



# Public Hearing

## CUP-25-32

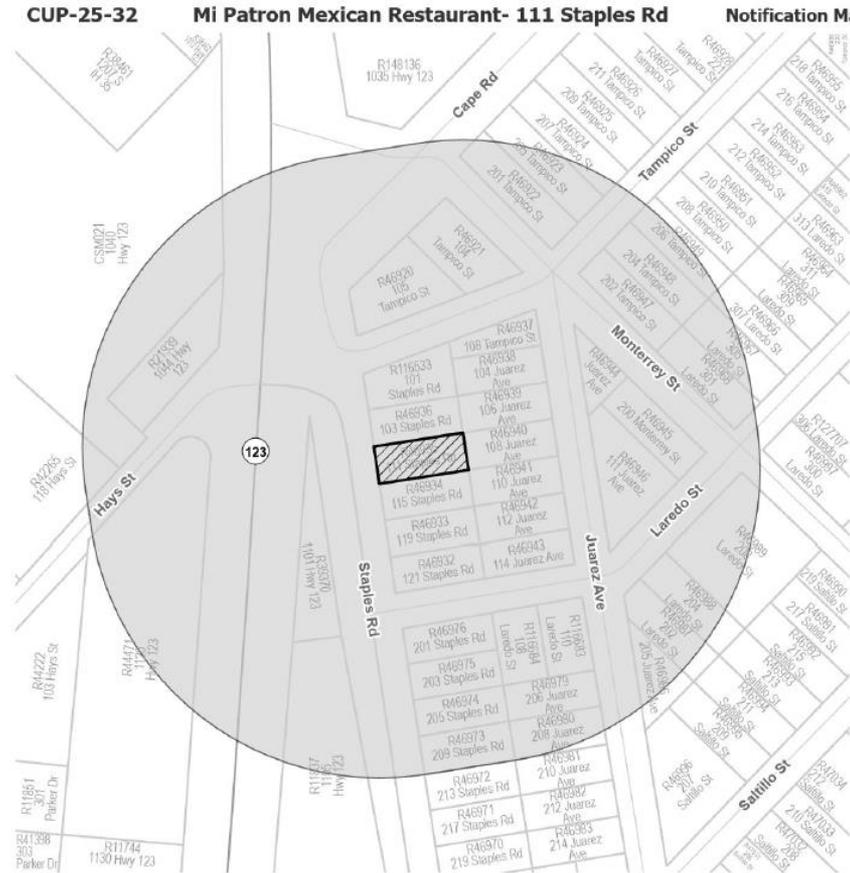
### Mi Patron

CUP-25-32 (Mi Patron) Hold a public hearing and consider a request by Franco Ortiz, on behalf of Mi Patron, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 111 Staples Rd. (K. Buck)



# Property Information

- Approximately 0.15 acres
- Located: East side of Staples Road, approximately 150 feet North of Laredo Street



- ▨ Subject Property
- 400ft Buffer
- Parcel



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: 7/16/2025



# Context & History

- Currently: Restaurant
- Surrounding Uses:
  - Restaurants
  - Retail
  - Single-Family Residential



Subject Property  
 Parcel

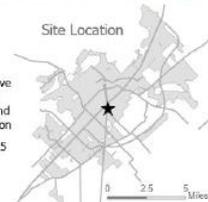
0 50 100 200  
 Feet

Site Location

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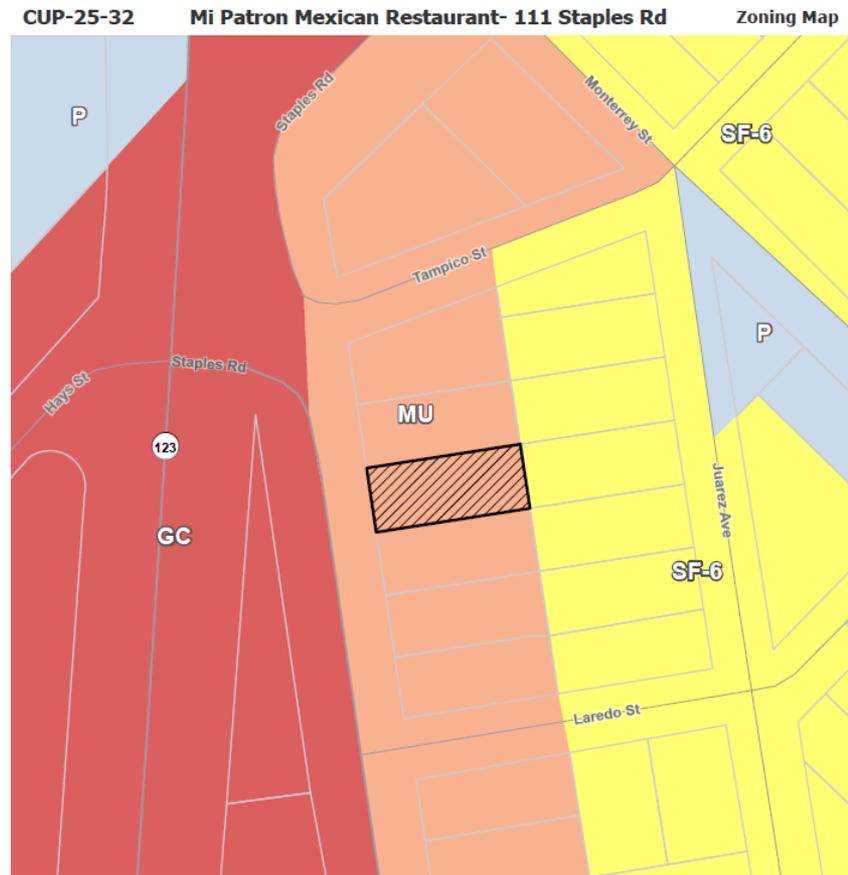
**SAN MARCOS** Planning and  
 Development Services



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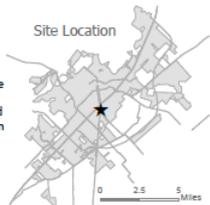
# Context & History

- Existing Zoning: Mixed Use (MU)
- Proposed Use: Restaurant
  - Hours of Operation:
    - Monday-Sunday: 7am-9pm
- CUP Expiration Date: N/A this is a new request

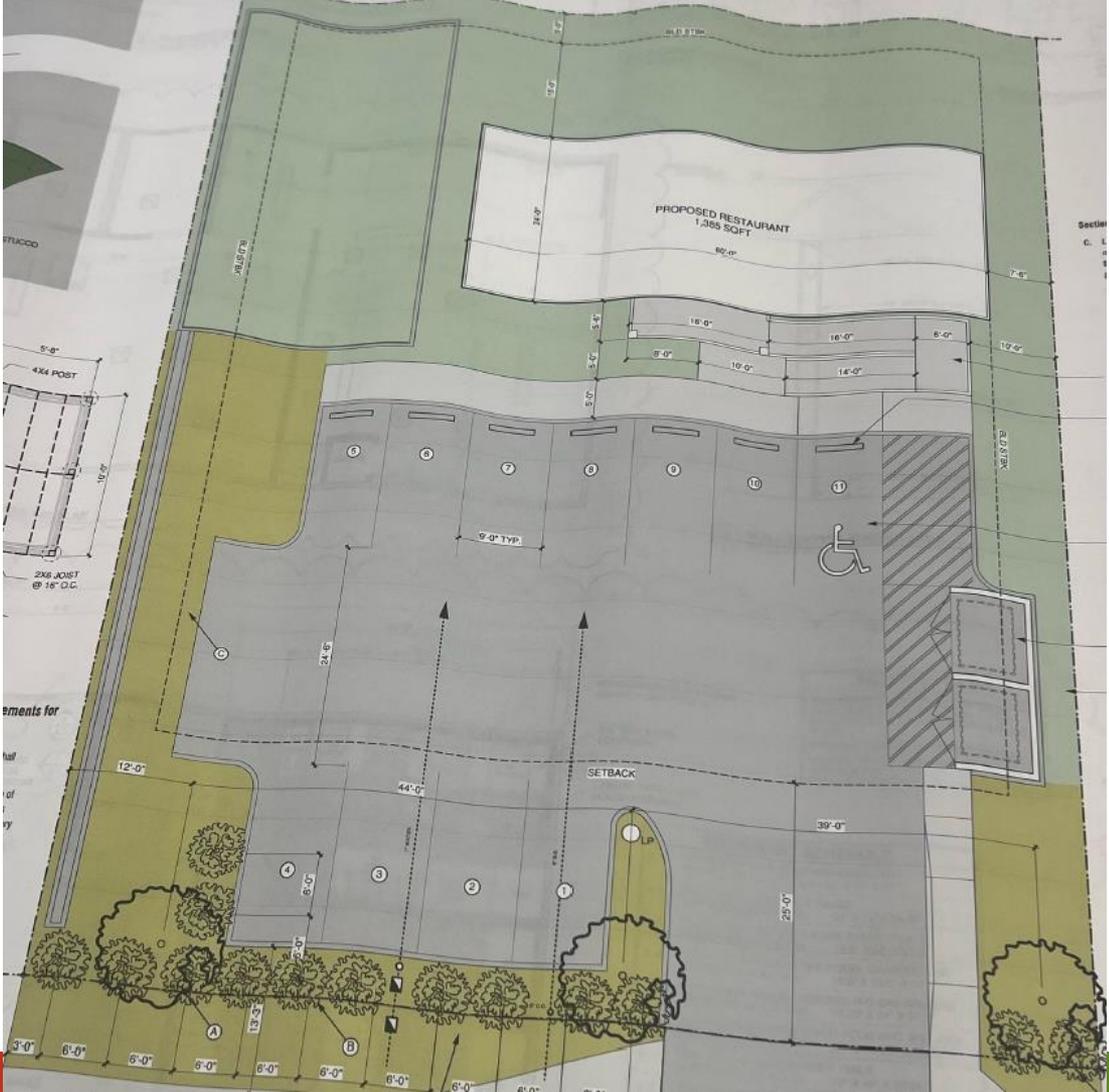


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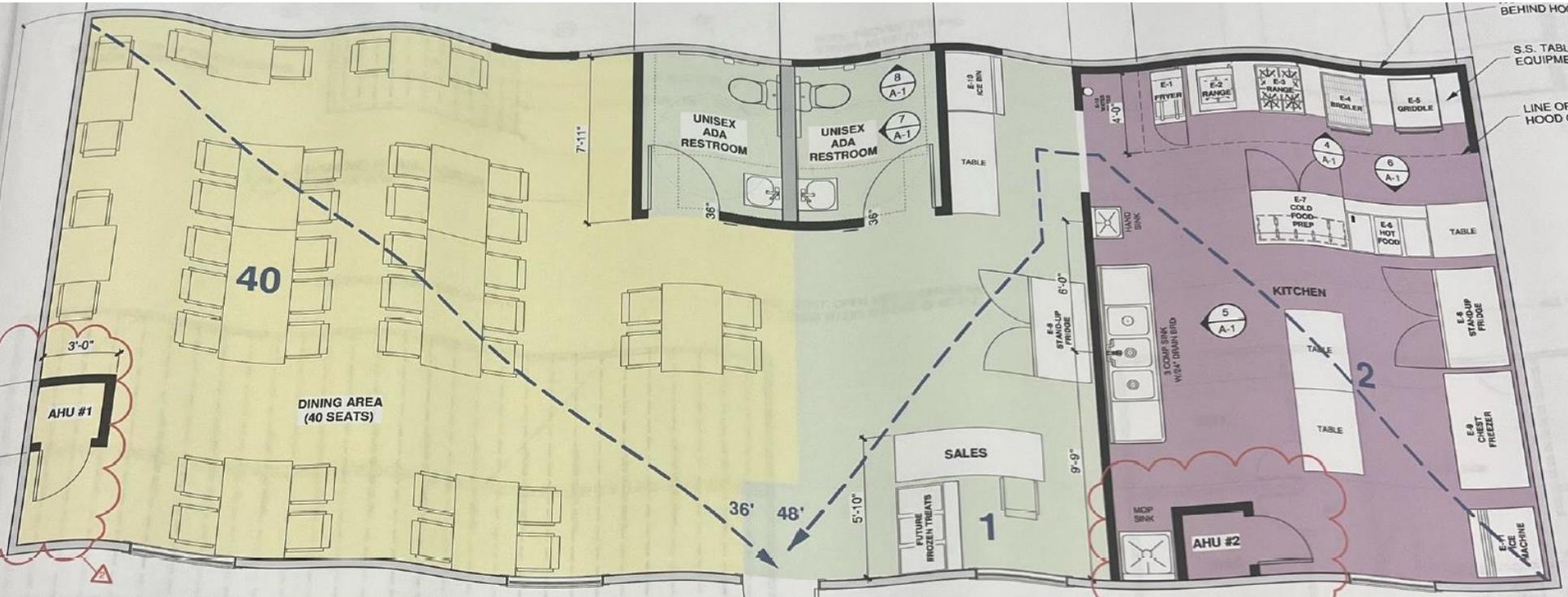
Date: 7/18/2025



# Site Plan



# Floor Plan





# Recommendation

Staff recommends approval of CUP-25-32 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. No outdoor amplified music shall be permitted; and
3. A protective yard type A or B shall be installed prior to renewal of this Conditional Use Permit; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.