

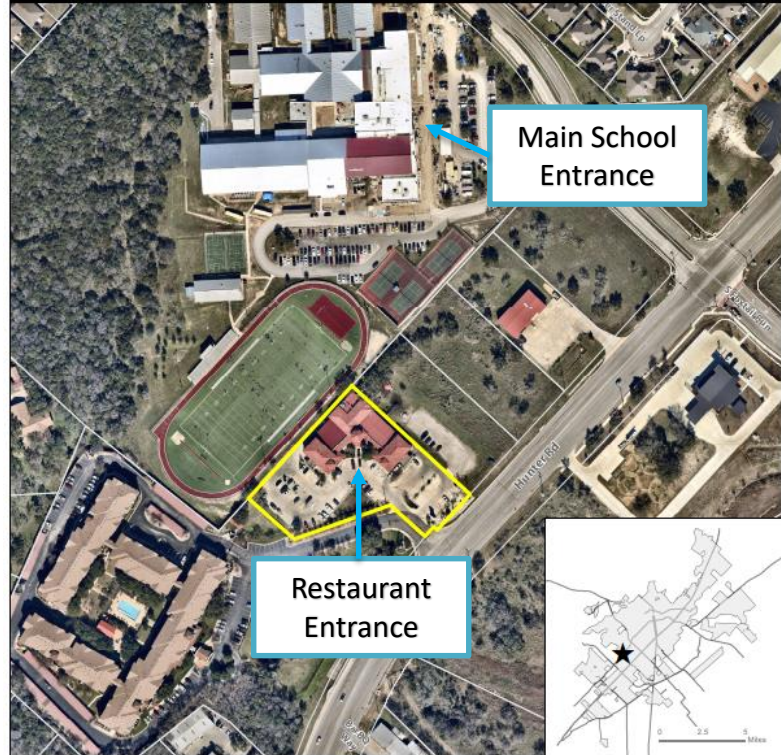
CUP-21-14 (El Jefe Mexican Restaurant)

Hold a public hearing and consider a request by Edwin M Mendez, on behalf of El Jefe Mexican Restaurant, for a Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 2550 Hunter Rd, Ste 1106.
(J.Cleary)

Location:

- Property located on Hunter Road, south of the Doris Miller Middle School.
- Accompanying variance application for distance requirements VR-21-01.

CUP-21-14 and VR-21-01
Aerial View
El Jefe Mexican Restaurant — 2550 Hunter Rd, Suite 1106



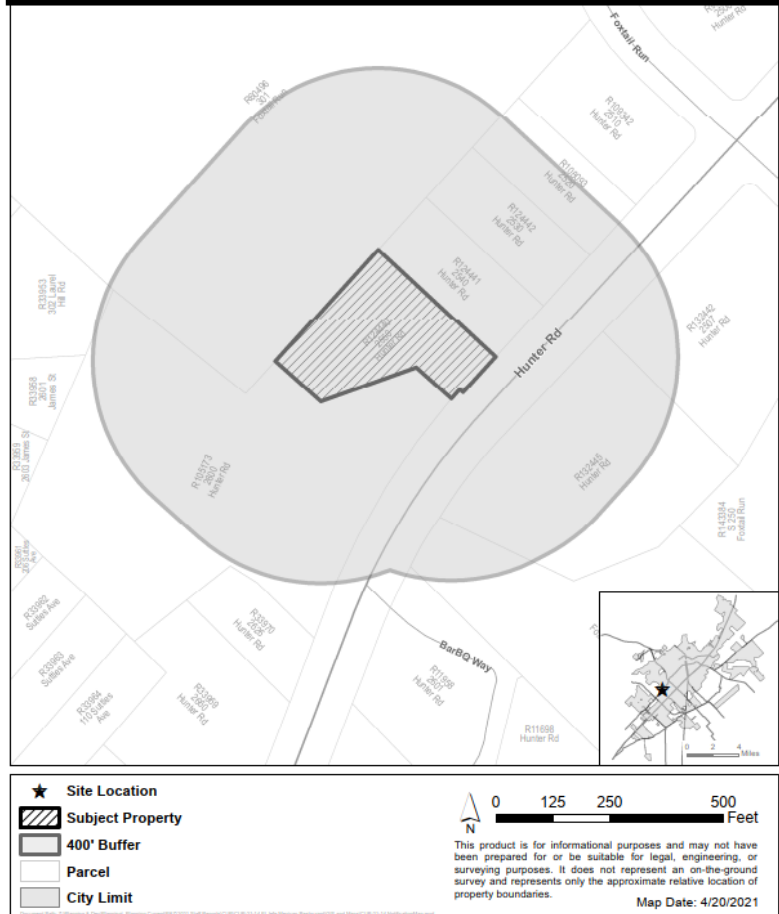
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 125 250 500
 Feet

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Map Date: 4/19/2021

- Komal Latin Kitchen previously located in building. Was granted a CUP/ Variance in 2017 (VR-17-03).
- Proposed hours of operation are every day from 7am-10pm.



Zoning:

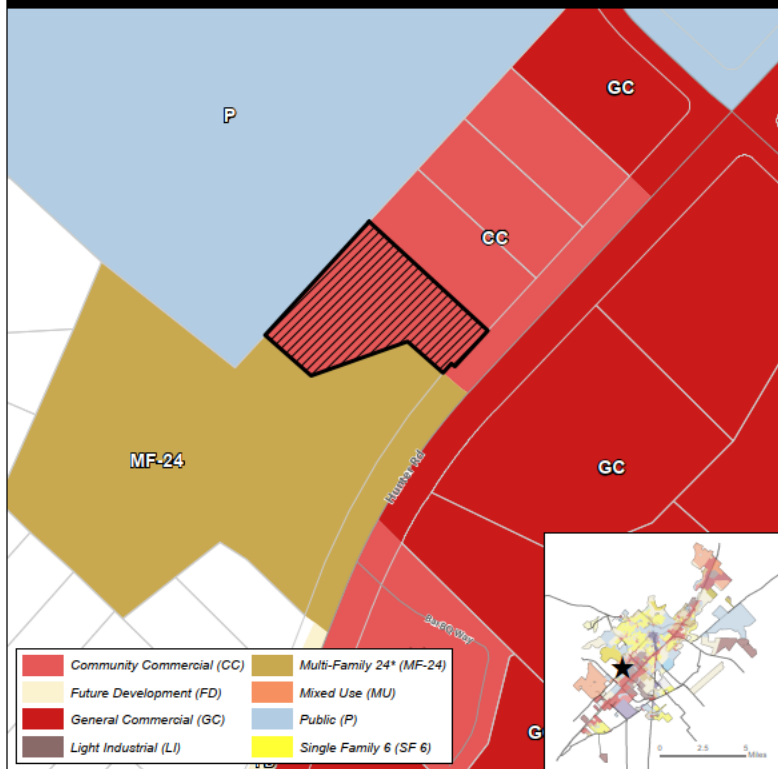
Community Commercial (CC)

“ Established to provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services. This district should generally consist of retail notes located along or at the intersection of major collectors or thoroughfares to accommodate high traffic volumes generated by general retail uses.

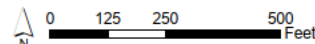
CUP-21-14 and VR-21-01

Existing Zoning

El Jefe Mexican Restaurant —2550 Hunter Rd, Suite 1106



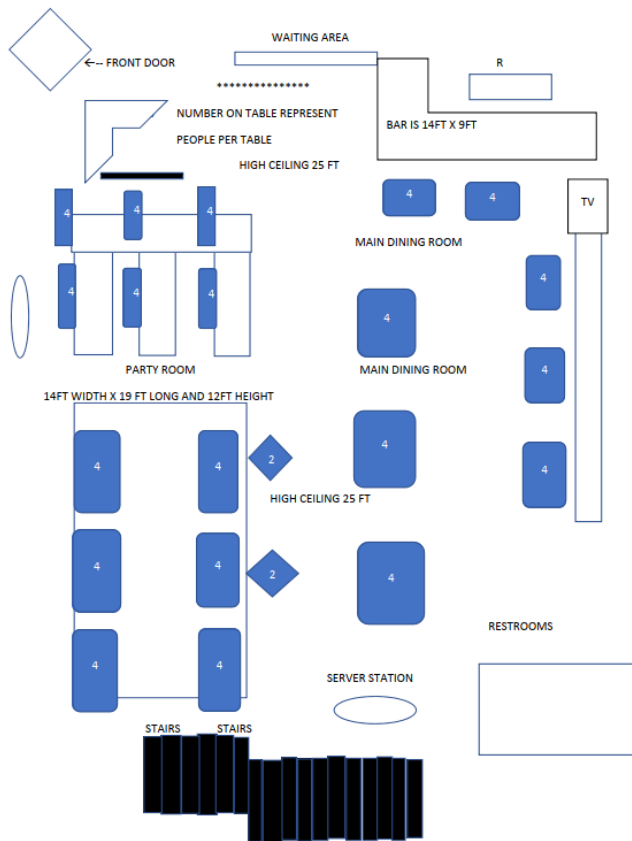
- ★ Site Location
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- ▭ City Limit



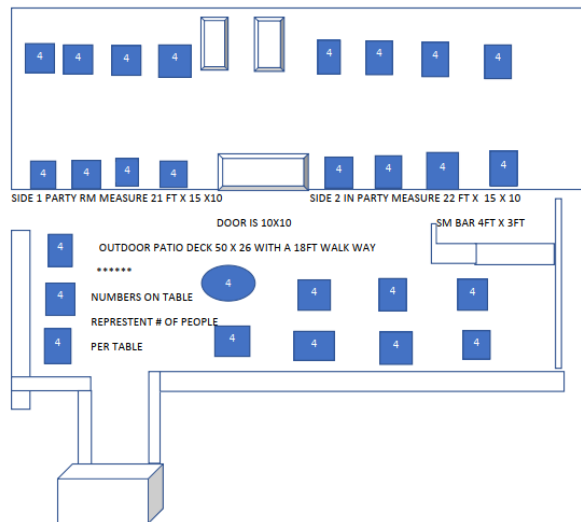
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Map Date: 4/19/2021

Plan (Indoor and Outdoor Seating)



Ground Floor Plan



Outdoor Patio and Deck

Distance Variance Requirements

- Sales from alcohol must comprise less than 25% of the total business revenue – applicant must submit annual reports.
- Statement received from the Superintendent of the San Marcos Consolidated Independent School District stating no objection subject to additional wording on menu.
- There must be a distance of at **least 200'** between the primary entrances of the business and the school.



CUP-21-14 Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit CUP-21-14 with the following conditions:

1. This permit approval is subject to the Commission's approval of Distance Variance VR-21-01; and
2. The permit shall be valid for one (1) year, provided standards are met; and
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"; and
4. 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; and
5. The permit shall become effective only upon the issuance of a Certificate of Occupancy; and
6. The permit shall be posted in the same area and manner as the Certificate of Occupancy.