



# **Public Hearing**

## **CUP-25-32**

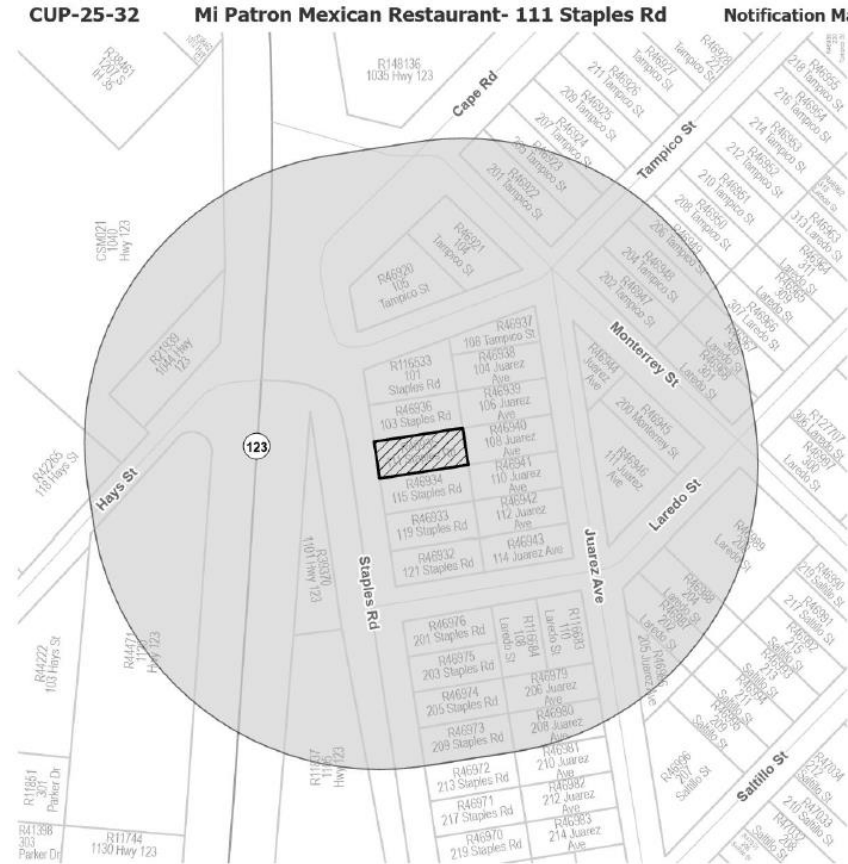
### **Mi Patron**

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

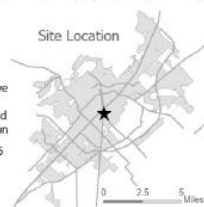


- ▨ Subject Property
- 400ft Buffer
- Parcel



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.

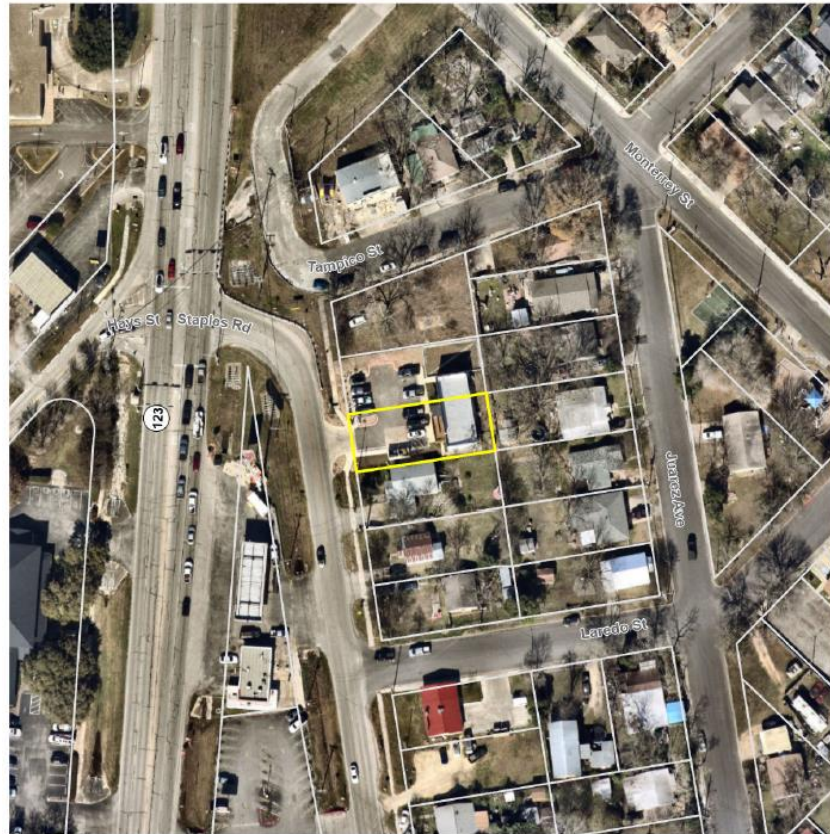
Date: 7/16/2025





# Context & History

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



Subject Property  
Parcel

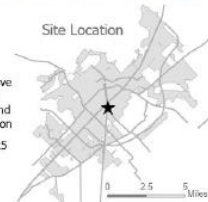
0 50 100 200 Feet

Site Location

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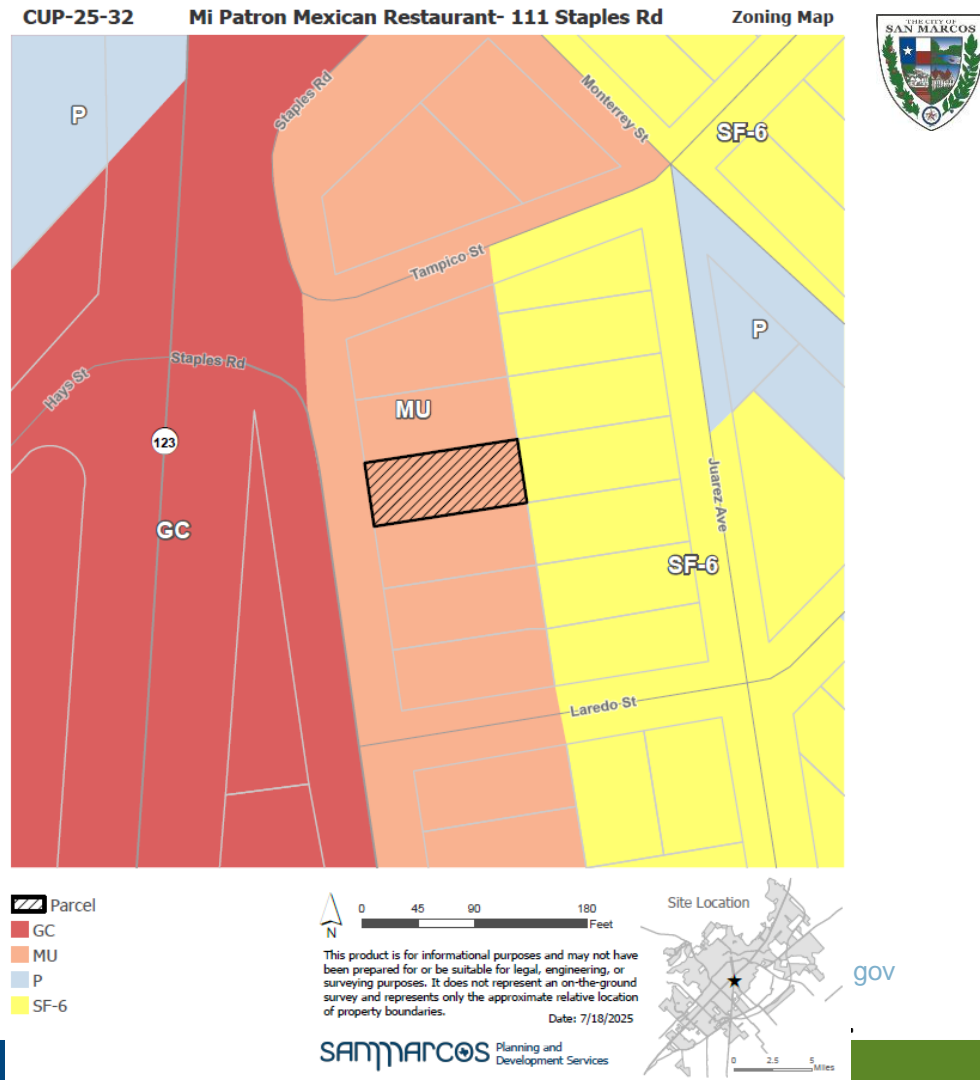
SAN MARCOS Planning and Development Services



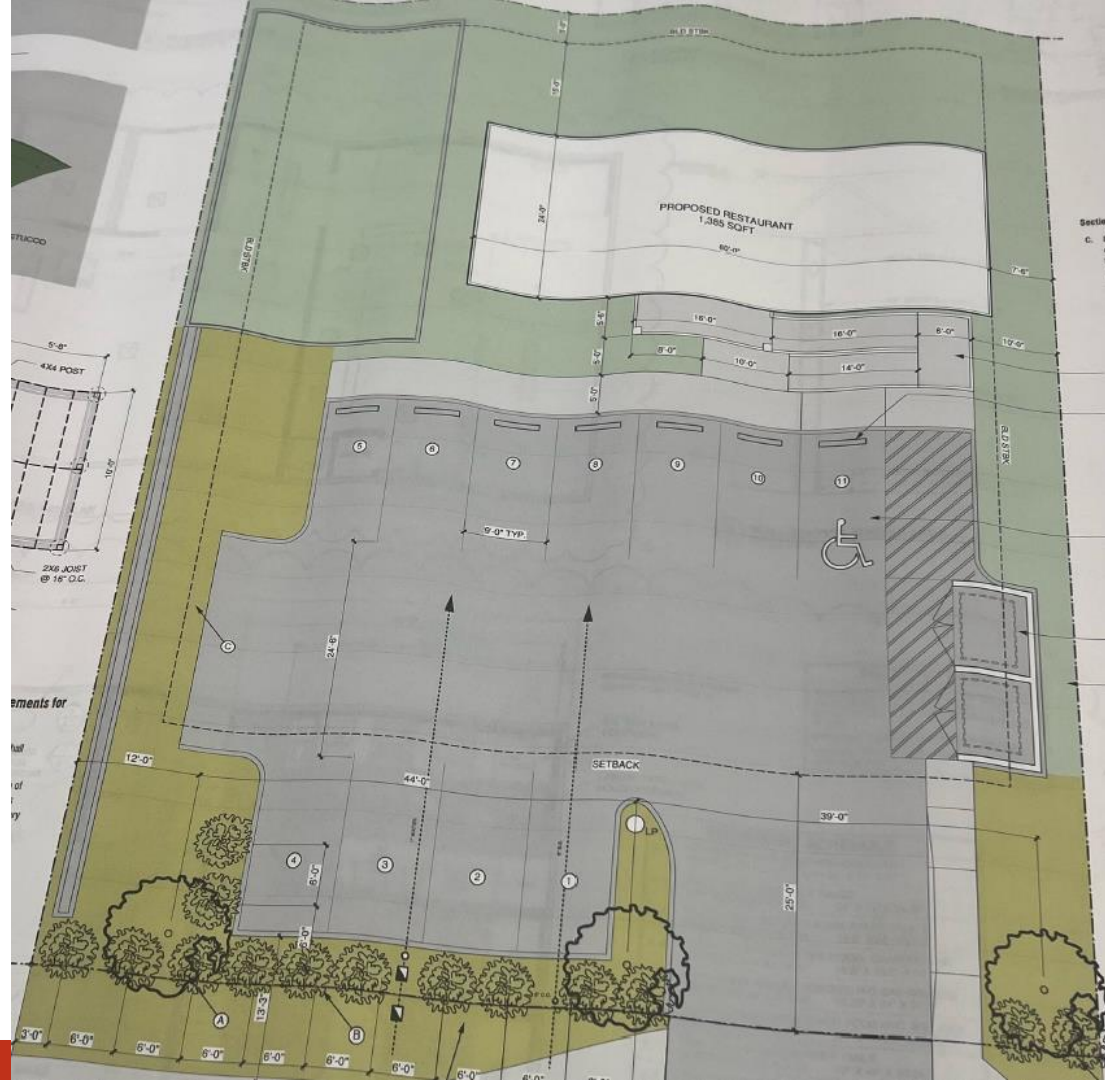
[stx.gov](https://stx.gov)

# 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



# 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.