

<b>Conditional Use Permit CUP-26-22</b>	<b>1625 Hunter Road Jack's Road House</b>
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**Summary**

<b>Request:</b>	Renewal of a Conditional Use Permit (CUP)		
<b>Applicant:</b>	Jack's Roadhouse Hallucivision LLC 1625 Hunter Road San Marcos, TX 78666	<b>Property Owner:</b>	Phillip Nadeau 2262 Normandy Grace New Braunfels, TX 78130
<b>CUP Expiration:</b>	March 6, 2026	<b>Type of CUP:</b>	Mixed Beverage
<b>Interior Floor Area:</b>	2,622 sq ft	<b>Outdoor Floor Area:</b>	550 sq ft
<b>Parking Required:</b>	31 spaces	<b>Parking Provided:</b>	Yes – 41 spaces
<b>Days &amp; Hours of Operation:</b>	Monday - Friday: 2pm-2am; Saturday - Sunday: 12pm-2am		

**Notification**

<b>Posted:</b>	May 8, 2026	<b>Personal:</b>	May 8, 2026
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Lot 2, Block 1 in Knights of Columbus Subdivision		
<b>Location:</b>	On Hunter Road, Southeast of Dixon Street		
<b>Acreage:</b>	Approximately 1 acre	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Community Commercial (CC)	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Bar	<b>Proposed Use:</b>	Same
<b>Preferred Scenario:</b>	Conservation/Cluster	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Dunbar	<b>Sector:</b>	1
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	Yes
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	Yes and Preservation Priority Low

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Single Family-6 (SF-6)	Single-Family	Conservation/Cluster
<b>South of Property:</b>	Future Development (FD)	Vacant/Veterans of Foreign Wars	Conservation/Cluster
<b>East of Property:</b>	General Commercial (GC)	Retail Services	Conservation/Cluster
<b>West of Property:</b>	Single Family-6 (SF-6)	Single-Family	Conservation/Cluster

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**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial	<input type="checkbox"/>
<ol style="list-style-type: none"> <li>The permit shall be valid for one (1) year, and shall expire May 26, 2027, provided standards are met;</li> <li>The business is responsible for cleaning the area with 100 feet of exit (LDC Section 5.1.5.5.E.2.D);</li> <li>The maximum people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels;</li> <li>No outdoor background or amplified sound shall be permitted on the property; and</li> <li>The permit shall be posted in the same area and manner as the certificate of occupancy.</li> </ol>					
<b>Staff:</b> Craig Garrison		<b>Title:</b> Planner		<b>Date:</b> May 20, 2026	

**History**

Jack's Roadhouse has been in operation for decades. The business first received a Specific Use Permit (SUP) in 1996 with no expiration date.

**2018:** The renewal and amendment of the Bar CUP was approved by the Planning and Zoning Commission for three years with conditions. It was necessary for Jack's Roadhouse to apply for an amendment and renewal after obtaining a lifetime CUP, to switch TABC holders' name, to switch from beer and wine to mixed beverages, and later add an outdoor porch to the property.

**April 2024:** The renewal and amendment of the Bar CUP was approved by the Planning and Zoning Commission for six months with conditions.

**October 2024:** The renewal and amendment of the Bar CUP was approved by the Planning and Zoning Commission, and valid until September 24, 2025.

**2025:** The renewal and amendment of the Bar CUP was approved by the Planning and Zoning Commission for six months. Commission concerns of public safety on the property resulted in a six month approval.

**Additional Analysis**

Per Senate Bill 1008 and since this a bar, the City can enforce the existing noise ordinance and the conditions related to noise added to this CUP.

Staff are recommending a one-year approval due to the number of police calls, and types of calls on the property. This will allow Jack's Roadhouse the opportunity to address the concerns.

**Comments from Other Departments**

<b>Police</b>	See Attached Police Report
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code Compliance</b>	No Comment

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Jack's Road House**



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan. <b><i>The property is within the conservation/cluster future land use map designation; however, the use of a bar is pre-existing for this site.</i></b>
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <b><i>Studies were not complete at the time of the request.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets. <b><i>No improvements are being proposed as the subject structure is an existing development.</i></b>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <b><i>No visual impacts are expected to cause adverse effects on adjacent properties.</i></b>
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences. <b><i>The subject business is located more than 300 feet from any single-family residence.</i></b>
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5.