



Public Hearing

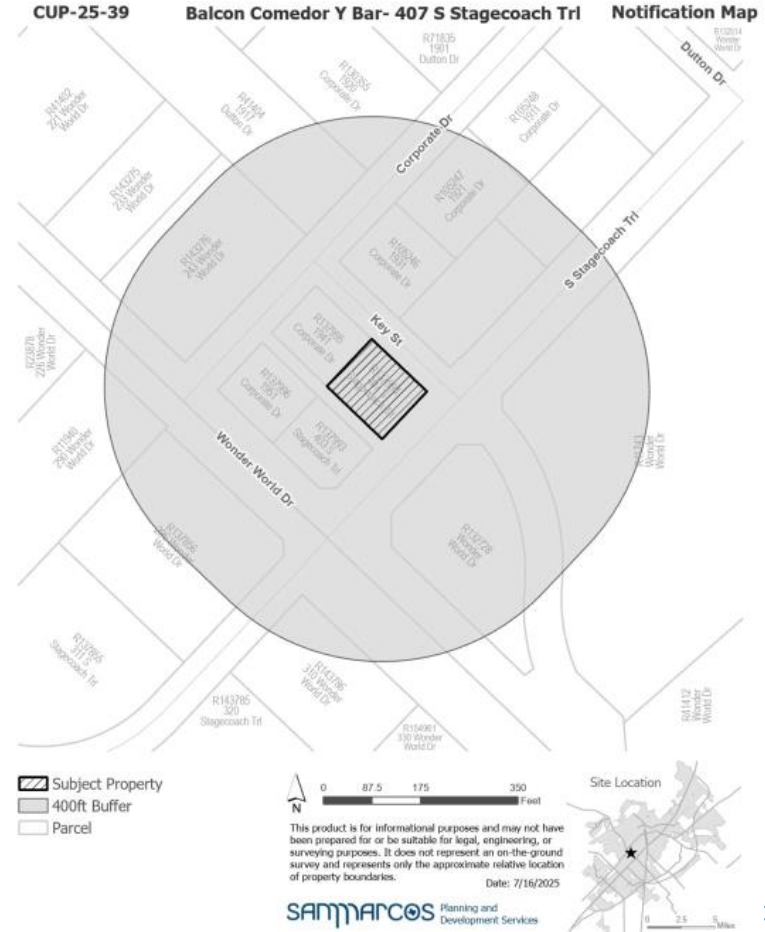
CUP-25-39

Balcon Comedor and Bar

CUP-25-39 (Balcon Comedor and Bar) Hold a public hearing and consider a request by Javier Magana, on behalf of Balcon Comedor and Bar, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages located at 407 S Stagecoach Trail Suite 201. (C. Garrison)

Property Information

- Approximately 0.370 acres
- Located at the northeast corner of Stagecoach Trail and Key Street



Context & History

Currently a Restaurant

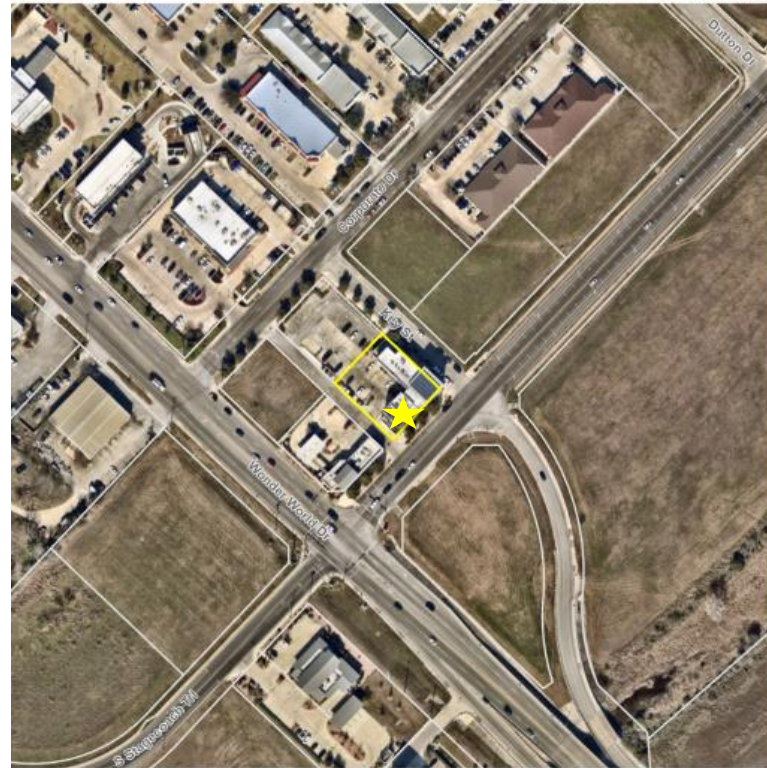
Surrounding Uses

- Mixed Use
- Retail Services
- Restaurants
- Bank
- Office

CUP-25-39

Balcon Comedor Y Bar- 407 S Stagecoach Trl

Aerial Map



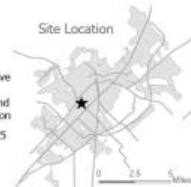
Subject Property
Parcel

0 87.5 175 350 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.

Date: 7/16/2025

SAN MARCOS Planning and Development Services

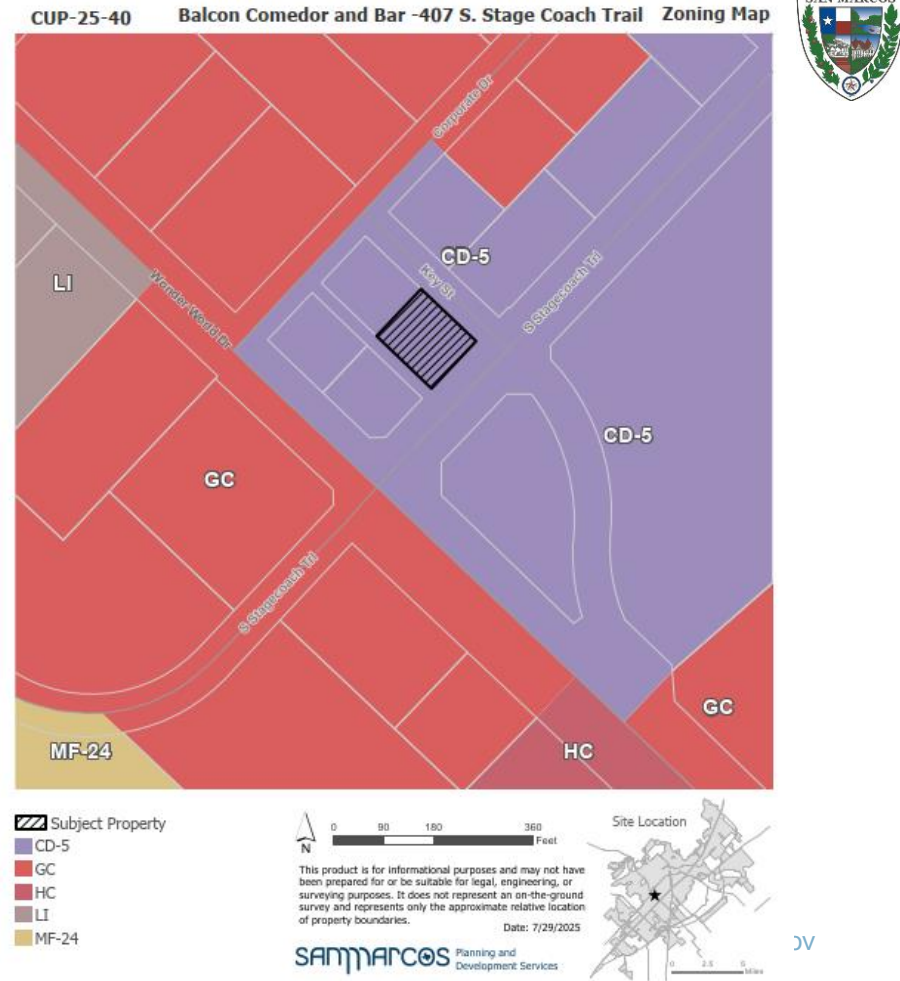


arcostx.gov

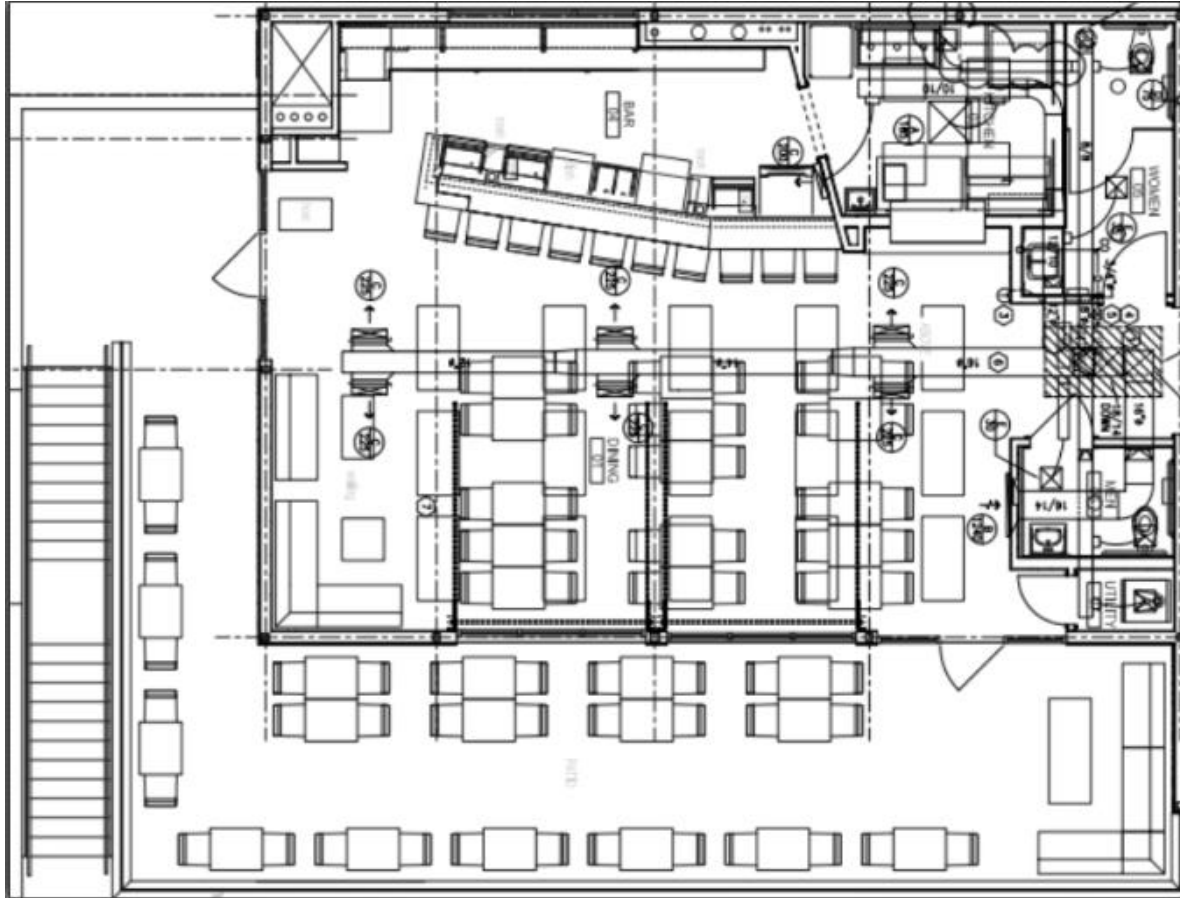


Context & History

- Existing Zoning:
Character District – 5 (CD-5)
- Proposed Use:
Restaurant
 - Hours of Operation:
 - Monday-Thursday: 11 a.m. – 9 p.m.
 - Friday-Saturday: 11 a.m. – 10 p.m.
 - Sunday: 11 a.m. – 3 p.m.
- CUP Expiration Date:
(January 24, 2024)



Floor Plan



sanmarcostx.gov





Recommendation

- Staff recommends **approval** of CUP-25-39 with the following conditions:
 1. The permit shall be valid for six (6) months, provided standards are met;
 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.