



# **Public Hearing**

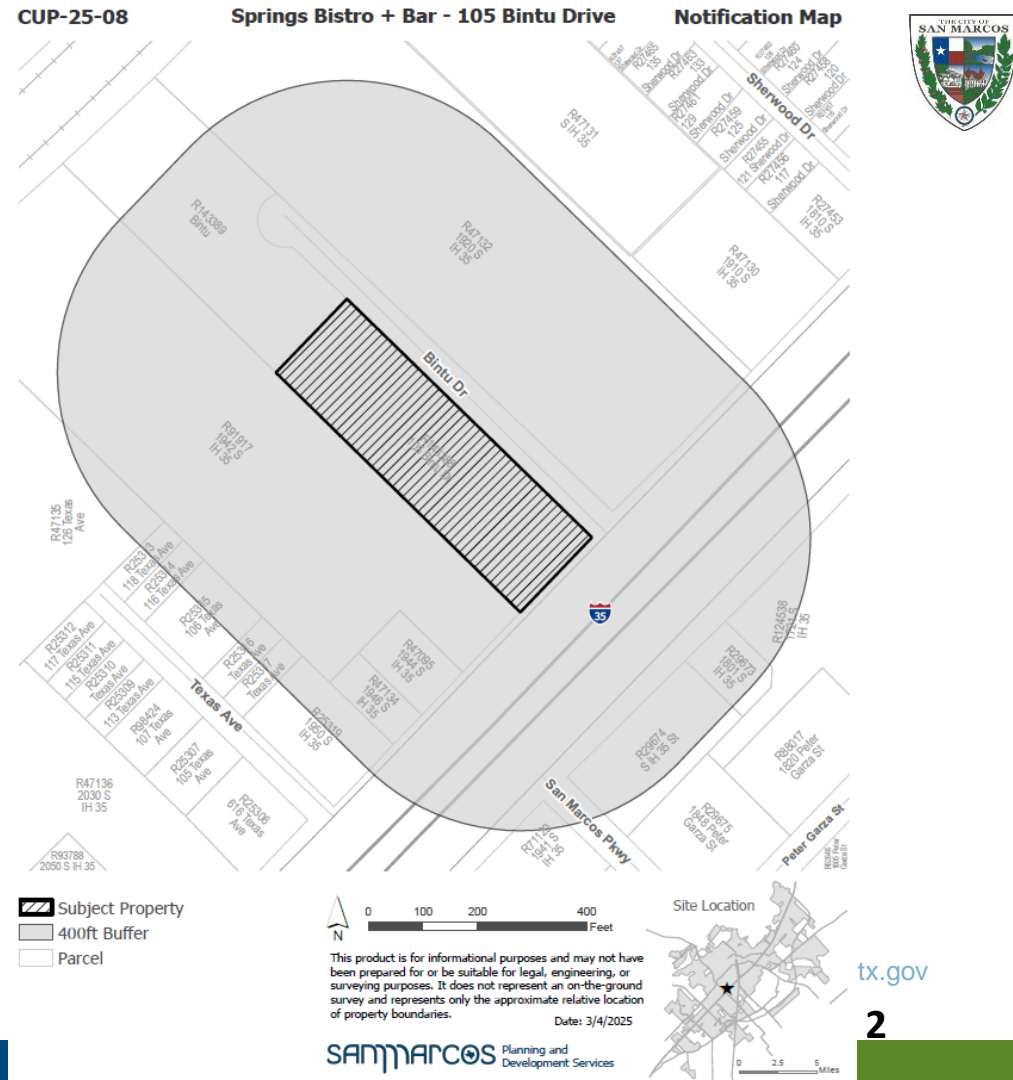
## **CUP-25-08**

### **Springs Bistro + Bar**

Hold a public hearing and consider a request by Angelica Ramirez, on behalf of Springs Bistro + Bar, to appeal the decision of the Planning and Zoning Commission which approved a Conditional Use Permit in Case No. CUP-25-08, to allow on-premises consumption of mixed beverages, for six (6) months, located at 105 Bintu Drive, and consider authorizing a refund of \$765.00 to Angelica Ramirez for the fee paid to appeal to the City Council.

# Property Information

- Approximately 2.75 acres
- Located: on the Southwest corner of Bintu Dr & S IH-35 Frontage Road



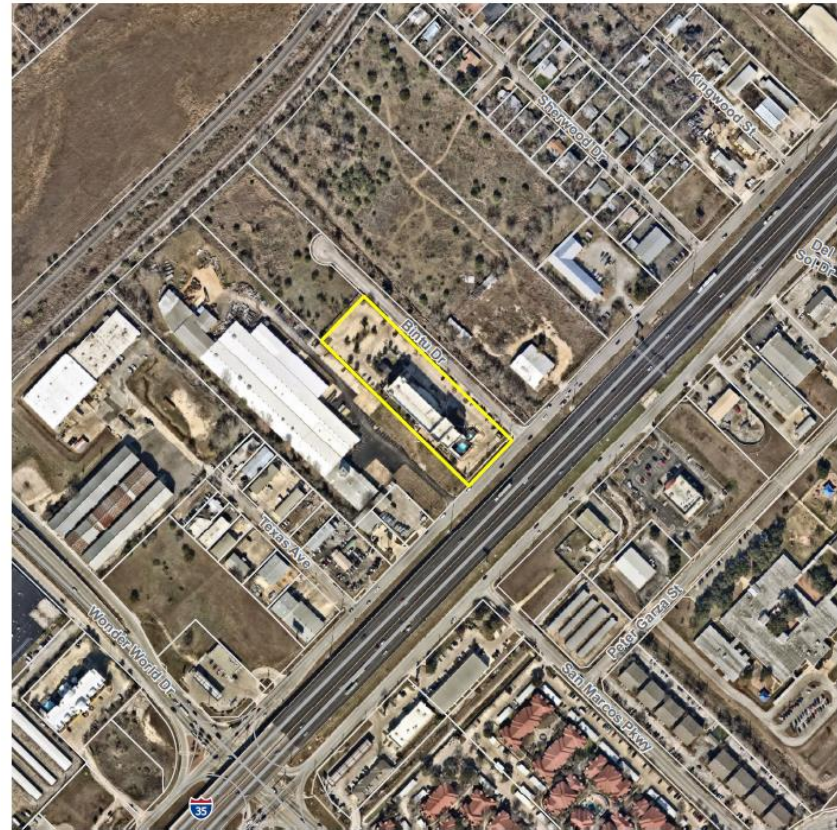
# Context & History

- Currently: Hotel Bar/Restaurant
- Surrounding Uses:
  - Industrial
  - Retail
  - Restaurant
  - Warehouse/Distribution

CUP-25-08

Springs Bistro + Bar - 105 Bintu Drive

Aerial Map



Subject Property  
Parcel

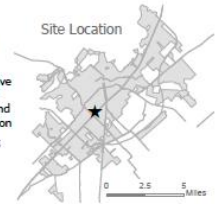
0 170 340 680 Feet

Site Location

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: 3/4/2025

SAN MARCOS Planning and Development Services



stx.gov

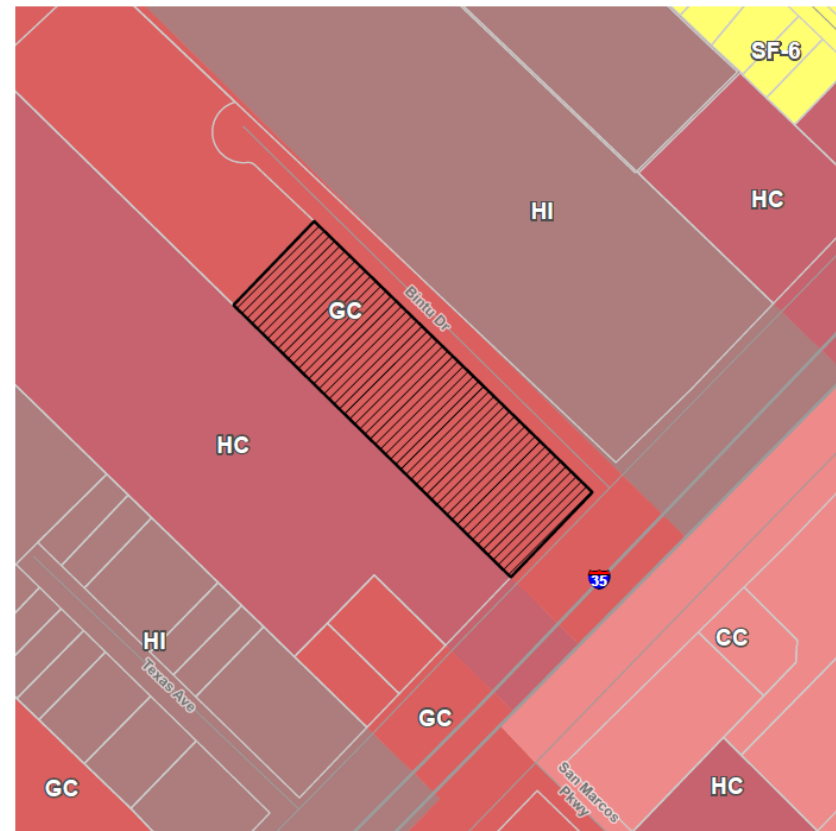
# Context & History

- Existing Zoning:  
General Commercial (GC)
- Proposed Use: Hotel  
Bar/Restaurant
  - Hours of Operation:
    - Monday-Sunday:  
4pm-11pm
- CUP Expiration Date:  
February 13, 2025

CUP-25-08

Springs Bistro + Bar - 105 Bintu Drive

Zoning Map



Subject Property

CC

GC

HC

HI

P

SF-6



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Date: 3/4/2025

SAN MARCOS Planning and Development Services

Site Location



[istx.gov](http://istx.gov)

# History:



- August 25, 2015 - Planning & Zoning Commission voted to approve the initial Conditional Use Permit for Springs Bistro + Bar.
- April 26, 2018 - Conditional Use Permit was initially valid for one (1) year from the time the Certificate of Occupancy was issued.
- August 13, 2024 - Planning and Zoning Commission approved a renewal of the CUP for 6 months, citing the business operated without an approved conditional use permit for eight years.
- March 25, 2025 - Planning and Zoning Commission approved a renewal of the CUP for 6 months, again citing the business operated without an approved conditional use permit for eight years.

# Planning and Zoning Commission Justification\*



CUP Approval	CUP Expiration	Months Delinquent
August 25, 2015 - Valid 1 year from issuance of Certificate of Occupancy	April 26, 2019	N/A
August 13, 2024 - Valid 6 months	February 13, 2025	64 months
March 25, 2025 - Valid 6 months	September 25, 2025	58 months

\*Note: the justification in the packet indicates an August 25, 2016 expiration date, this slide has been updated with the April 26, 2019 expiration based on the issuance of certificate of occupancy for the business.



# Staff Recommendation

Staff recommended approval of CUP-25-08 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.

## Planning & Zoning Commission Approval

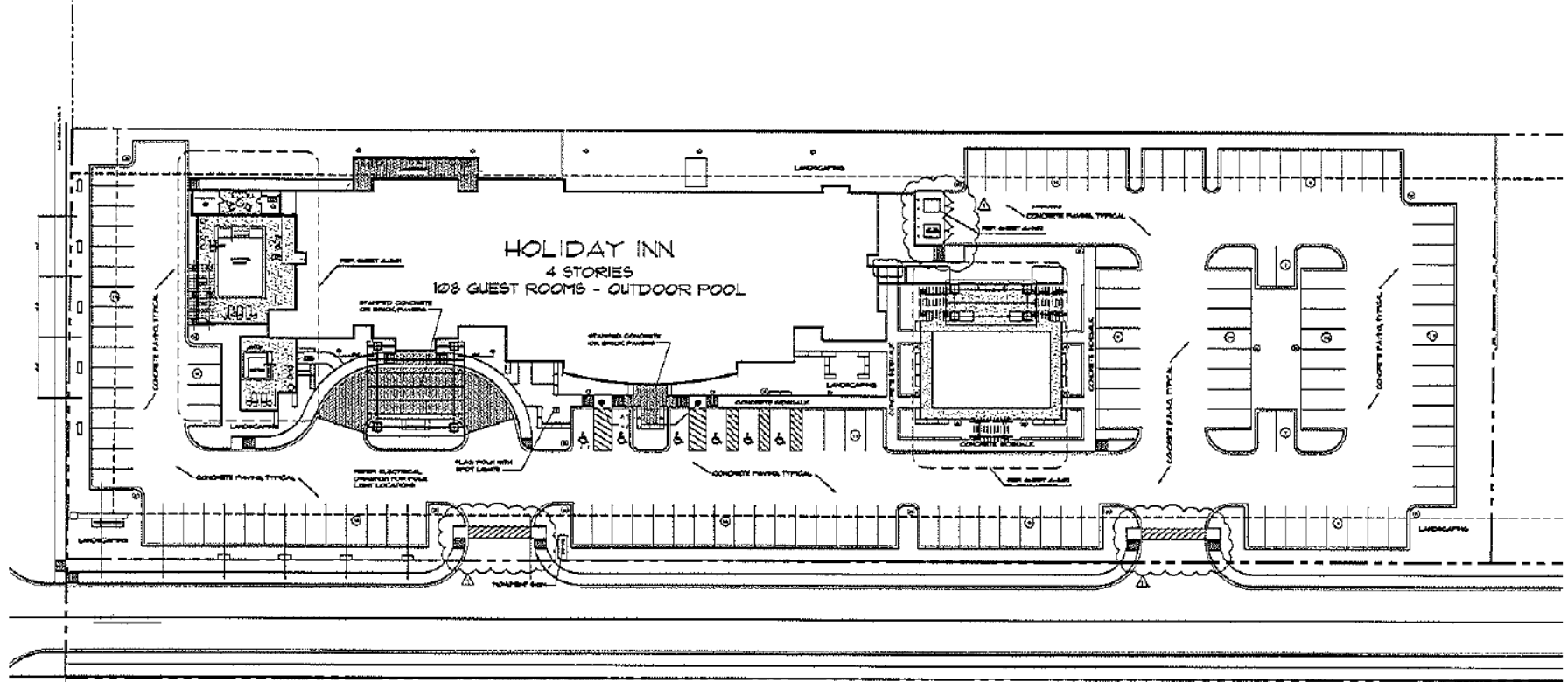
Planning and Zoning Commission approved CUP-25-08, at their March 25, 2025, regular meeting, with a 9-0 vote, with the following conditions:

1. The permit shall be **valid for six (6) months**, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

***The current request is an appeal of the 6-month approval***



# Site Plan



1

ARCHITECTURAL SITE  
REFERENCE PLAN

SCALE: 1" = 30'-0"

ARCHITECTURAL SITE PLAN FOR  
COORDINATION PURPOSES ONLY.  
REFER TO CIVIL SITE PLAN  
DRAWINGS FOR DIMENSIONS,  
GRADING AND SITE DETAILS  
TYPICAL.





# Floor Plan

