



Public Hearing

CUP-23-11

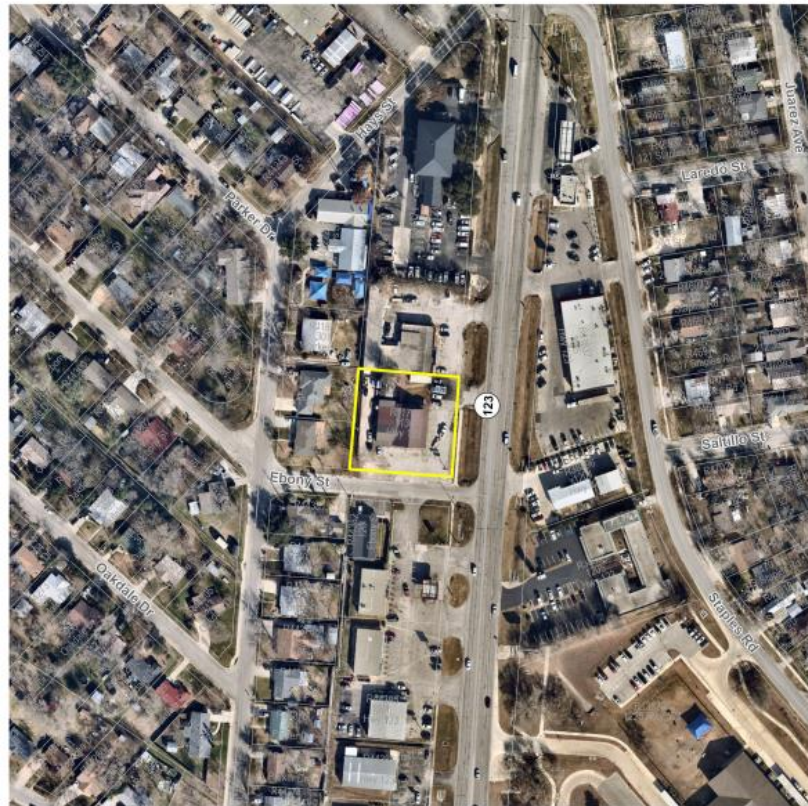
Real San Marcos



CUP-23-11 (Real San Marcos) Hold a public hearing and consider a request by Chago and Jessica Serratos, to request a new Conditional Use Permit to allow the sale of Mixed Beverages, located at 1130 Highway 123 (C. Garrison)



Property Information

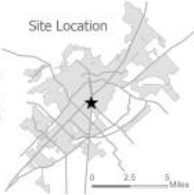
- Approximately 0.648 acres
- Located at the intersection of Ebony Street and TX Highway 123



 Subject Property
 Parcel



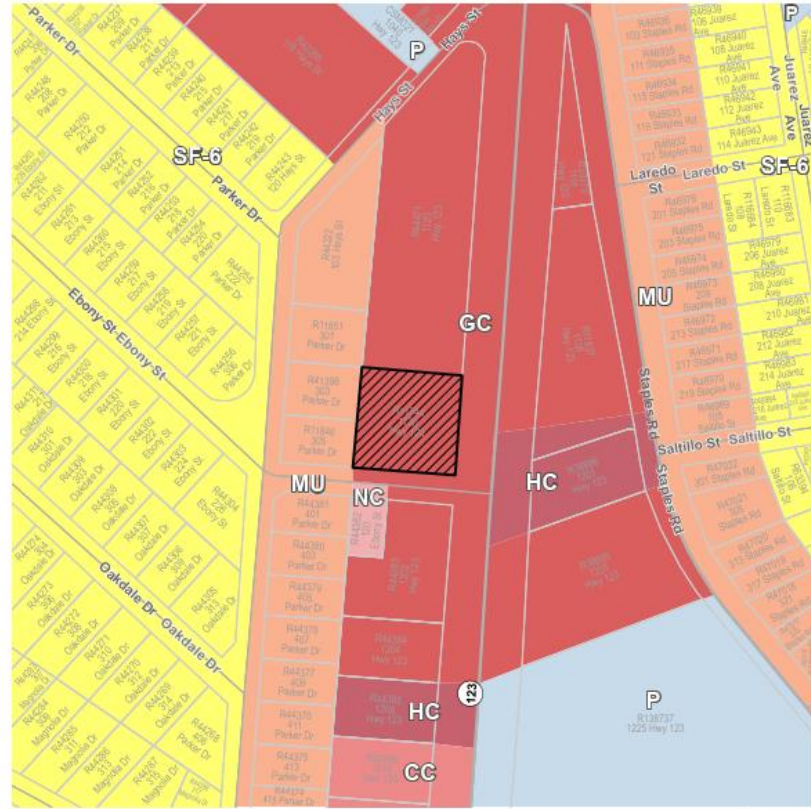
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
Date: 5/4/2023



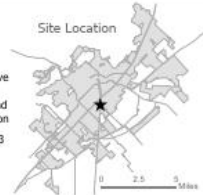


Context & History

- Existing Zoning: GC
- Surrounding Uses
 - Gas Station
 - Tire Shop
 - Automotive Repair/Wrecker
 - Residential



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Date: 5/10/2023





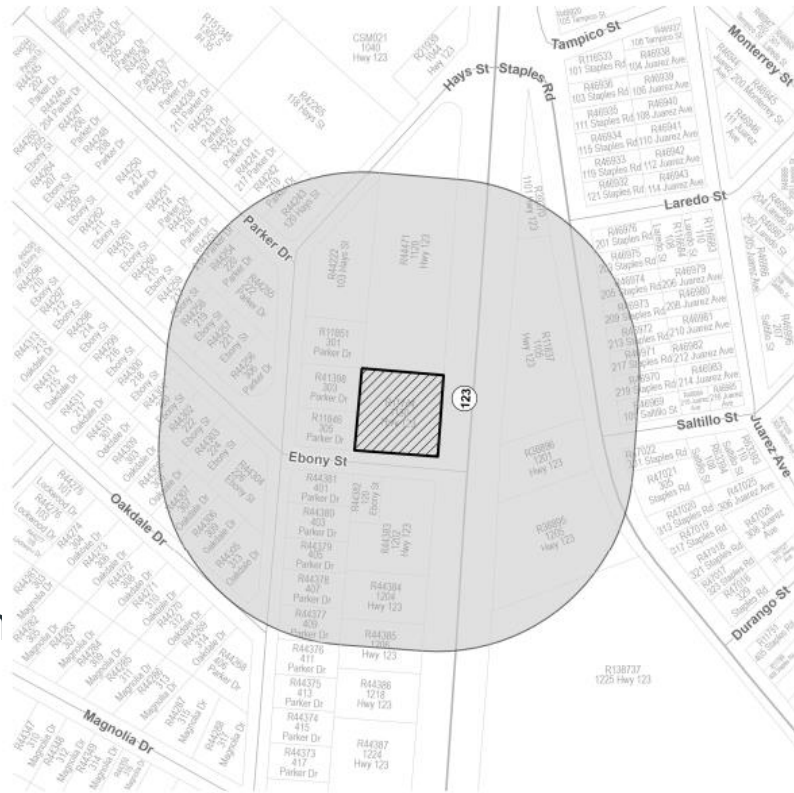
Context & History

- Proposed Business:
 - Dance Hall
- Proposed Hours:
 - Sunday – Monday: 3pm – 12am
 - Saturday: 3pm – 1am

CUP-23-11

Real San Marcos - 1130 HWY 123

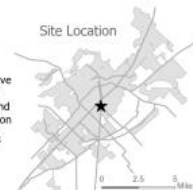
400ft Buffer



- Subject Property
- Parcel
- 400ft Buffer



Site Location



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Date: 5/4/2023

SAN MARCOS Planning and Development Services

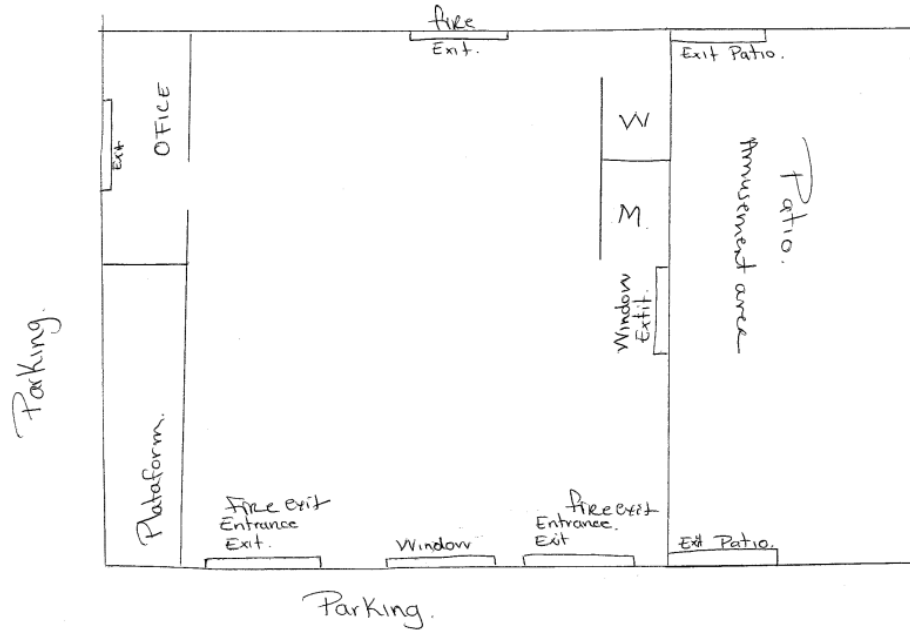


Floor Plan

Indoor Seating: 300

Outdoor Seating: 15

Gross Floor Area:
3,000 sq. ft.





Recommendation

Staff recommends approval of this CUP request with the following conditions:

1. No outdoor amplified music after 10pm
2. The permit shall be valid for a (1) year, provided standards are met.
3. The Conditional Use Permit shall be effective upon issuance of the Certificate of Occupancy.
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.