

<b>Conditional Use Permit CUP-25-47</b>	<b>1625 Hunter Road Jack's Roadhouse</b>
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### Summary

<b>Request:</b>	Renewal of a Conditional Use Permit		
<b>Applicant:</b>	Jack's Roadhouse Hallucivision LLC 1625 Hunter Road San Marcos, TX 78666	<b>Property Owner:</b>	Philip Nadeau 2262 Normandy Grace New Braunfels, TX 78130
<b>CUP Expiration:</b>	September 24, 2025	<b>Type of CUP:</b>	Bar 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>	August 22, 2025	<b>Personal:</b>	August 22, 2025
<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 (Power Haus Equipment)	Conservation/Cluster
<b>West of Property:</b>	Single Family-6 (SF-6)	Single-Family	Conservation/Cluster

### Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> <b>Approval with Conditions</b>	<input type="checkbox"/> Denial
1. The permit shall be valid for one (1) year provided standards are met; 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.		
<b>Staff:</b> Will Allen	<b>Title:</b> Planning Technician	<b>Date:</b> September 3, 2025

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### **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. In April 2018, the ownership of the business changed to a new business owner. In August 2018, the Planning and Zoning Commission (P&Z) approved an amendment to the Conditional Use Permit (CUP) to allow mixed beverages, instead of beer and wine and an amendment in November 2018 to allow an expanded service area. In April 2024, P&Z approved the renewal of the CUP for 6 months. P&Z approved this for a shorter amount of time due to the four-year lapse in CUP renewals. In October 2024, P&Z approved a CUP renewal, valid until September 24, 2025.

### **Additional Analysis**

Staff are recommending a one-year approval due to the number of police 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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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 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.
<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.