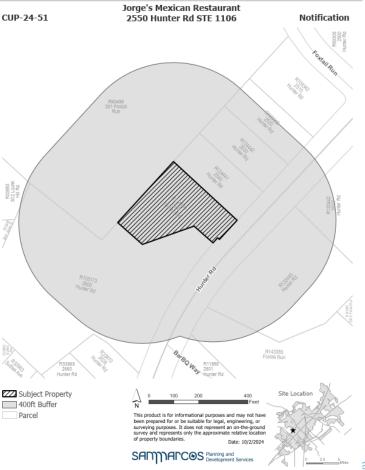


Public Hearing CUP-25-59 Jorge's Mexican Restaurant

CUP-25-59 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2550 Hunter Road, Suite 1106. (C. Garrison)

Property Information

- Approximately 1.918 acres
- On Hunter Road approximately 700 feet south of Foxtail Run





Context & History

Currently a Restaurant with Mixed Beverage Sales

Surrounding Uses

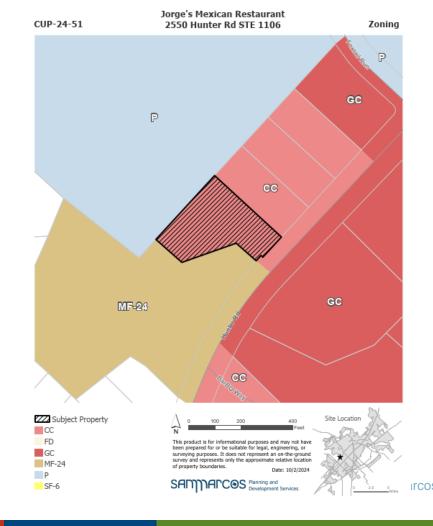
- Middle School
- Apartments
- Retail

This request is accompanied by a Variance Application due to the close proximity of the business to Doris Miller Middle School.



Context & History

- Existing Zoning:
 Community Commercial (CC)
- Existing Use: Restaurant
 - Tuesday-Thursday: 7am-9pm
 - Friday-Saturday: 7am-11pm
 - Sunday: 7am-2pm
- CUP Expiration Date: (October 25, 2025)







Current/Proposed Menu

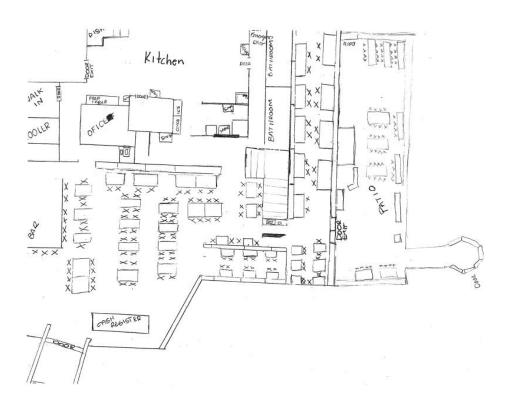








Floor Plan



Recommendation



Staff recommends **approval** of CUP-25-59 with the following conditions:

- 1. This permit approval is subject to the Commission's approval of the Distance VR-25-12
- 2. The permit shall be valid for one (1) year, commencing October 25, 2025, provided standards are met;
- 3. The following statement shall be included on all restaurant menus: "Due to the close proximity of a school campus, please be alert for students and drive carefully. This restaurant will accommodate, as necessary, any individual that needs transportation after consuming alcoholic beverages";
- 4. The restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of the total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met;
- 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.