



# Public Hearing

## CUP-24-51

### Jorge's Mexican Restaurant

CUP-24-08 (Jorge's Mexican Restaurant) Hold a public hearing and consider a request by Jorge H Ruiz Martinez, on behalf of Jorge's Mexican Restaurant, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 2550 Hunter Road. (C. Garrison)



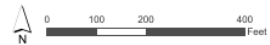
CUP-24-51

Jorge's Mexican Restaurant  
2550 Hunter Rd STE 1106

Notification

# Property Information

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



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: 10/2/2024



**SAN MARCOS** Planning and Development Services

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

# Context & History

Currently a Restaurant with Mixed Beverage Sales

## Surrounding Uses

- Middle School
- Apartments
- Retail

Variance is applied for the proximity to Doris Miller Middle School

CUP-24-51

Jorge's Mexican Restaurant  
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Aerial



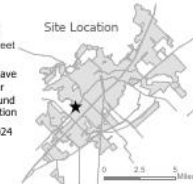
■ Subject Property  
□ Parcel



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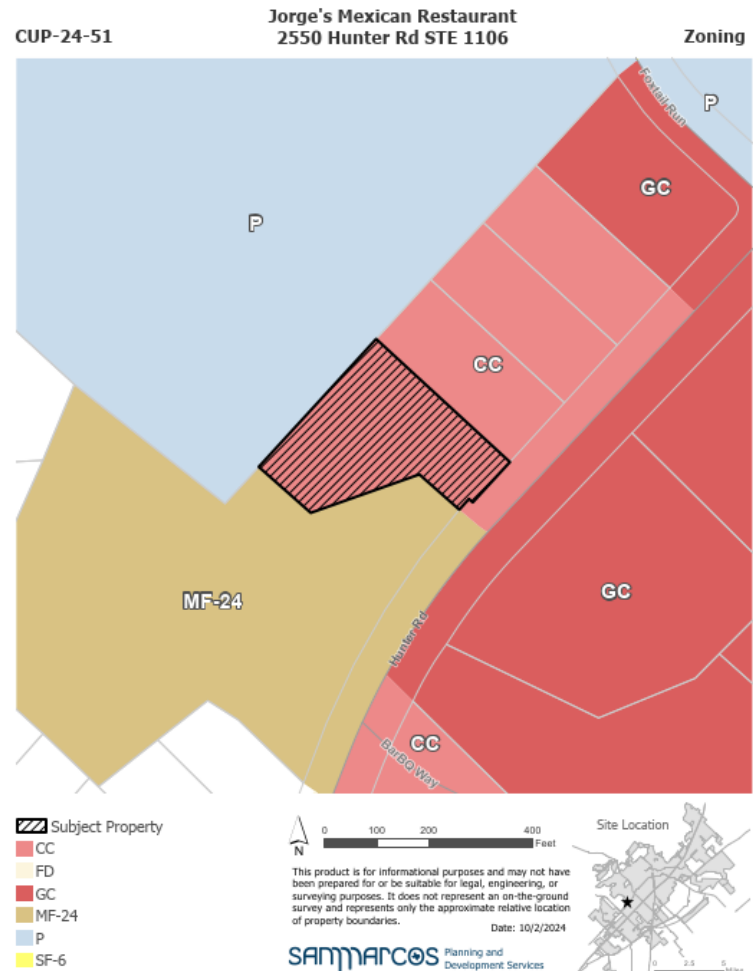


[ostx.gov](http://ostx.gov)



# 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, 2024)



# Current/Proposed Menu

**Jorge's**

**BREAKFAST PLATES**  
SERVED 8:00 PM / MOST OF THE PLATES SERVED WITH EITHER EGGS, POTATOES & (2) HOME-MADE PANFICCAS  
NO SUBSTITUTIONS

<p><b>1- NUEVOS RANCHEROS PLATE</b> (2) Eggs any style with Salsa Ranchera on top Side of Bacon or Sausage Patty...\$9.99</p> <p><b>2- NUEVOS A LA MEXICANA PLATE</b> (2) Scrambled Eggs mixed with Onions, Tomatoes &amp; Jalapeños...\$9.99</p> <p><b>3- MUDAS PLATE</b> (2) Scrambled Eggs mixed with Tortilla Strips, Onions, Tomatoes, Jalapeños &amp; American Cheese...\$9.95</p> <p><b>4- CHORIZO &amp; EGG PLATE</b> (2) Scrambled Eggs mixed with Chorizo Mexicano...\$9.99</p> <p><b>5- POTATO &amp; EGG PLATE</b> (2) Scrambled Eggs mixed with Potatoes side of (2) Bacon Strips &amp; Sausage Patty...\$9.99</p> <p><b>6- JORGE'S PLATE</b> (2) Eggs any style with a side of Carne Guisado or Barbacoa &amp; (2) Pancakes on the side...\$12.99</p> <p><b>7- PORK CHOP PLATE</b> (1) Pork Chop with (2) Eggs any style &amp; Salsa Ranchera on top...\$11.49</p> <p><b>8- PANCAKES &amp; EGG PLATE</b> (2) Eggs any style (2) Pancakes with Bacon or Sausage Patty...\$10.95</p> <p><b>9- STEAK RANCHERO &amp; EGG PLATE</b> (1) Steak with Onions, Tomatoes &amp; Jalapeño Grilled on top with (2) Eggs any style with Salsa Ranchera on top...\$15.99</p> <p><b>10- ENCHILADON &amp; EGG PLATE</b> (2) Scrambled eggs mixed with Chicharron &amp; Salsa Ranchera...\$11.49</p> <p><b>11- SAUSAGE PATTY &amp; EGG PLATE</b> (2) Scrambled eggs mixed with Sausage Patty...\$9.89</p>	<p><b>12- MACHACADO &amp; EGG PLATE</b> (2) Scrambled Egg mixed with Machacado, Onions, Tomatoes &amp; Jalapeños...\$11.49</p> <p><b>13- OMELETTE PLATE</b> (2) Eggs with Onions, Tomatoes, Jalapeños, Grilled inside &amp; American Cheese side of (2) Bacon Strips...\$11.69 <i>(Add Deshebrado, Carne Asada or Spinach for extra charge)</i></p> <p><b>14- CHILD'S BREAKFAST PLATE</b> (1) Egg any style (1) Pancake (1) Bacon or Sausage Patty...\$6.49</p> <p><b>15- SAN MARCOS SPECIAL PLATE</b> (2) Eggs any style Chile con Queso &amp; Green Sauce on top...\$11.99</p> <p><b>16- CHICKEN FRIED STEAK PLATE</b> Country Gravy on top with (2) Eggs any style served with Bacon or Sausage Patty &amp; Toast...\$11.49</p> <p><b>17- HAM &amp; EGG PLATE</b> (2) Scrambled Eggs mixed with Ham...\$9.99</p> <p><b>18- CHILADRILES PLATE</b> Mixed with Grilled Onions &amp; Red or Green Sauce with Monterey Jack Cheese on top ...\$9.99 <i>(Add Eggs or Shredded Chicken for extra charge)</i></p> <p><b>19- POLISH SAUSAGE &amp; EGG PLATE</b> Polish Sausage mixed with (2) eggs...\$10.95</p> <p><b>20- HOPPLES &amp; EGG PLATE</b> (2) Eggs mixed with Hopple's &amp; Ranchera Sauce...\$8.99</p> <p><b>21- CARNE ASADA &amp; EGG PLATE</b> Mixed with Grilled Onions, Tomatoes, Jalapeños &amp; (2) Eggs any style on top...\$14.99</p> <p><b>22- BAMBACIDA &amp; EGG PLATE</b> Barbacoa &amp; (2) Eggs any style with side of Fresh Cilantro &amp; Onions...\$12.99</p>
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**HALLOWEEN DRINKS!**

**JACK SKELLINGTON**  
BLACK VODKA, CLACK BERRY GIN, ELDERFLOWER CORDIAL,  
TOPPED WITH CREAM

**SALLY**  
AU BLUE RASPBERRY VODKA MALIBU, BLUE CURACAO, TOPPED  
PF WITH PINEAPPLE JUICE & CREAM


**OGGIE BOOGIE**  
BOURBON WHISKEY, LEMON JUICE, SIMPLE SYRUP, SPOONS OF  
EGG WHITES & MINT

**DR. FINKELSTEIN**  
LEMON GIN, PINEAPPLE JUICE, CREAM, CINNAMON & MINT

**SHOCK**  
AU BUBBLEGUM VODKA, BLUE CURACAO, KIME JUICE, TOPPED  
OF WITH SODA WATER

**BARREL**  
SMIRNOFF GREEN, APPLE VODKA, KIWI JUICE, LIME JUICE,  
TOPPED OF WITH MINT

**LOCK**  
FIREBALL WHISKEY, TAAKA VODKA, TOPPED OF WITH GINGER  
BEER



**SHOTS!**

**LIQUID MERI**  
MALIBU, CAPITAN MORGAN, MIDORI & BLUE CURACAO

**GREEN TEA**  
JAMESON, PEACH SCHNAPPS, LIME JUICE & SIMPLE SYRUP

**MEXICAN CANDY**  
TAMARINDO SMIRNOFF, MALIBU, LIME JUICE, SIMPLE  
SYRUP, WATERMELON, PUCKER, DOT OF TABASCO

**JOLLY RANCHER**  
AMARETO, MIDORI, GRENADINE & SPRITE

**LEMON DROP**  
DEEP EDDY, LEMON VODKA, & SIMPLE SYRUP

**BLUE KAMIKAZE**  
TAAKA VODKA, BLUE CURACAO, & LIME JUICE

**KAMIKAZE**  
TAKA VODKA, TRIPLE SEC & LIME JUICE

**WOO WOO**  
PEACH SCHNAPPS, TAAKA VODKA & CRANBERRY JUICE

**MELON BALL**  
MIDORI, PINEAPPLE JUICE & TAAKA VODKA

**BLACK TOOTH**  
JACK SPLASH OF COKE

**PINEAPPLE UPSIDE**  
PINEAPPLE JUICE, GRANADINE,  
BUTTERSCOTCH SCHNAPPS & VANILLA VODKA



# Floor Plan





# Recommendation

- Staff recommends approval of CUP-24-51 with the following conditions:
  1. This permit approval is subject to the Commission's approval of the Distance Variance VR-24-08
  2. The permit shall be valid for one (1) year, commencing October 25, 2024, 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.