

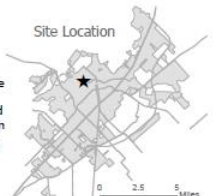
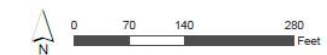
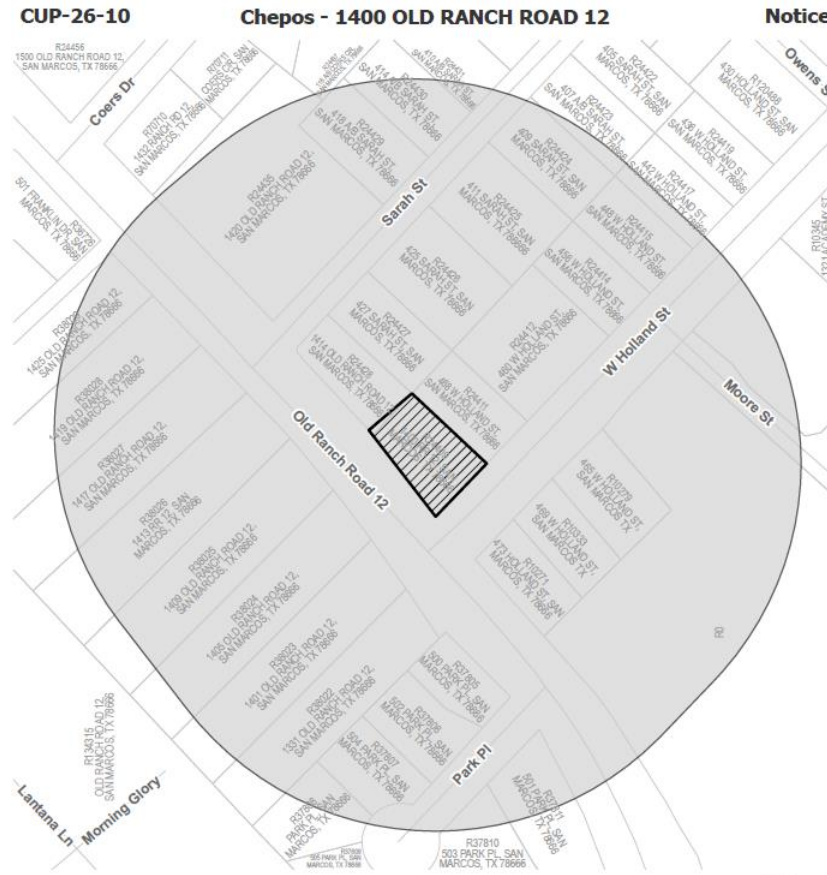


Public Hearing

CUP-26-10

Chepos

CUP-26-10 (Chepos) Hold a public hearing and consider a request by Mary Cruz Alvarado, on behalf of Chepos, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1400 Old Ranch Road 12. (K. Buck)



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.

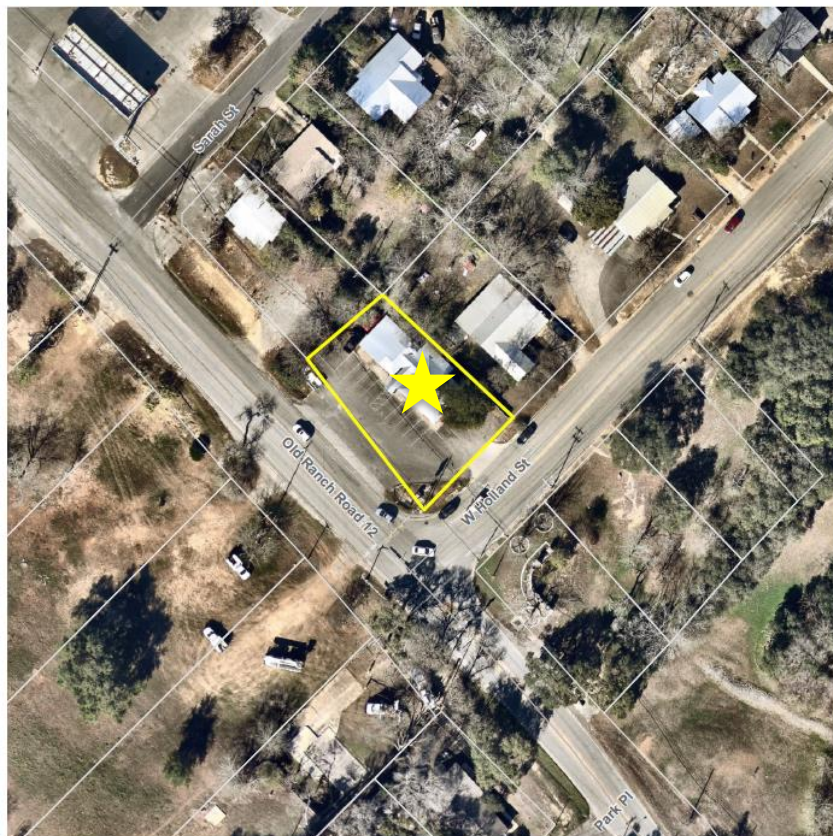
Date: 3/20/2026



Property Information

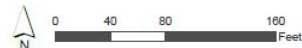
- Approximately 0.25 acres
- Location: Northwest corner of Old Ranch Road 12 and W Holland St

Context & History

- Currently a Restaurant
- Surrounding Uses:
 - Single-Family Residential
 - Cemetery
 - Texas State University



 Subject Property
 Parcel



Site Location

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Date: 3/20/2026

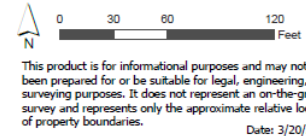
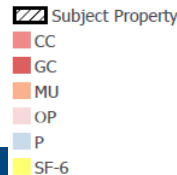
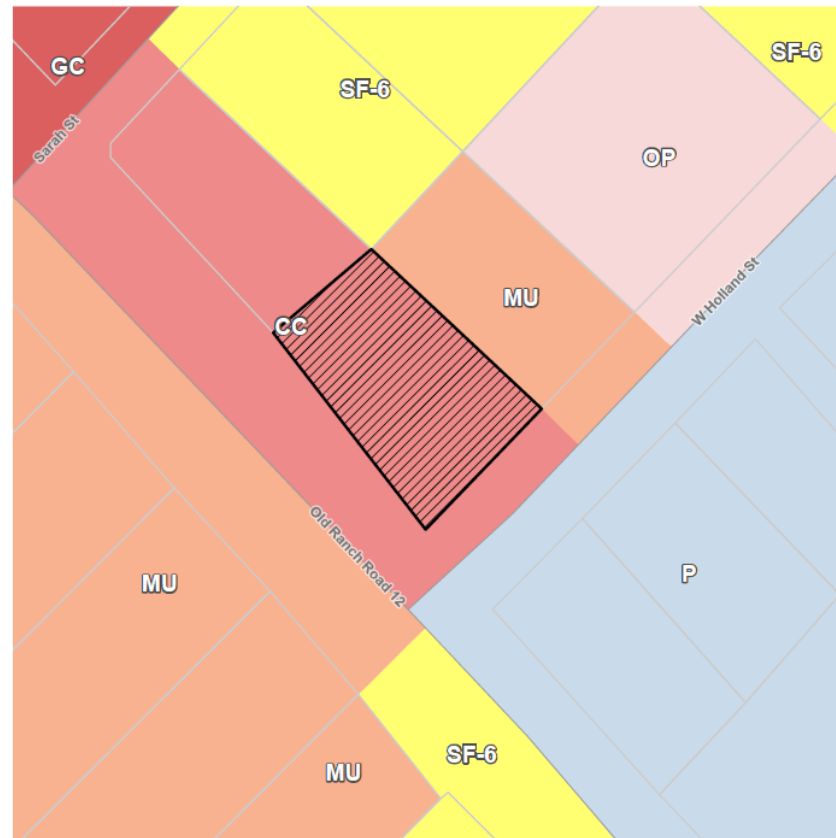
SAN MARCOS Planning and Development Services



0 2.5 5 Miles

Context & History

- **Existing Zoning:** Community Commercial (CC)
- **Proposed Use:** Restaurant with On-Premise Consumption of Alcohol
 - Hours of Operation:
 - Monday: Closed
 - Tuesday-Sunday: 7am-2pm
- **CUP Expiration Date:** N/A this is a new request
- **Police Calls:** None





Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
		<u>N/A</u>	Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
		<u>X</u>	Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?

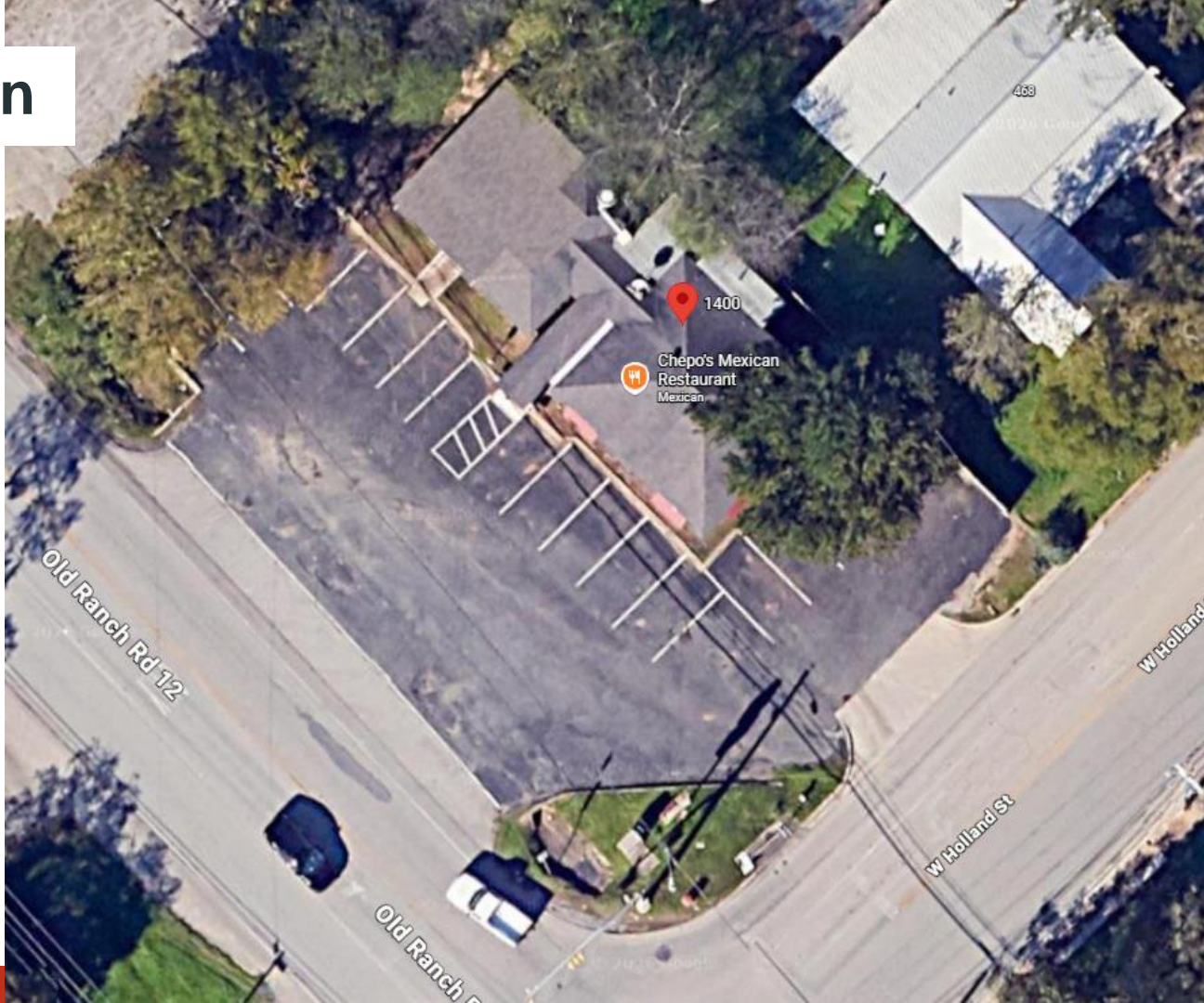


Criteria for Approval

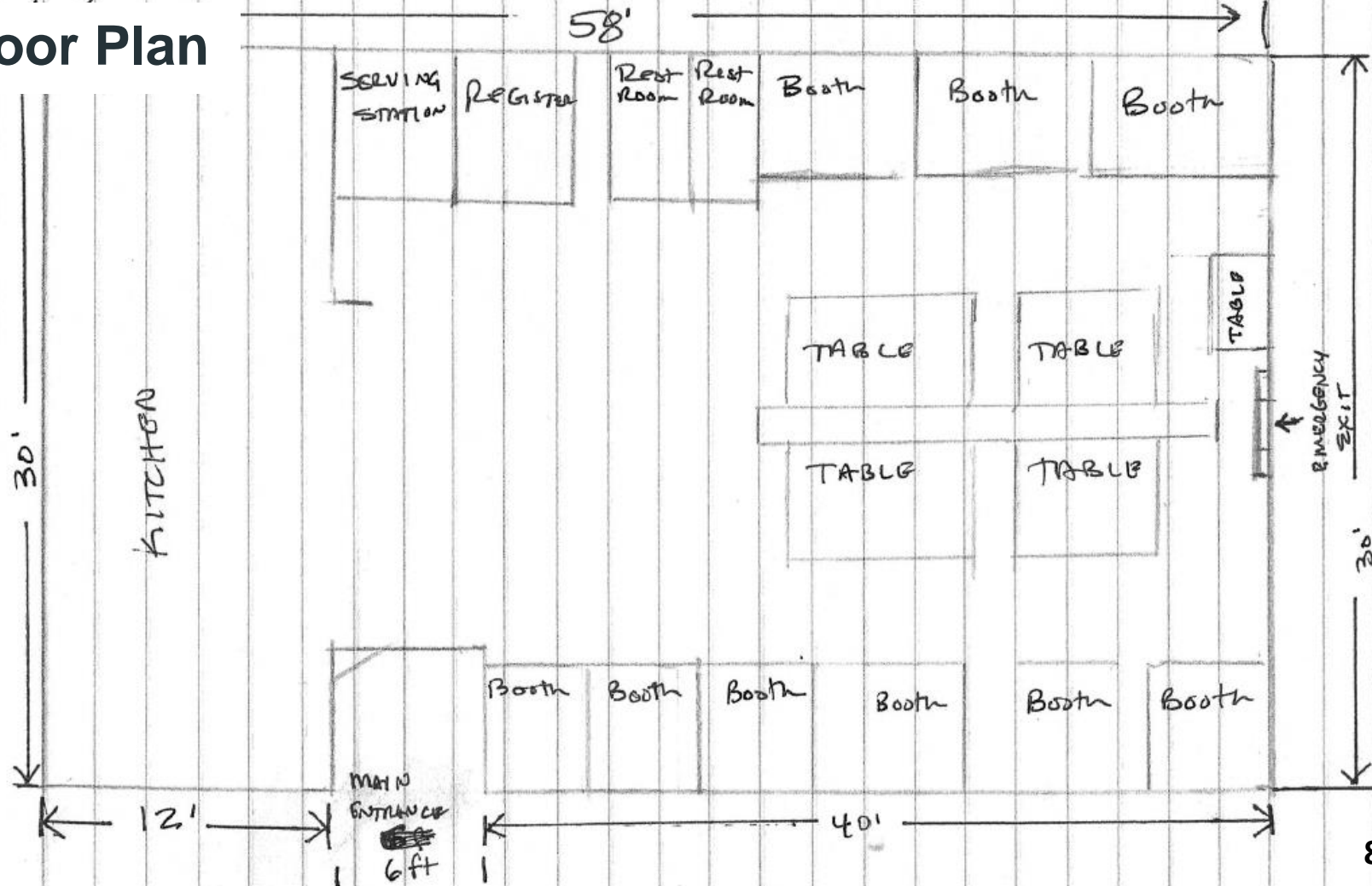
C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

Site Plan



Floor Plan



Recommendation



Staff recommends **approval** of CUP-26-10 with the following conditions:

1. The permit shall be valid for one (1) year, and shall expire on April 14, 2027, provided standards are met;
2. No outdoor Amplified Sound, Background Sound, and/or Acoustic Sound shall be permitted.
3. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d)
4. The business shall not pursue or hold a TABC Late Hours permit.
5. The occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy

