Public Hearing
CUP-25-11
Gus's Fried Chicken

CUP-25-11 (Gus's Fried Chicken) Hold a public hearing and consider a request by Janet Hickerson, on behalf of Gus's Fried Chicken, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 110 E MLK DR STE 102. (K. Buck)
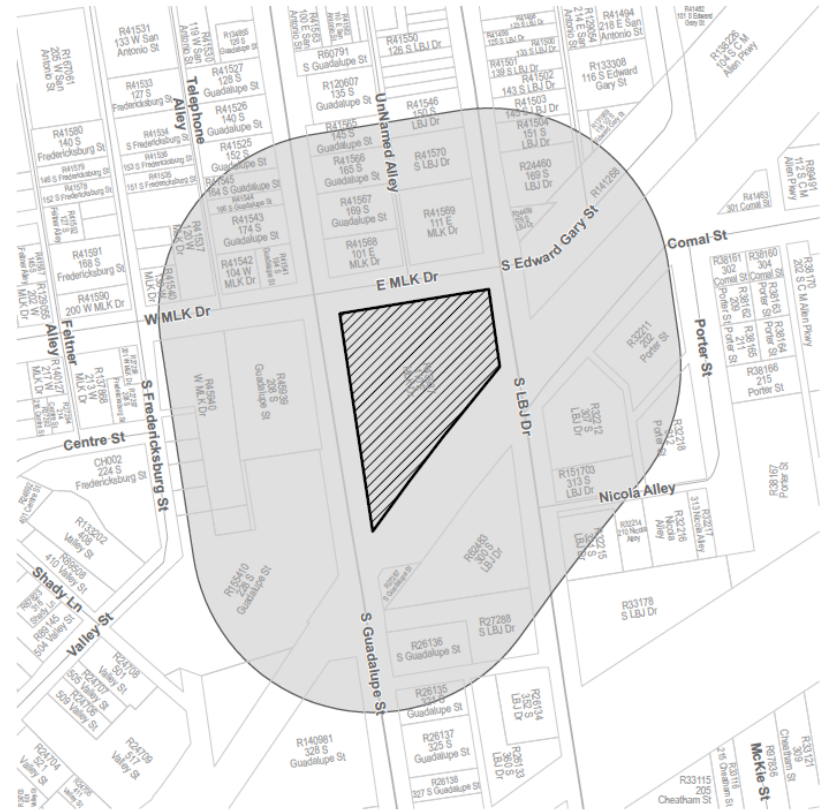
Property Information

- Approximately 2.5 acres

- Located: South side of E MLK Dr between S Guadalupe St & S LBJ Dr

Context & History

- Currently: Restaurant

- Surrounding Uses:
  - Retail
  - Bank
  - Entertainment & Bar
    - Putt Pub
  - Multifamily
    - The View on the Square
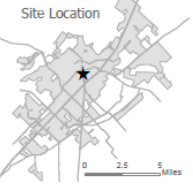

CUP-25-11

110 E MLK Dr. -
Gus's Fried Chicken New CUP

Aerial View Map

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
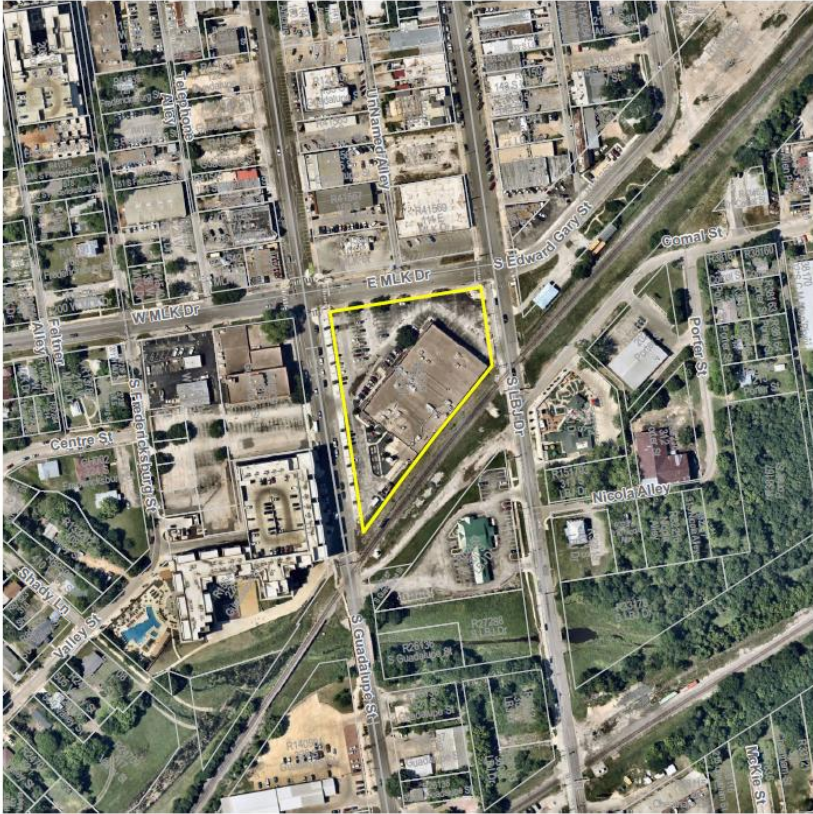of property boundaries.

Date: 6/6/2023

Site Location

stx.gov

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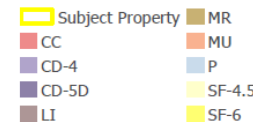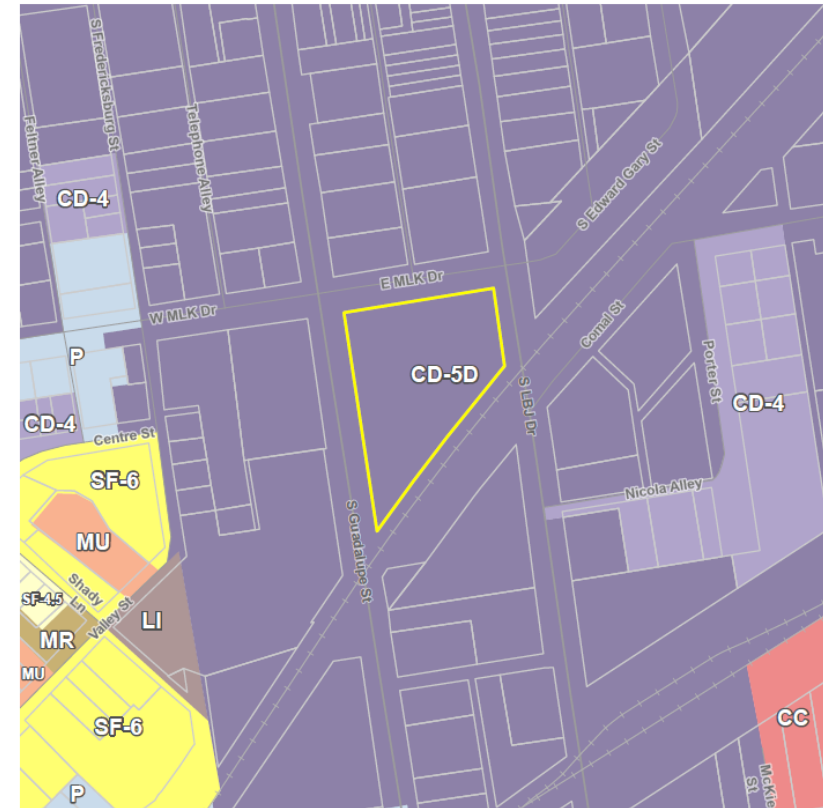SAN MARCOS Planning and Development Services

Context & History

- Existing Zoning:
  Character District 5 Downtown (CD-5D)

- Proposed Use: Restaurant
  - Hours of Operation:
    - Sunday-Thursday: 11am-9pm
    - Friday & Saturday: 11am-10pm

- CUP Expiration Date:
  February 16, 2025

CUP-25-11

110 E MLK Dr. -
Gus's Fried Chicken New CUP

Zoning Map

Subject Property — MR
CC
CD-4
CD-5D
LI
MU
P
SF-4.5
SF-6

Site Location

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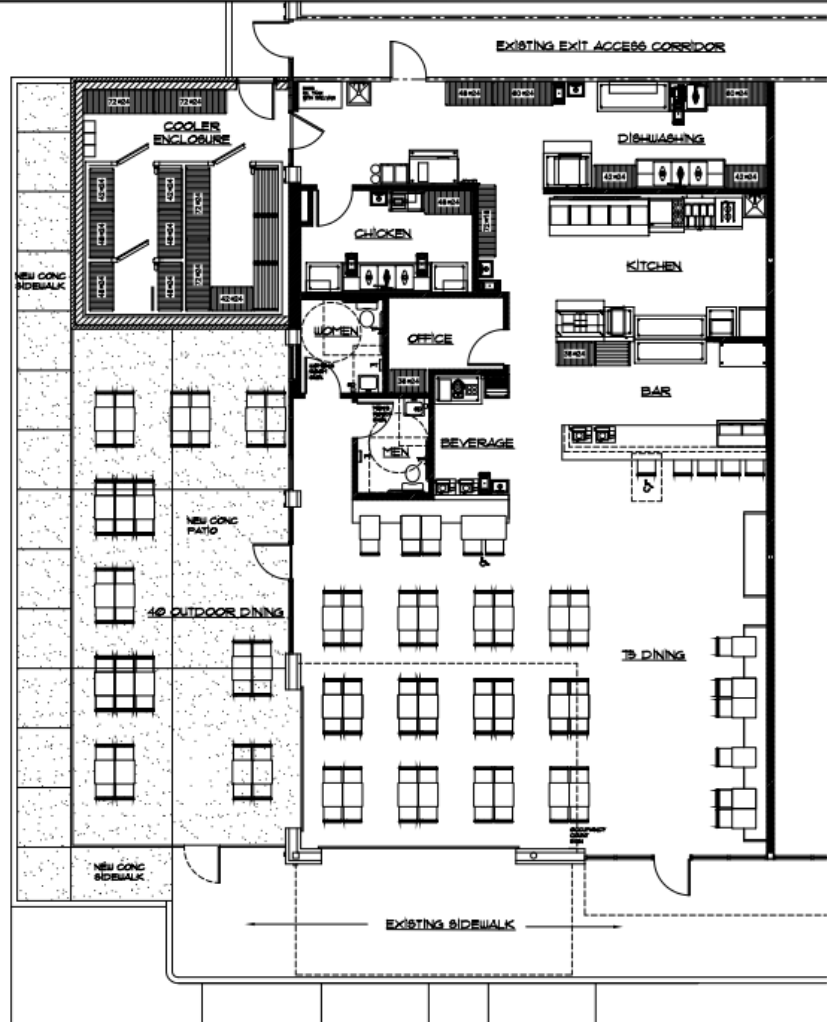
Date: 6/8/2023

SANMARCOS Planning and Development Services

Site Plan

Floor Plan

Recommendation

Staff recommends **approval** of CUP-25-11 with the following conditions:

1. The permit shall be valid for three (3) years, effective February 16, 2025, provided standards are met; and

2. Outdoor amplified music on the property shall not be permitted after 10 p.m.; and

3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals