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CUP-18-29 (Eskimo Hut)

CUP-18-29 (Eskimo Hut) – Hold a public hearing and consider a request by Nelson Riley on behalf of Eskimo Hut for a Conditional Use Permit to allow the sale of beer and wine at 1504 Aquarena Springs Drive Ste. 110. (W. Parrish)

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Location:

- Eskimo Hut is proposing to be located at the intersection of Aquarena Springs Drive and Zunker Drive.
- Located within a High Intensity Zone as designated on the Preferred Scenario Map.



CUP-18-29 1504 Aquarena Dr. Ste 110 Eskimo Hut Map Date: 10/26/2018



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Context & History:

- There have been Eskimo Huts in San Marcos in the past. This is a different owner.
- The San Marcos Police Chief has concerns about the sale of to-go beverages.
- The drive-thru that the applicant is proposing to use may have a negative impact on neighboring single family homes.
- The proposed hours of operation are 12 p.m. to 12 a.m. Monday – Saturday and 12 p.m. to 10 a.m. on Sunday.
- There will be one table inside and no outdoor seating.



CUP-18-29 1504 Aquarena Dr. Ste 110 Eskimo Hut Map Date: 10/26/2018

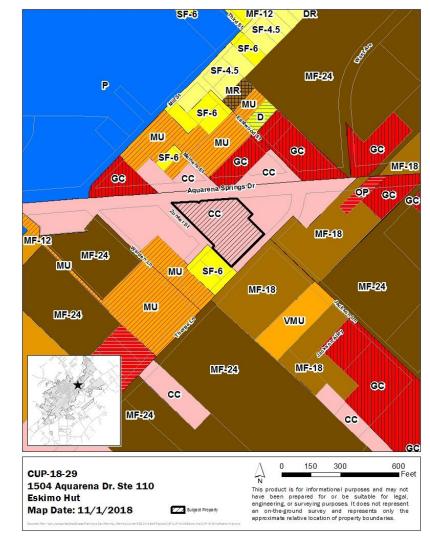


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Adjacent Single Family Homes

- Two neighboring properties zoned SF-6.
- Proposed drive-thru exits adjacent to these homes.
- Exiting vehicles may disturb adjacent homes with headlights at night.



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To-Go Beverages

- Police Chief concerned that beverages sold in a to-go manner will be consumed while vehicles are in operation.
- The manner in which the beverages are sold is approved by TABC.
- Generally served in a foam cup with a sealed plastic bag.
- Applicant has agreed to not use foam cups if CUP approved.





Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **Denial** of the Conditional Use Permit.

Alternate Recommendation:

If the Commission chooses to approve the request, Staff recommends the following conditions:

- Permit shall be valid for one (1) year, provided standards are met.
- Drinks shall not be served in foam based containers.
- The permit shall become effective upon the issuance of the Certificate of Occupancy.
- The permit shall be posted in the same area and manner as the Certificate of Occupancy.