

## **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)

## 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**

 Subject Property



0 150 300 600 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.

## 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.



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**1504 Aquarena Dr. Ste 110**  
**Eskimo Hut**  
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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.