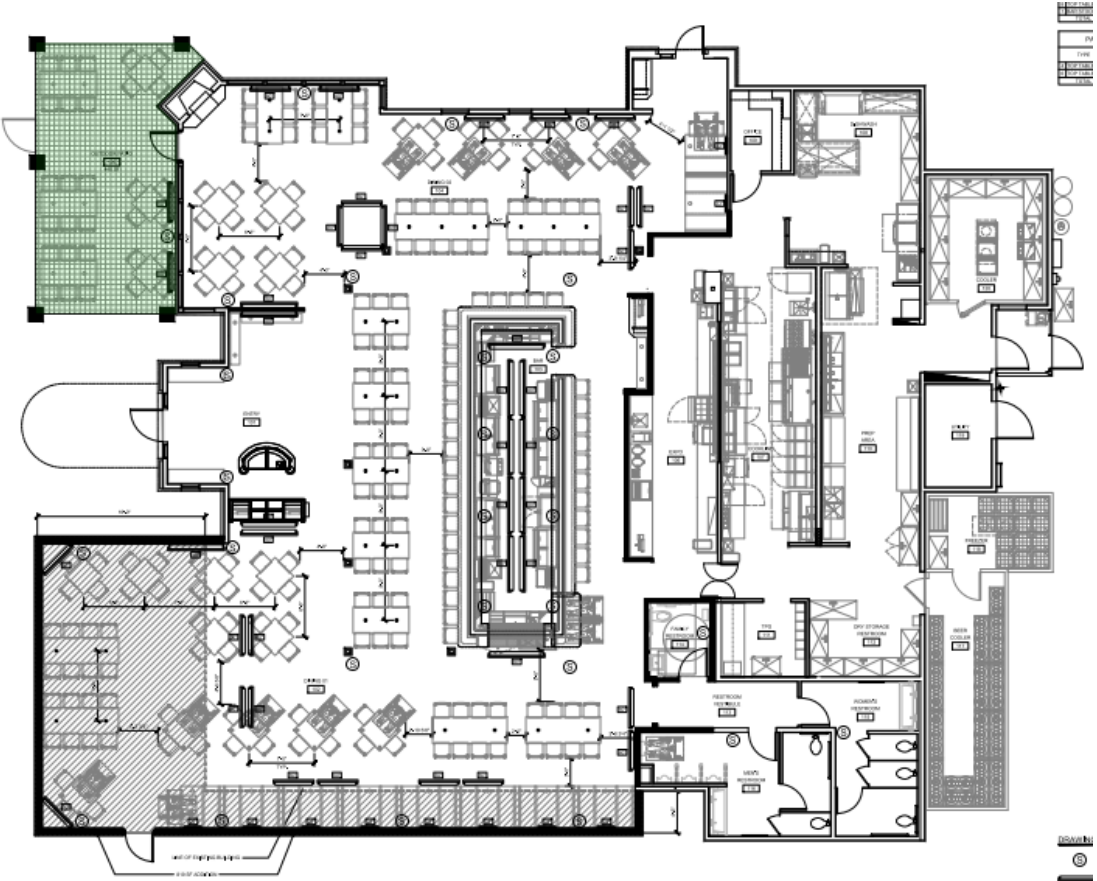


ostx.gov

# Site Plan



# Floor Plan





# Recommendation

- Staff recommends approval of CUP-24-68 with the following conditions:
  1. The permit shall be valid for three (3) years, commencing on December 14, 2024, provided standards are met; and
  2. No outdoor amplified music shall be permitted after 10 p.m.
  3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals