



Public Hearing

VR-24-08

Jorge's Mexican Restaurant

VR-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 variance to Section 5.1.5.5 of the San Marcos Development Code, regarding the Sale and On Premise Consumption of Alcohol within 300 ft. of a public or private school, located at 2550 Hunter Road. (C. Garrison)



Location:

- Variance request accompanies Conditional Use Permit CUP-23-09 (see previous item)
- Restaurant entrance is approximately 740 feet to the entrance of Doris Miller Middle School
- Application meets requirements of relief procedure set out in Section 2.8.3.7 of LDC
 - Letter from School District
 - More than 200' between primary entrances
 - Less than 25% of revenue anticipated to be generated from alcohol sales



Subject Property
 Parcel



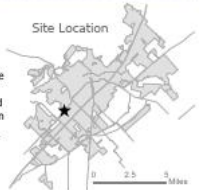
0 62.5 125 250 Feet

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: 10/2/2024

SAN MARCOS Planning and Development Services



Recommendation



Staff recommends **approval** of VR-23-09 with the following conditions:

1. The Variance shall be valid for one (1) year (concurrent with the associated Conditional Use Permit), provided standards are met; and
2. 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”; and
3. The restaurant shall operate such that gross revenue from alcohol sales will be less than 25% of total gross revenue for the business, with the restaurant submitting annual reports indicating this condition has been met.

Note: conditions unchanged from previous approvals