



# Public Hearing

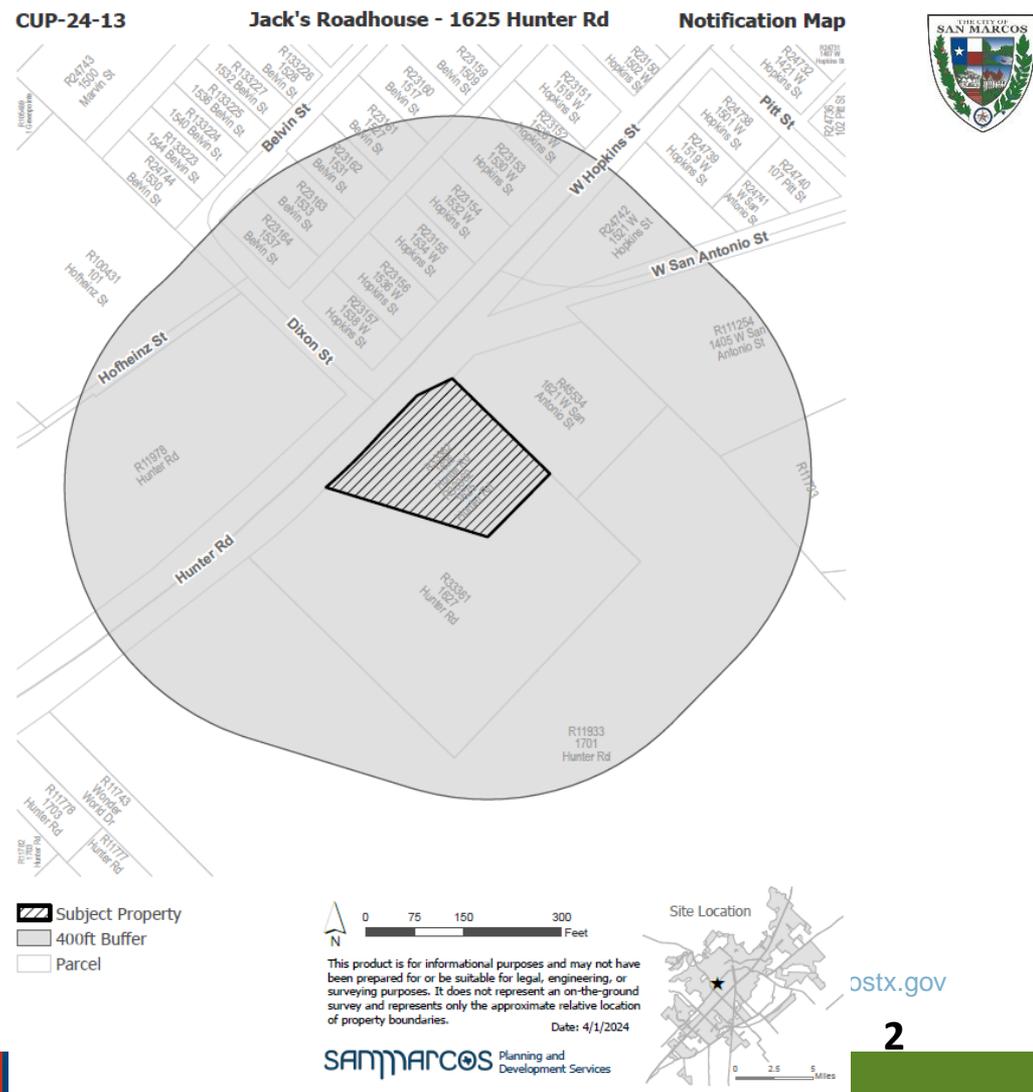
## CUP-24-13

### Jack's Roadhouse

CUP-24-13 (Jack's Roadhouse) Hold a public hearing and consider a request by Philip Nadeau, on behalf of Jack's Roadhouse, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1625 Hunter Road. (K. Buck)

# Property Information

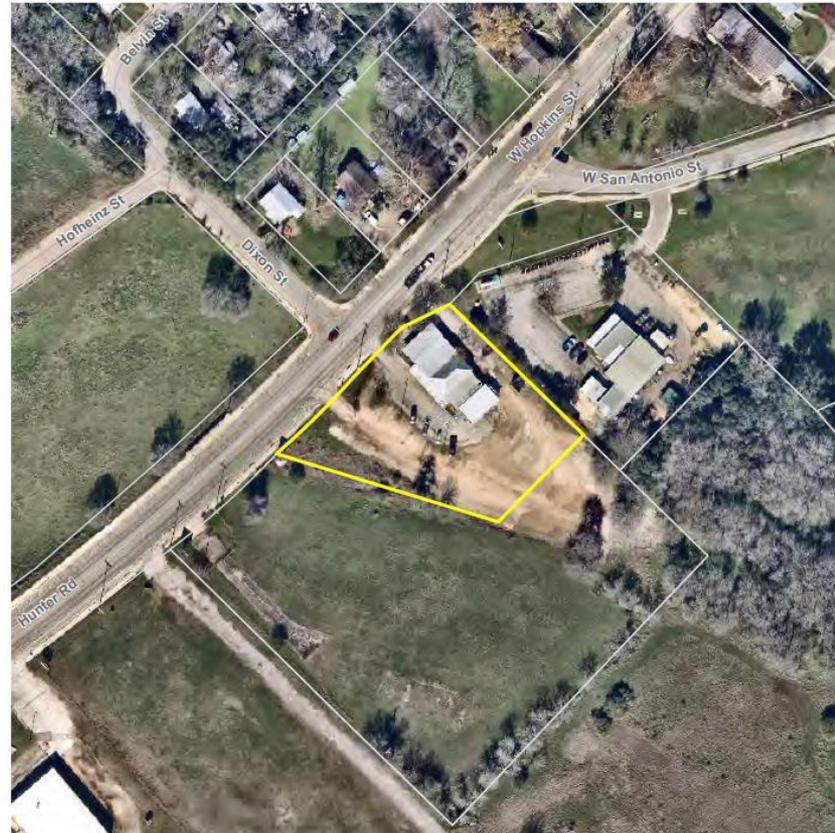
- Approximately 1 acre
- Located along Hunter Road, Southeast of Dixon Street





# Context & History

- Currently: Bar
- Surrounding Uses:
  - Single family residence
  - Vacant
  - Retail (Power Haus Equipment)
- History:
  - 1996: Received Specific Use Permit
  - 2018: Business Changed Ownership



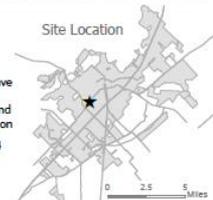
 Subject Property  
 Parcel



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-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/1/2024

**SAN MARCOS** Planning and Development Services



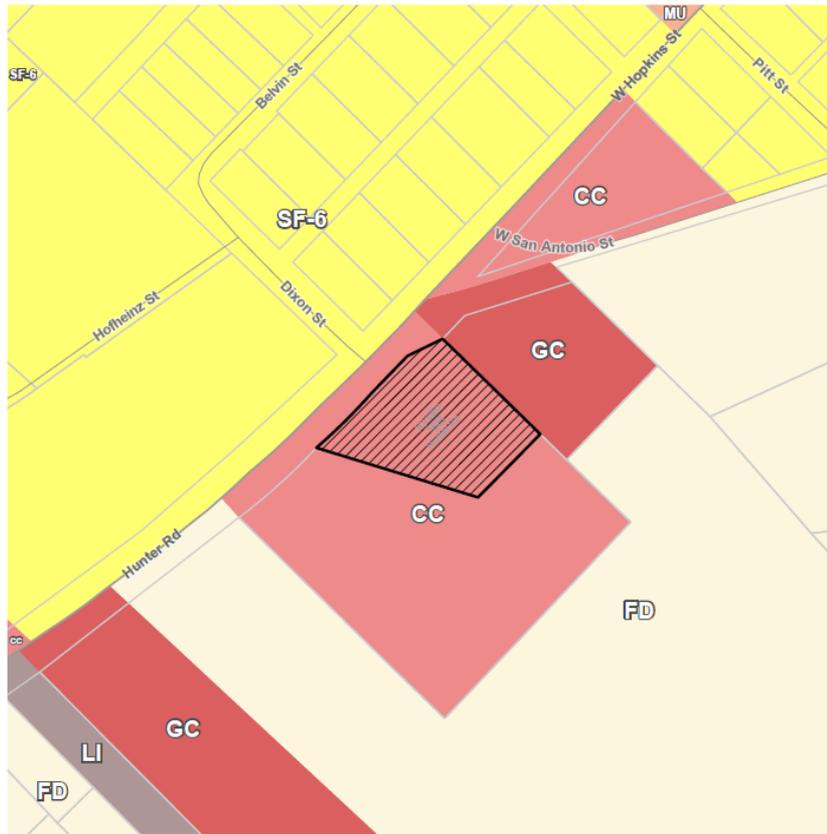
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# Context & History

- Existing Zoning:  
Community Commercial (CC)
- Proposed Use: Bar
  - Hours:
    - Monday-Friday 2pm-2am
    - Saturday-Sunday 12pm-2am
- CUP Expiration Date:  
September 24, 2019



 Subject Property

 CC

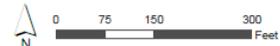
 FD

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Date: 4/1/2024

**SAN MARCOS** Planning and Development Services



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# Proximity Map

CUP-24-13

Jack's Roadhouse - 1625 Hunter Rd

Proximity Map









# Recommendation

Staff recommends approval of CUP-24-13 with the following conditions:

1. The permit shall be valid for one (1) year provided standards are met; and
2. No outdoor amplified live music shall be allowed on the property; and
3. The permit shall be posted in the same area and manner as the certificate of occupancy.

Note: conditions unchanged from previous approvals