



# Public Hearing

## CUP-24-67

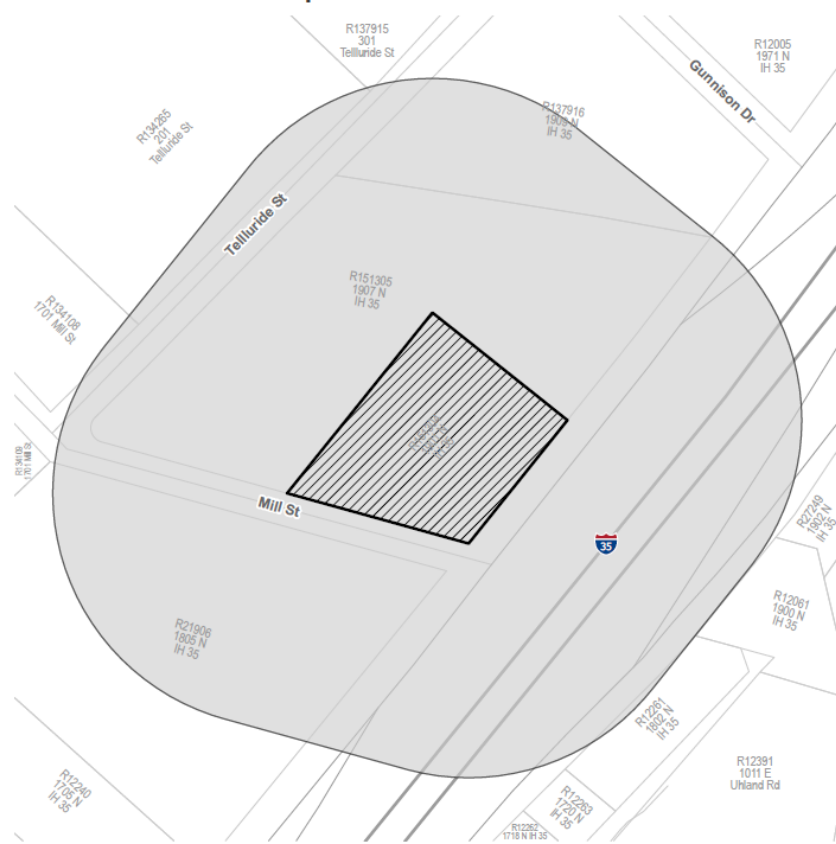
### Stripes

CUP-24-67 (Stripes) Hold a public hearing and consider a request by Tim Ilaoa, on behalf of Stripes, for a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 1901 N IH 35. (K. Buck)



# Property Information

- Approximately 2.25 acres
- Located on the Northwest corner of IH 35 Frontage Road and Mill 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: 11/15/2024



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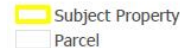
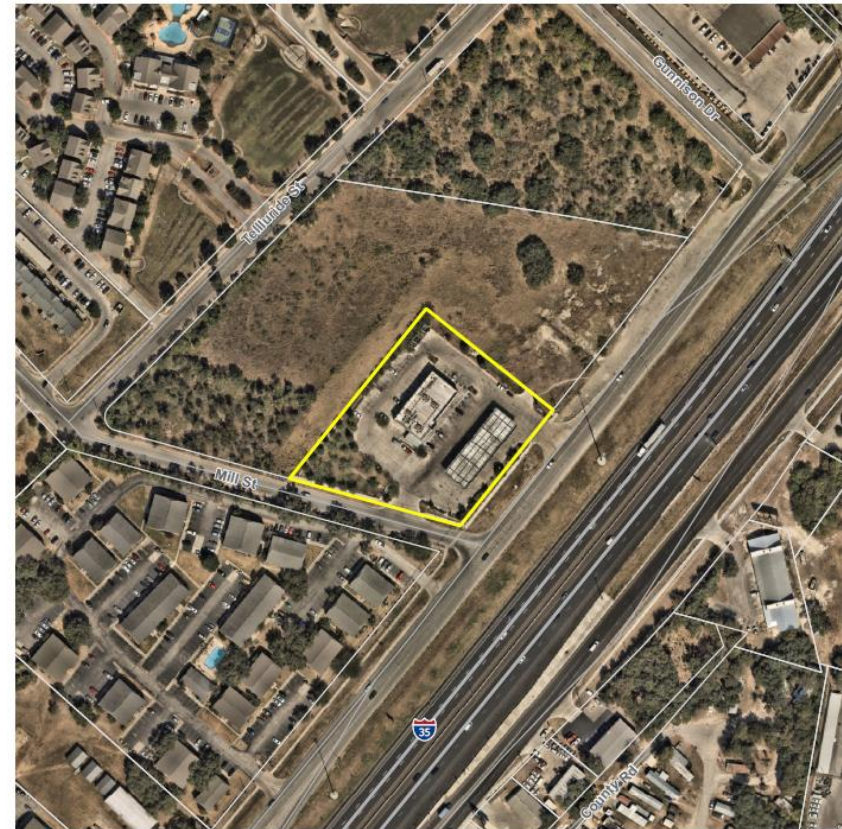


# Context & History

Currently: Convenience Store with Gas Sales

## Surrounding Uses

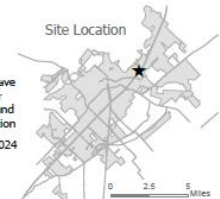
- Apartments
- Office
- Retail



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Date: 11/19/2024

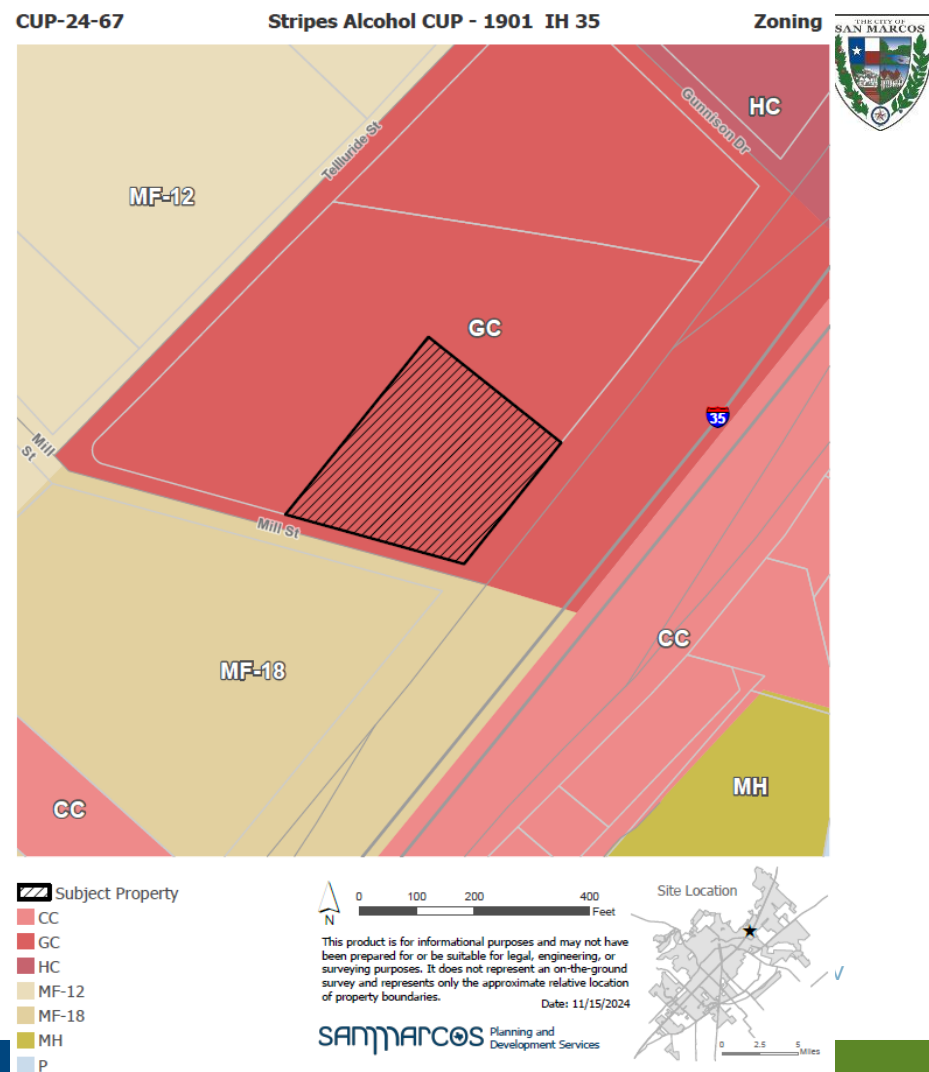
**SAN MARCOS** Planning and Development Services



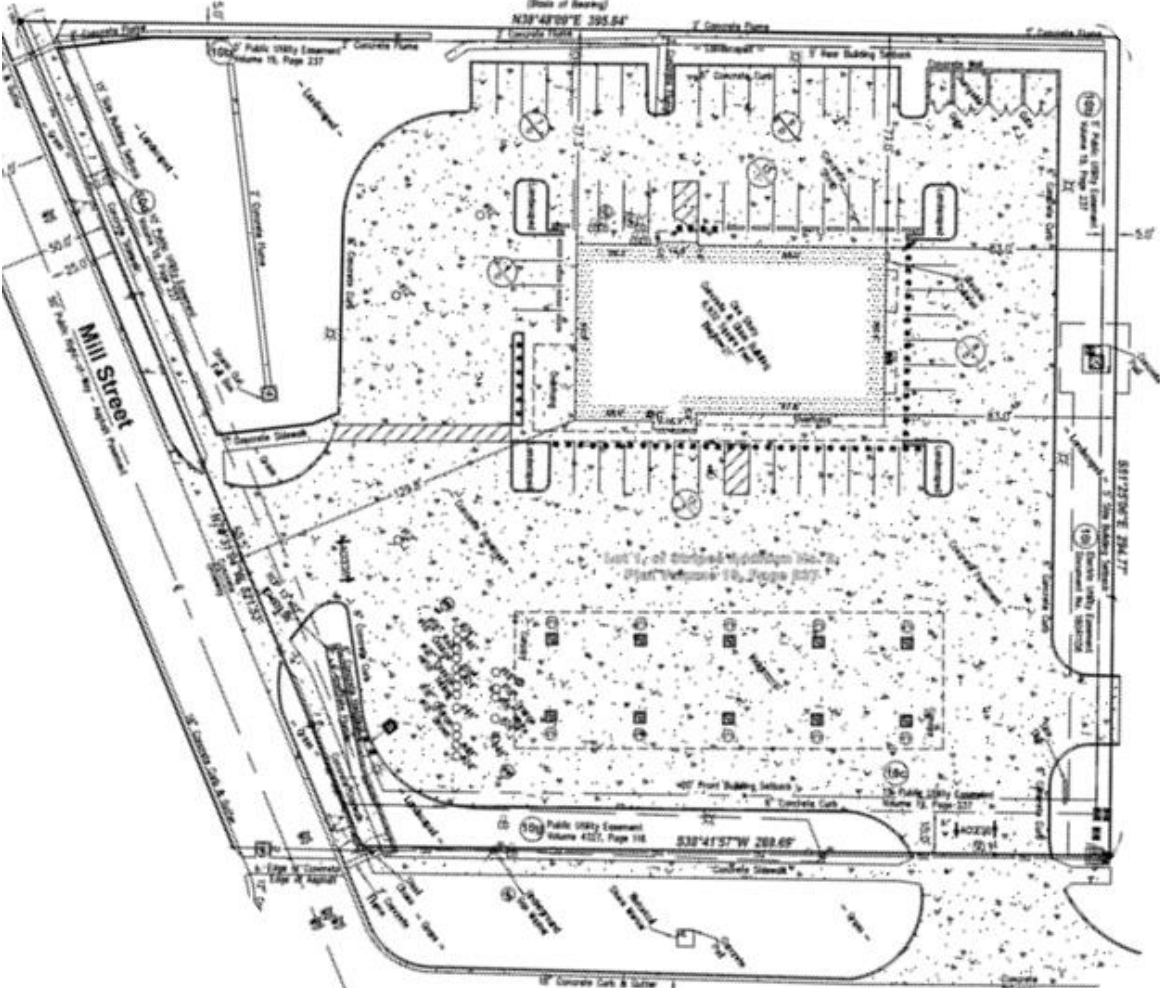
[ostx.gov](http://ostx.gov)

# Context & History

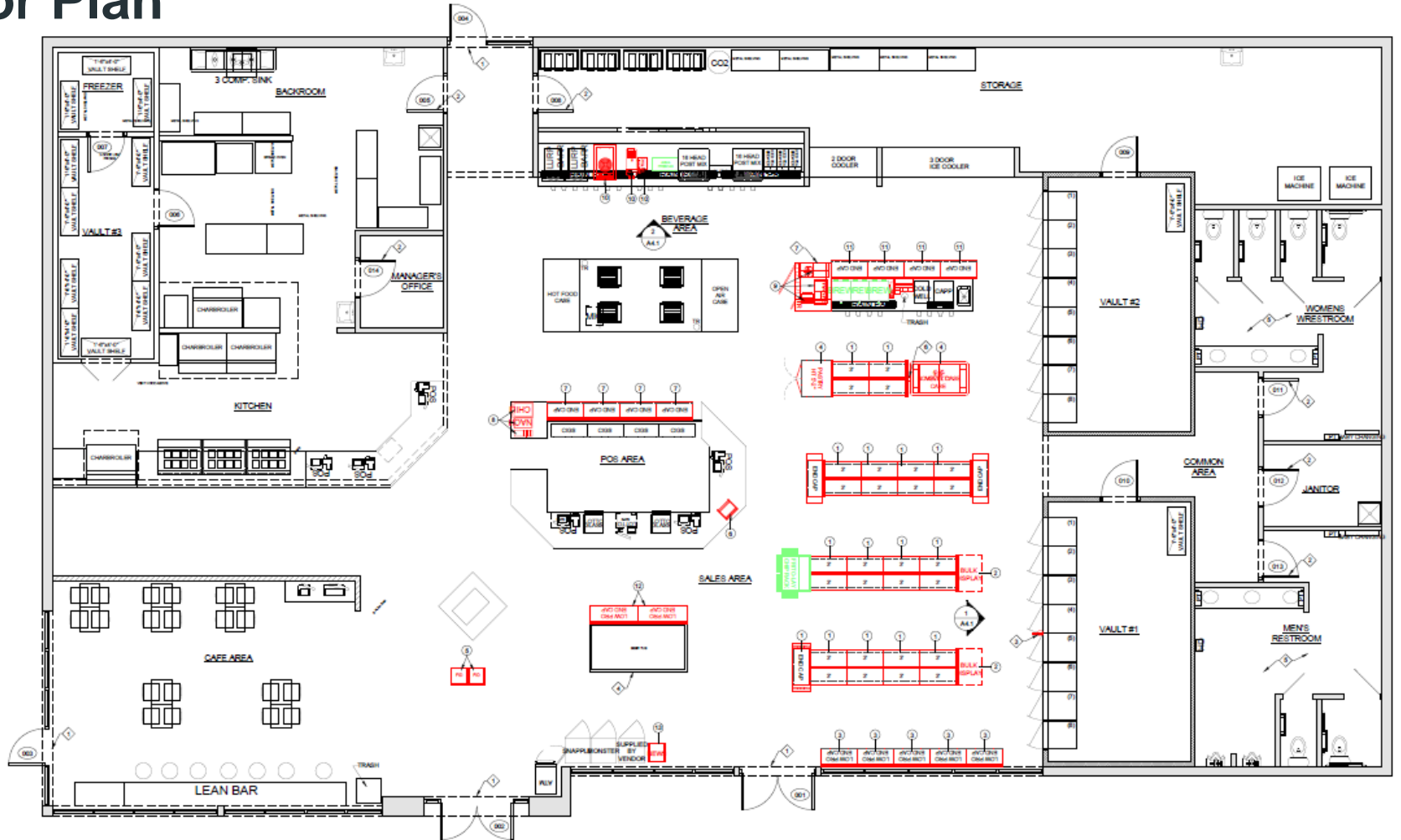
- Existing Zoning:  
General Commercial (GC)
- Proposed Use:  
Convenience Store with Gas Sales
  - Hours of Operation:
    - 5am-6pm Monday-Sunday
- CUP Expiration Date:  
this is a new request



# Site Plan



# Floor Plan





# Recommendation

Staff recommends approval of CUP-24-67 with the following conditions:

1. The permit shall be valid for one (1) year, provided standards are met; and
2. The applicant shall not pursue nor hold a late hour's license from the Texas Alcoholic Beverage Commission (TABC); and
3. The permit shall be effective upon issuance of the TABC License; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.