

Conditional Use Permit CUP-25-08	105 Bintu Drive Springs Bistro + Bar
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Summary

Request:	Appeal of a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption.		
Applicant:	Angelica Ramirez 105 Bintu Dr San Marcos, TX 78666	Property Owner:	Vikash Patel 105 Bintu Dr San Marcos, TX 78666
CUP Expiration:	2/13/2025	Type of CUP:	Mixed Beverage
Interior Floor Area:	Approximately 3,400 sq ft	Outdoor Floor Area:	Approximately 4,500 sq ft
Parking Required:	90 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Monday – Sunday: 4:00 p.m. – 11:00 p.m.		

Notification

Posted:	5/2/2025	Personal:	5/2/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 13A-1 in A F Weatherford #1 Subdivision (2015)		
Location:	On the Southwest corner of Bintu Drive and S IH-35 Frontage Road		
Acreage:	2.75 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial (GC)	Proposed Zoning:	Same
Existing Use:	Hotel Bar/Restaurant	Proposed Use:	Same
Preferred Scenario:	Commercial/Employment Medium	Proposed Designation:	Same
CONA Neighborhood:	Victory Gardens	Sector:	4
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Heavy Industrial (HI)	Industrial	Commercial/Employment Low
South of Property:	Heavy Commercial (HC)	Retail (Showplace Mattress & Furniture)	Commercial/Employment Medium
East of Property:	Community Commercial (CC) across IH-35	Restaurant (Taste of China Buffet)	Commercial/Employment Medium
West of Property:	Heavy Commercial (HC)	Warehouse/Distribution (Fiberglass supplier)	Commercial/Employment Medium

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
1. The permit shall be valid for three (3) years, provided standards are met; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Kaitlyn Buck	Title: Planner	Date: 3/19/2025

History

The Holiday Inn San Marcos is a four-story hotel which is located along the IH-35 Frontage Road. Food and beverages are proposed to be served in the restaurant, ballrooms, and outdoor event space. Planning & Zoning Commission voted to approve the initial Conditional Use Permit for Springs Bistro + Bar on August 25, 2015. This Conditional Use Permit was valid for one (1) year from the time the Certificate of Occupancy was issued. In August of 2024, the Planning and Zoning Commission approved a renewal of the CUP for 6 months.

Additional Analysis

Entertainment facilities at Springs Bistro + Bar include three mounted television sets in the restaurant area, a ballroom event space, and an outdoor event space.

Comments from Other Departments

Police	Most of the calls are associated with the hotel and issues that come from a hotel. Staff does not see issues where the bar is causing disturbances or other alcohol related problems. This activity is normal for a hotel type of business. See attached report.
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Commission Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	Denial
Speakers in favor or opposed: 1) Angelica Ramirez, in favor 2) Lisa Marie Coppoletta, general comment 3) Hayat Qurunful, in favor		
Recommendation from the Planning and Zoning Commission Meeting held March 25, 2025: A motion was made by Commissioner Agnew, second by Commissioner Costilla with an amendment for a six (6) month renewal term. The vote passed with a 9-0 vote For: 9 Commissioner Agnew, Commissioner Costilla, Commissioner Case, Commissioner Burleson, Commissioner Meeks, Commissioner Spell, Commissioner Garber, and Commissioner Dunn, Commissioner Van Oudekerke Against: 0 Absent: 0		
Discussion Topics: The following topics were discussed: (a) history of CUP renewals for the subject business, (b) ways to make up for delinquent CUP renewals.		

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. The subject property is not located within a neighborhood character study area.
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods. The proposed use is compatible with and preserves the character and integrity of adjacent developments; no improvements are necessary at this time.
		<u>X</u>	The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. No improvements are being proposed as the subject structure is an existing development.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. No visual impacts are expected to cause adverse effects on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.