

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: August, 2024

CONTACT INFORMATION

Applicant's Name	JORGE RUIZ MARTINEZ	Property Owner	DAVID CHIU
Company	RUIZ CALDERON, LLC dba JORGE'S MEXICAN RESTAURANT	Company	
Applicant's Mailing Address	1625 SPRUCE ST SAN MARCOS, TX 78666	Owner's Mailing Address	311 LAUREL HILL SAN MARCOS, TX 78666

PROPERTY INFORMATION

Subject Property Address: 2550 HUNTER RD, STE 1105, SAN MARCOS, TX 78666

Zoning District: COMMERCIAL Tax ID #: R 32089774620

Legal Description: Lot 3A Block 1 Subdivision HUNTER HILL SUBD. SEC 1

Number of Parking Spaces: 120

Is property more than 300' from church, school, hospital, or residential district? ☐ Y ☒ N

DESCRIPTION OF REQUEST

Business Name: JORGE'S MEXICAN RESTAURANT ☒ Restaurant ☒ Bar ☐ Other: _____

☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☒ Beer & Wine ☐ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon CLOSED Tue 7A-9P Wed 7A-9P

Thurs 7A-9P Fri 7A-11P Sat 7A-11P Sun 7A-2P

Indoor Seating Capacity: 239 Outdoor Seating Capacity: 96 Gross Floor Area: 5200 SQ. FT

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 1,000* Technology Fee \$15 TOTAL COST \$1,015

Renewal/Amendment Filing Fee \$750* Technology Fee \$15 TOTAL COST \$765

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG

AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: if required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***
- Personal Notice: if required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$150 plus a \$15 technology fee.***

I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.

Signature: 

Date: _____

Print Name: JORGE RUIZ MARTINEZ

Form Updated March, 2023

PROPERTY OWNER AUTHORIZATION

I, DAVID CHIU (owner name) on behalf of

(company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
2550 HUNTER RD, SAN MARCOS, TX 78666 (address).

I hereby authorize ANA DEL TORO (agent name) on behalf of
JORGE RUIZ MARTINEZ (agent company) to file this application for
VARIANCE AND CONDITIONAL USE PERMITS (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: David Chiu Date: 9-4-25
Printed Name, Title: DAVID CHIU property Owner

Signature of Agent: J Ruiz Date: _____
Printed Name, Title: JORGE RUIZ MARTINEZ, OWNER

Form Updated October, 2019