



Public Hearing

CUP-25-28

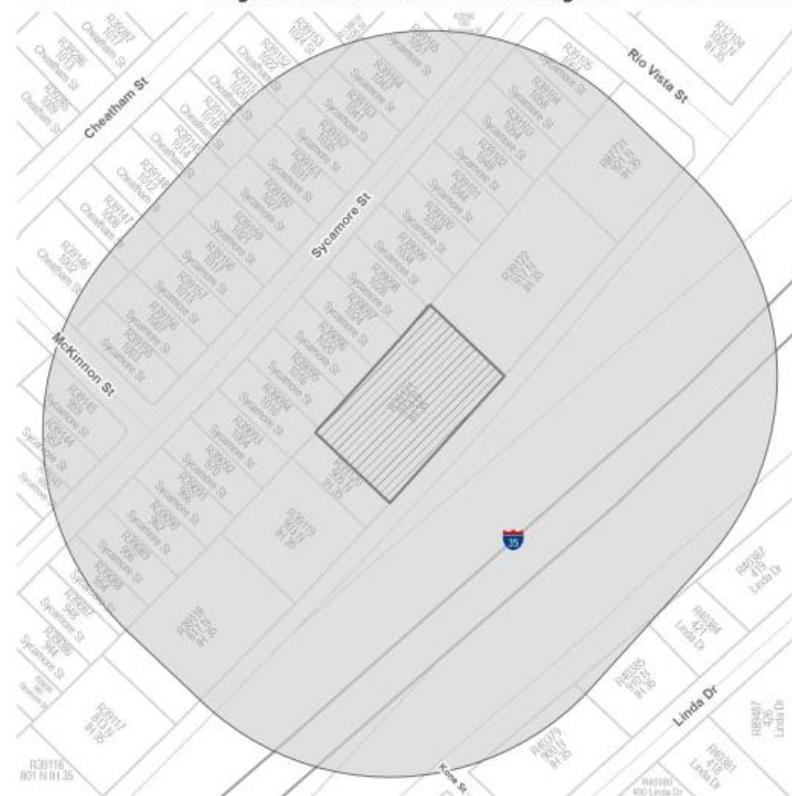
Fuego Restaurant

CUP-25-28 (Fuego) Hold a public hearing and consider a request by Jack Franken, on behalf of Fuego, to renew a Conditional Use Permit to allow on premise consumption of Mixed, located 913 N IH 35. (C. Garrison)



Property Information

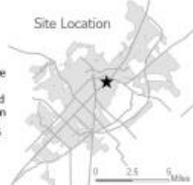
- Approximately 0.86 acres
- Located on IH 35 frontage, approximately 500 feet south of Rio Vista Street



- 400ft Buffer
- ▨ Subject Property
- Parcel



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: 6/20/2025



Context & History

Currently a Restaurant

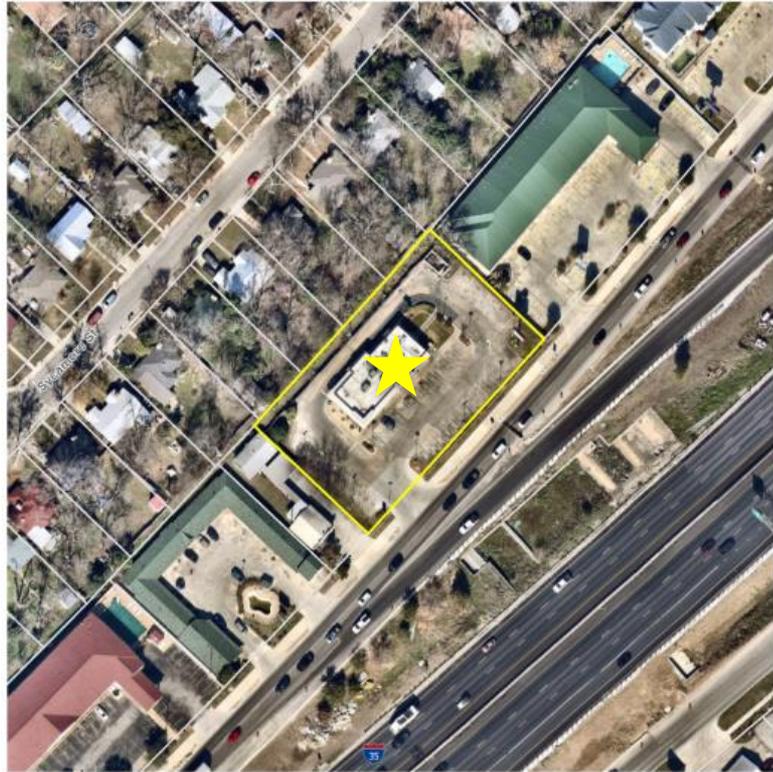
Surrounding Uses

- Hotel
- Offices
- Retail/ Restaurant
- Single Family Homes

CUP-25-28

Fuego Tortilla Grill- 913 S I-35 Frontage Rd

Aerial Map



Subject Property
Parcel



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: 6/20/2025

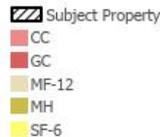
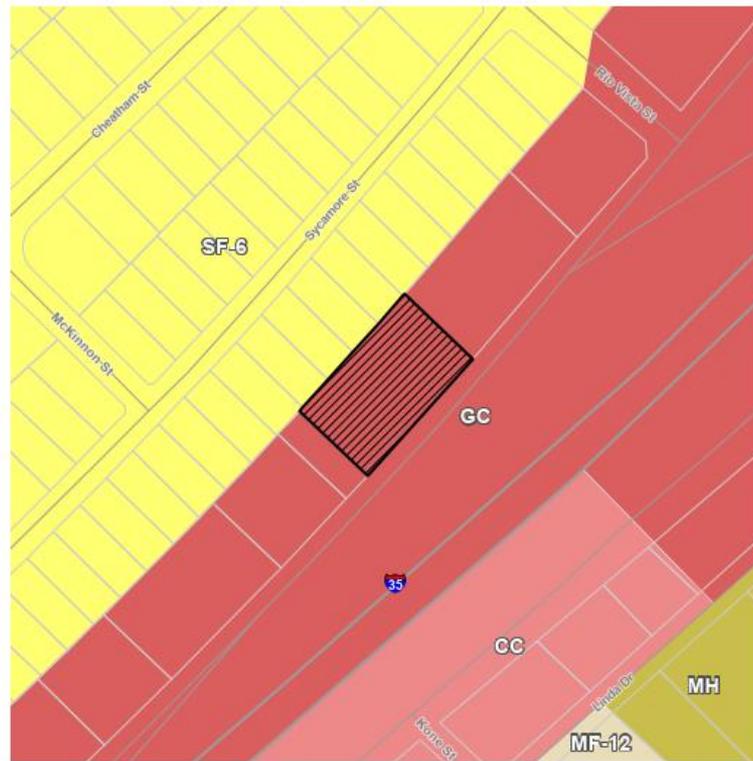
SAN MARCOS Planning and Development Services

ostx.gov



Context & History

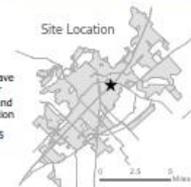
- Existing Zoning:
General Commercial (GC)
- Current Use:
Restaurant with alcohol sales
 - Tuesday: 7am – 12am
 - Wednesday: 24 hours
- CUP Expiration Date:
(June 23, 2025)



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.

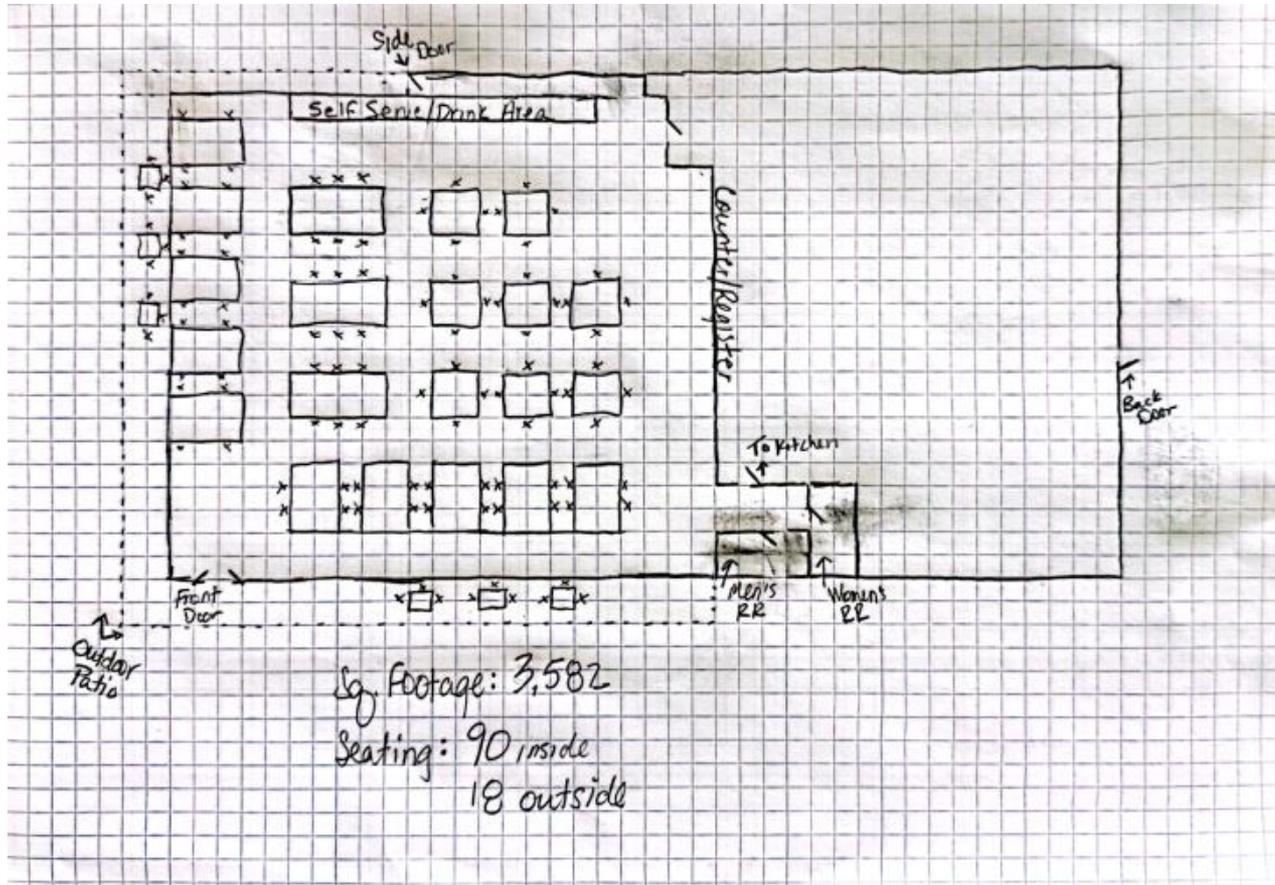
Date: 6/20/2025

SAN MARCOS Planning and Development Services



costx.gov

Floor Plan





Recommendation

- Staff recommends **approval** of CUP-25-28 with the following conditions:
 1. The permit shall be valid for three (3) years, provided standards are met; and
 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals