



Public Hearing

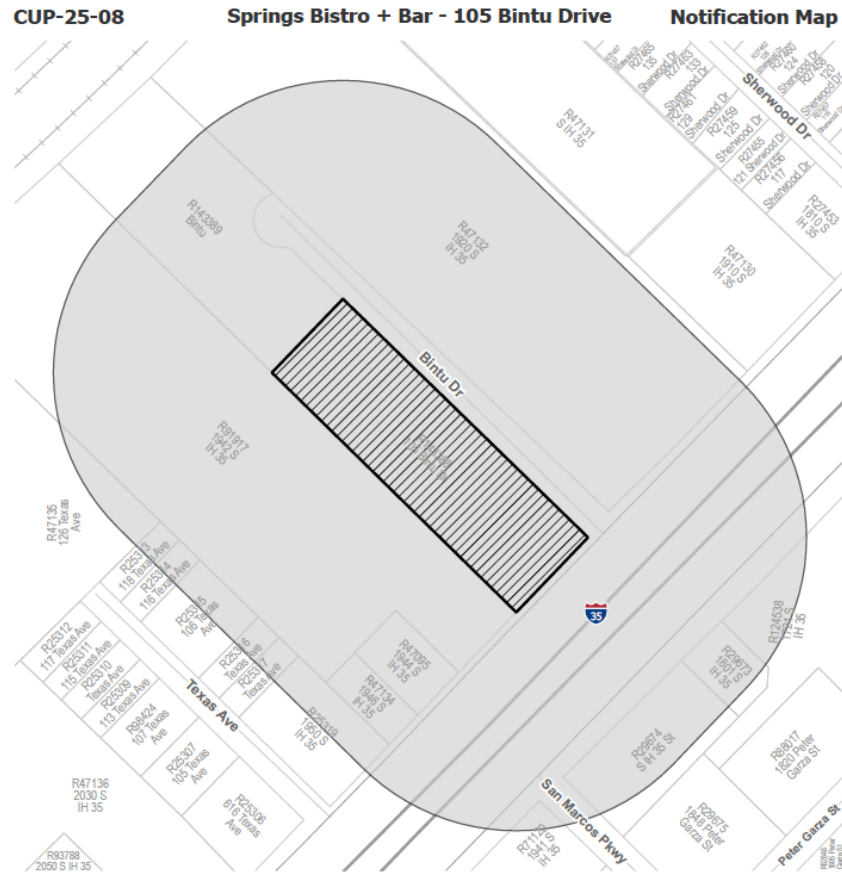
CUP-25-08

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

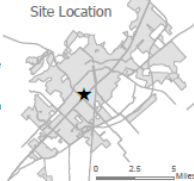
- Approximately 2.75 acres
- Located: on the Southwest corner of Bintu Dr & S IH-35 Frontage Road



Subject Property
 400ft Buffer
 Parcel



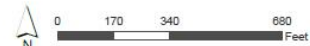
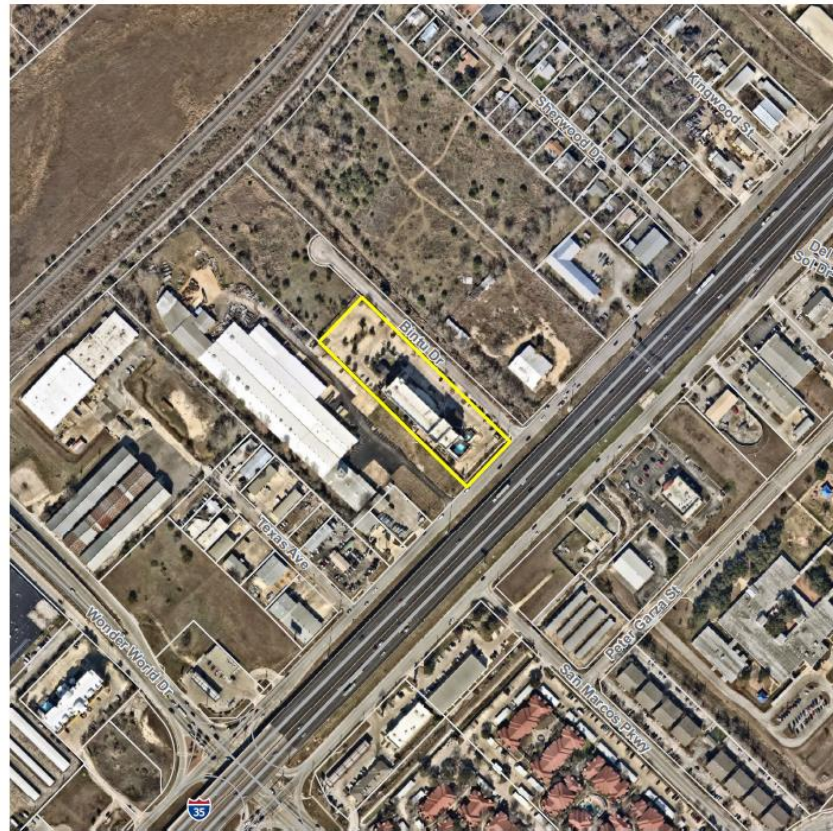
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 Date: 3/4/2025





Context & History

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



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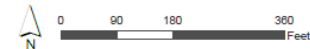
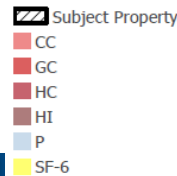
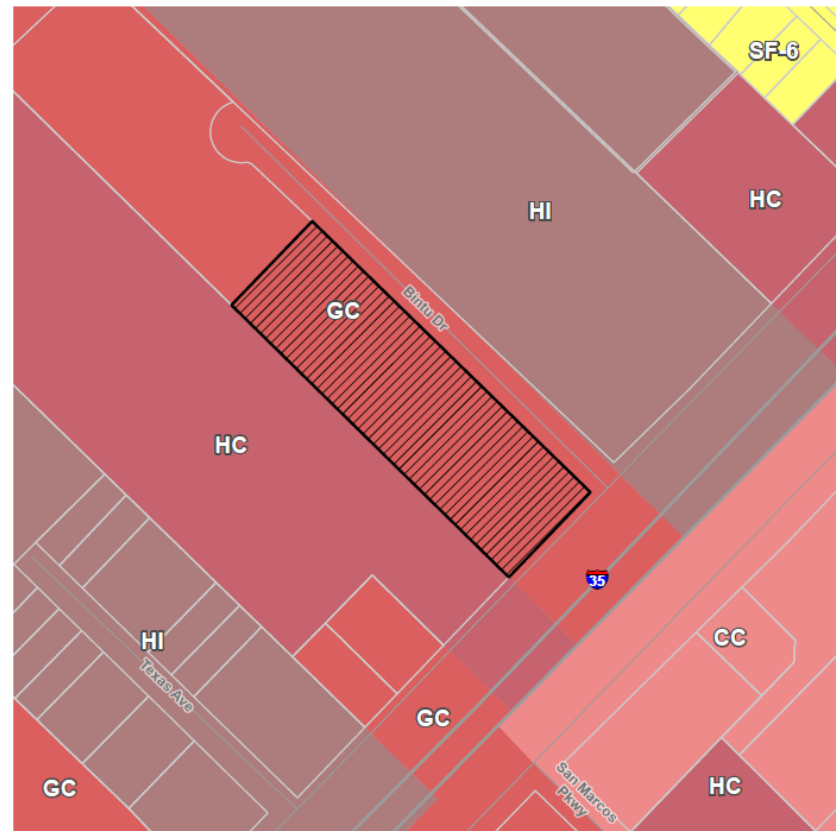
Site Location





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



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Date: 3/4/2025

SAN MARCOS Planning and Development Services



stx.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.

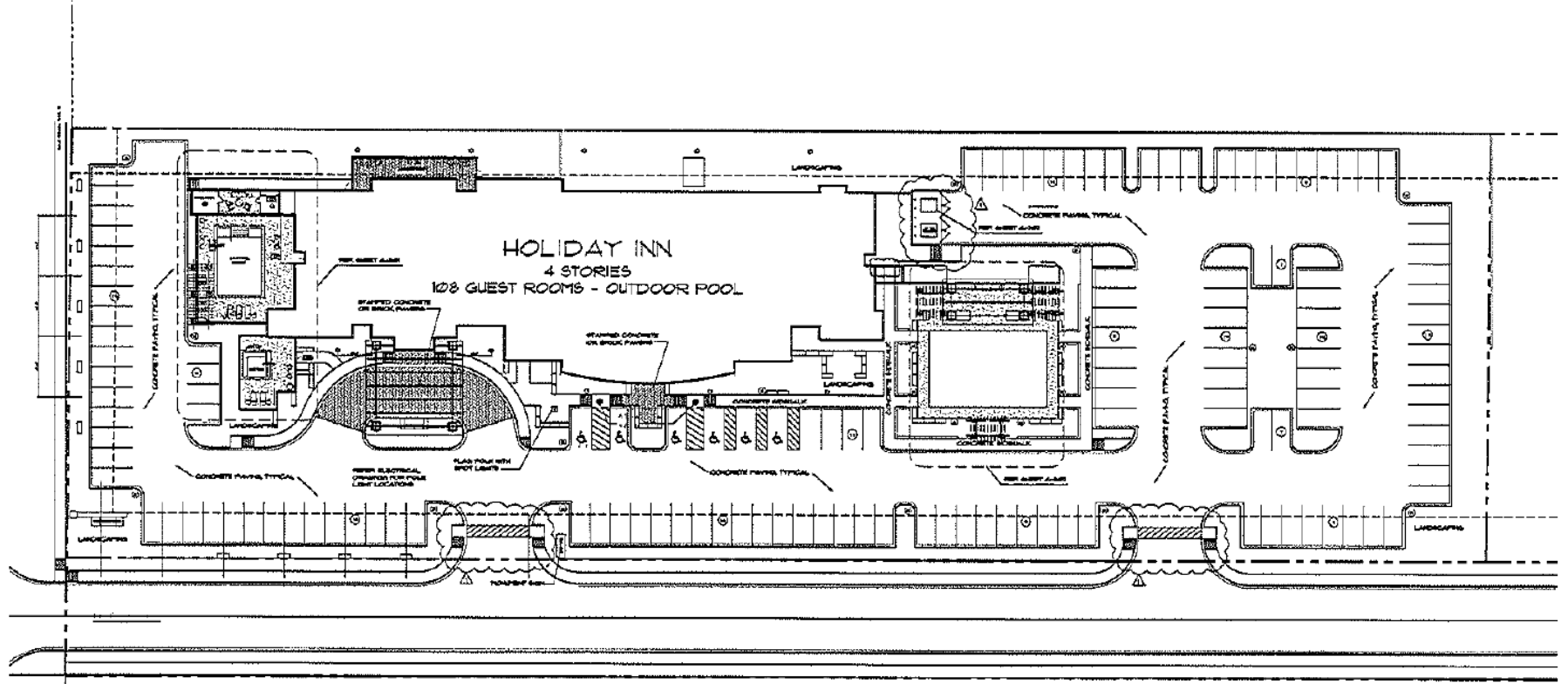
Planning & Zoning Commission Approval

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 CIVIL SITE PLAN DRAWINGS FOR DETERMINING GRADING AND SITE DETAILS TYPICAL.



