



Public Hearing

CUP-26-22

Jack's Road House

CUP-26-22 (Jack's Roadhouse) Hold a public hearing and consider a request by Hallucivision LLC, 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. (C. Garrison)



CUP-26-22

Jack's Roadhouse -
1625 Hunter Road

Notification Map

Property Information

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



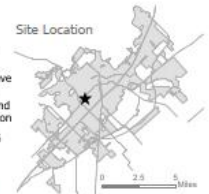
- 400 ft. Buffer
- ▨ Subject Property
- Parcel



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: 5/7/2026

SAN MARCOS Planning and Development Services



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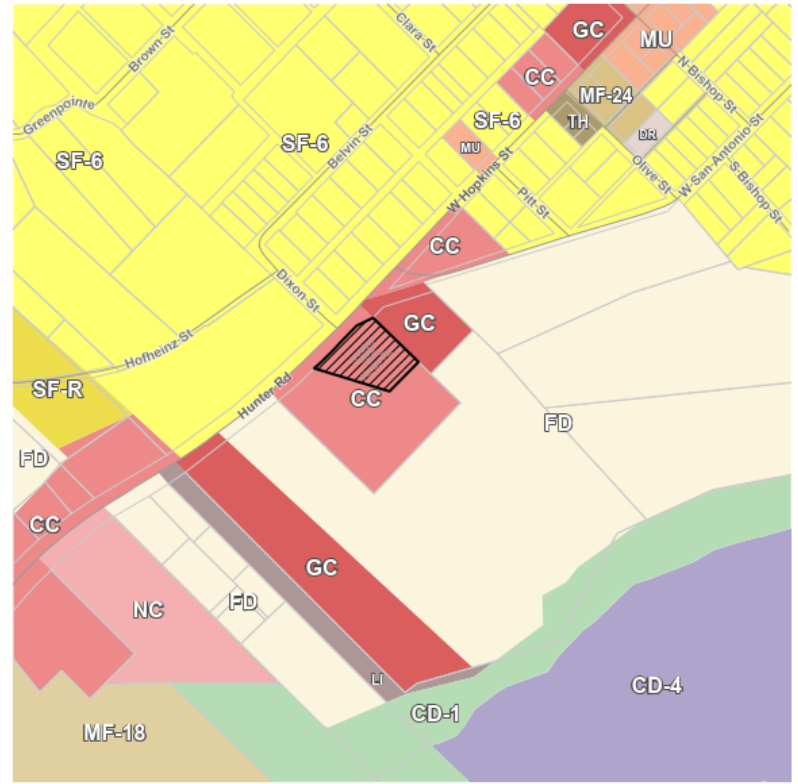
Context & History

- **Existing Zoning:** Community Commercial (CC)
- **Proposed Use:** Bar
 - Monday - Friday: 2pm-2am;
 - Saturday - Sunday: 12pm-2am
- **CUP Expiration Date:** (March 6, 2026)
- **Police Calls:** 9 calls

CUP-26-22

Jack's Roadhouse -
1625 Hunter Road

Notification Map



	Subject Property		MF-24
	CC		MU
	CD-4		NC
	FD		SF-6
	GC		SF-R
	LI		TH
	MF-18		CD-1



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Date: 5/8/2026



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JOV



Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
		<u>X</u>	Aligns with the adopted comprehensive plan?
		<u>N/A</u>	Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
<u>X</u>			Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?



Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?



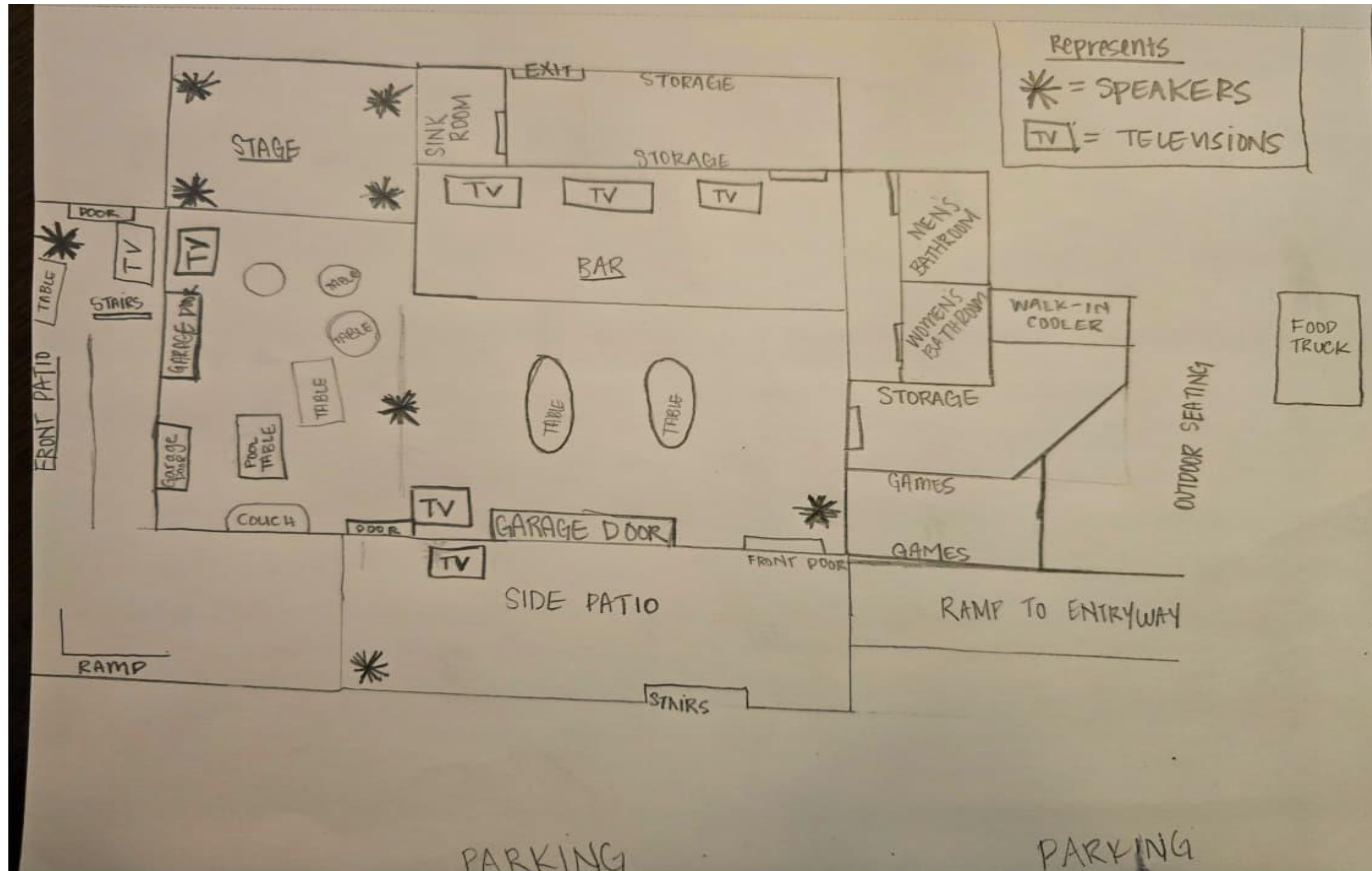
Criteria for Eating Establishments within CBA

C	I	N	CBA Boundary – Eating Establishment (Sec. 5.1.5.5.B.4.b)
<u>X</u>			Does the business include a properly equipped commercial kitchen with adequate food storage and heavy food preparation equipment?
<u>X</u>			Does the business serve meals during at least two four-hour meal periods each day it is open, with a minimum of three entrée options available during each period?
<u>X</u>			Is the business used, maintained, and advertised to the public as a restaurant where meals are prepared and served?
<u>X</u>			Is the business maintaining the sidewalk, gutters, parking areas, areas within 50 feet of exits, and the permitted property in a clean and sanitary condition at all times?

Proximity Map



Floor Plan





Recommendation

Staff recommends **approval** of CUP-26-22 with the following conditions:

1. The permit shall be valid for one (1) year, and shall expire May 26, 2027, provided standards are met;
2. The business is responsible for cleaning the area with 100 feet of exit (LDC Section 5.1.5.5.E.2.D);
3. 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;
4. No outdoor background or amplified sound shall be permitted on the property; and
5. The permit shall be posted in the same area and manner as the certificate of occupancy.