

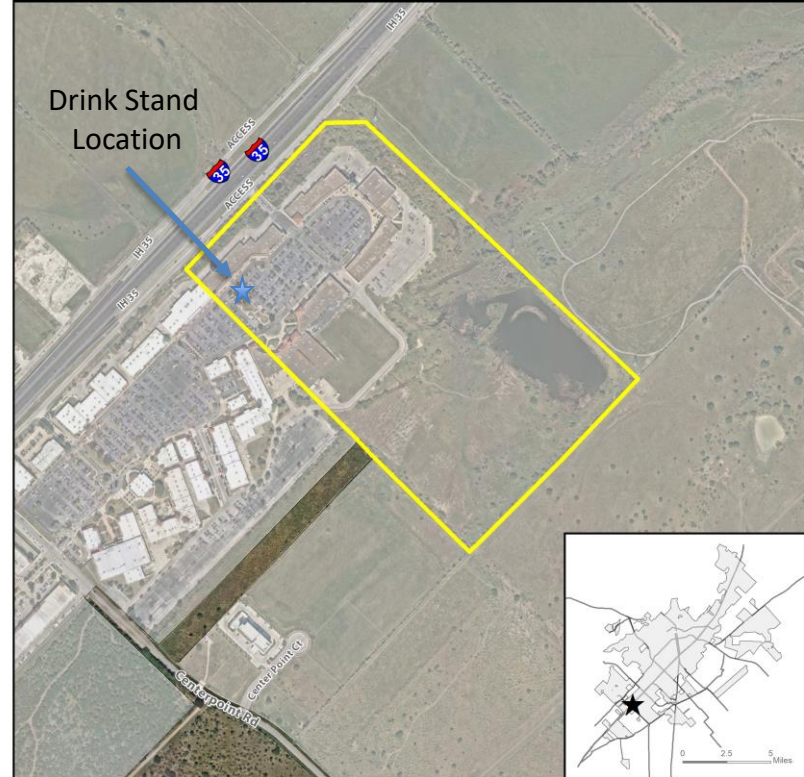
## **CUP-20-25 (Tiny Cantina)**

Hold a public hearing and consider a request by Raul Correa Jr., on behalf of San Marcos Premium Outlets L.P., for a Conditional Use Permit to allow for the sale of beer & wine for on premise consumption at 3939 South Interstate Highway, Suite 96 (S. Caldwell)

## Location:

- Suite #96 at San Marcos Premium Outlets, Centerpoint Road and I-35
- Located within the Employment South Area on the Preferred Scenario Map

CUP-20-25  
Aerial View  
Tiny Cantina — 3939 IH 35, Suite 96



- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 350 700 1,400 Feet

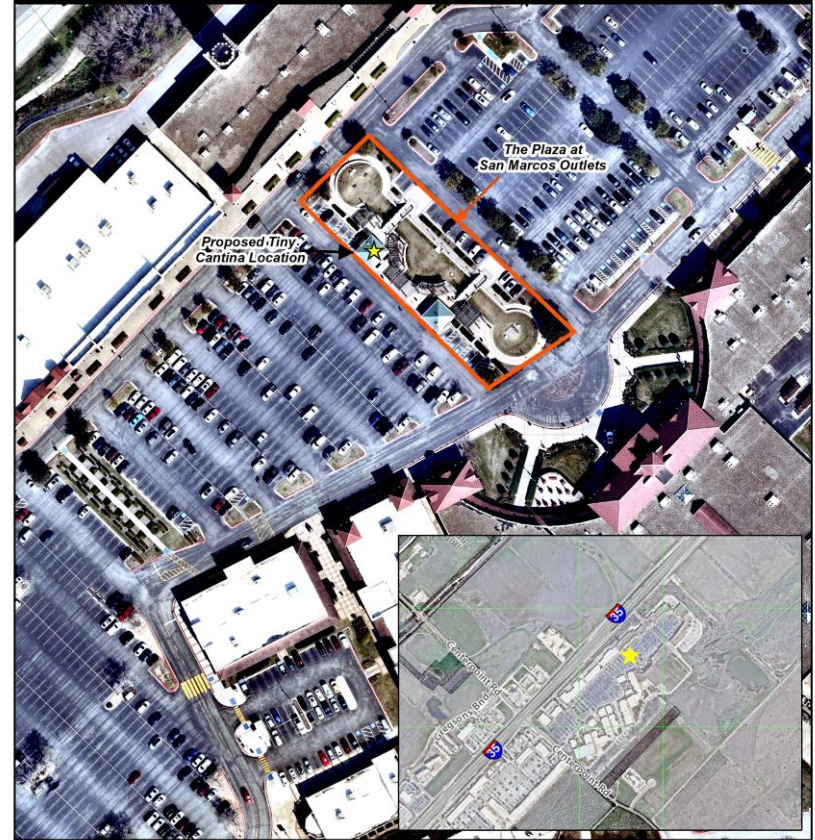
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Map Date: 12/22/2020

## Context & History

- Beer, wine, wine based cocktails, and pizza by the slice
- Stand alone structure located in “The Plaza”
- Drinks can be consumed at The Plaza or carried anywhere within the Outlets

### CUP-20-25 Location Map Tiny Cantina — 3939 IH 35, Suite 96



0 62.5 125 250 Feet



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Map Date: 12/22/2020

## Context & History

- Hours of Operation
  - 12 p.m. – 10 p.m.
- Seating Capacity
  - Indoor – 0
  - Outdoor – 40 fixed seats
- Entertainment Facilities
  - 2 TVs and speaker with ambient music

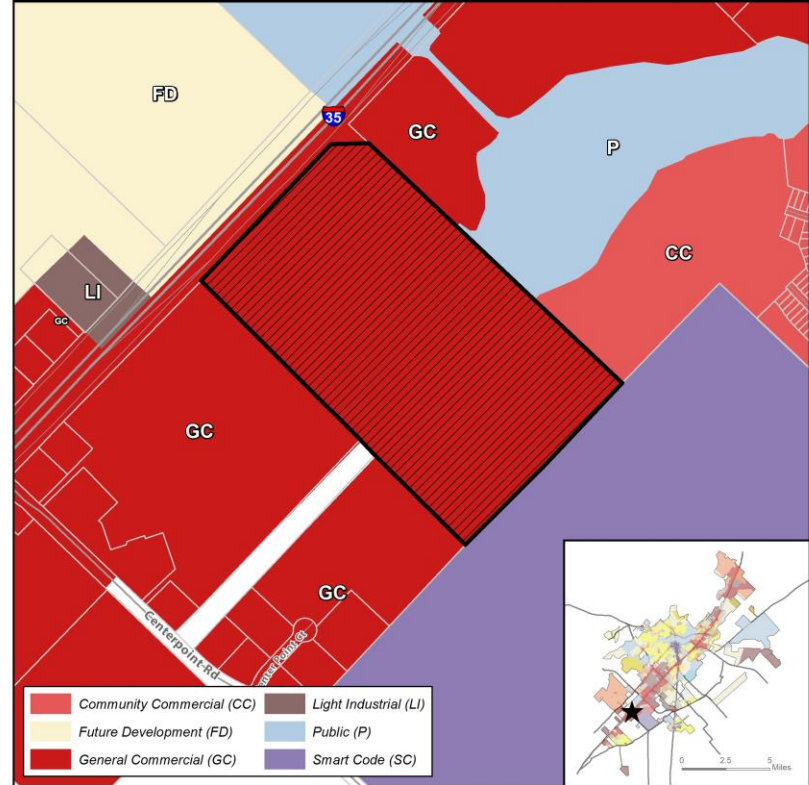




## Context and History

- Previously occupied by Twisted Cork Wine Bar
- Approved with Conditions by P&Z October 2018
- Existing Tiny Cantina location at The Shops at La Cantera in San Antonio, TX

**CUP-20-25**  
**Existing Zoning**  
**Tiny Cantina — 3939 IH 35, Suite 96**



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

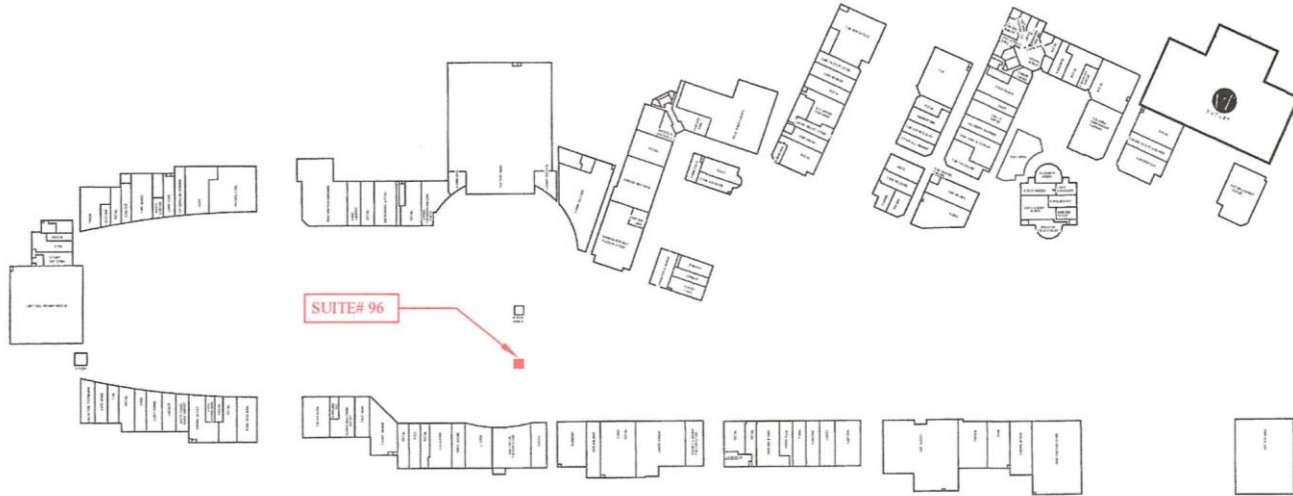
0 375 750 1,500 Feet

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Map Date: 12/22/2020

# Site Plan

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings or other spaces will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify size, configuration and occupants of the Center at any time.



Current Web Lease Plan

Modified: September 30, 2020

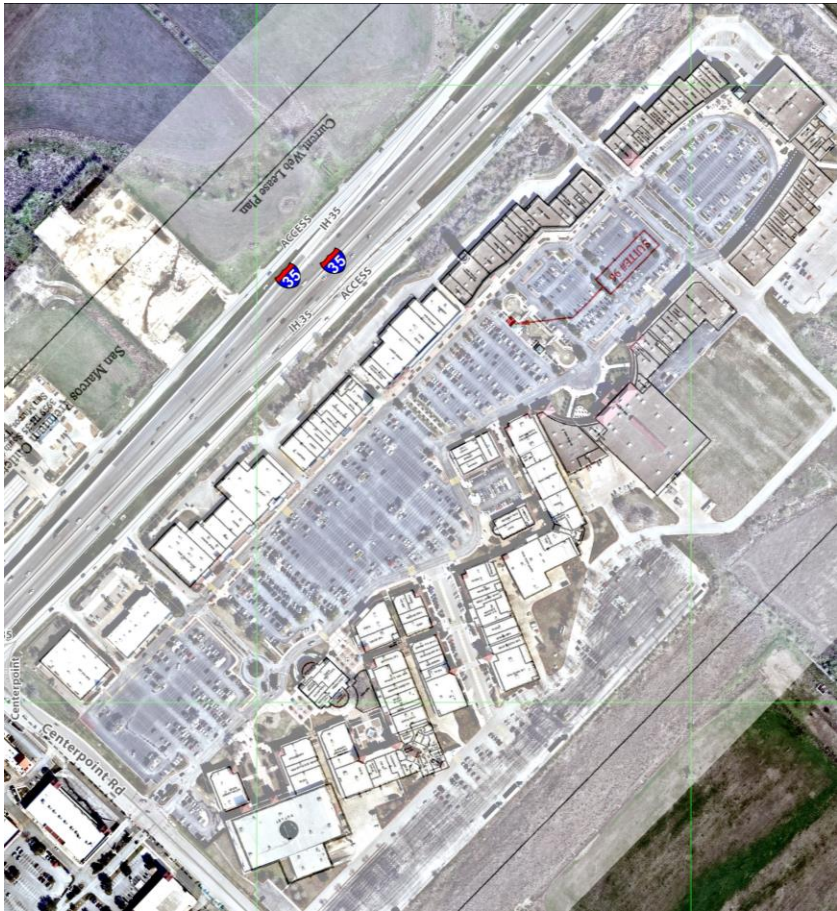
San Marcos Premium Outlets

3939 IH-35 South #900

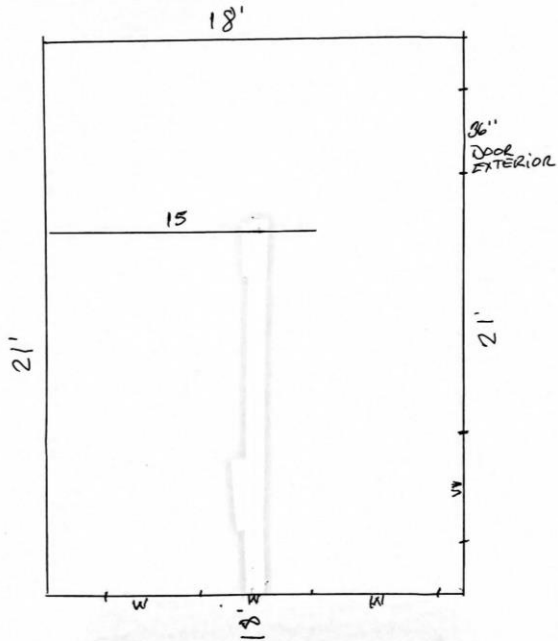
San Marcos, TX 78666

CORP # 7862

**SIMON**  
PREMIUM OUTLETS



Floor Plan for Margarita Villa LLC  
DBA Tiny Cantina at San Marcos Outlets  
TINY CANTINA



Total Square footage: 378 sq. Ft.  
There will be no indoor seating area or bathrooms

## **Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- 1. The permit shall be valid for one (1) year, provided standards are met.**
- 2. The permit shall be effective upon the issuance of a Certificate of Occupancy.**
- 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**