



Public Hearing

CUP-25-29

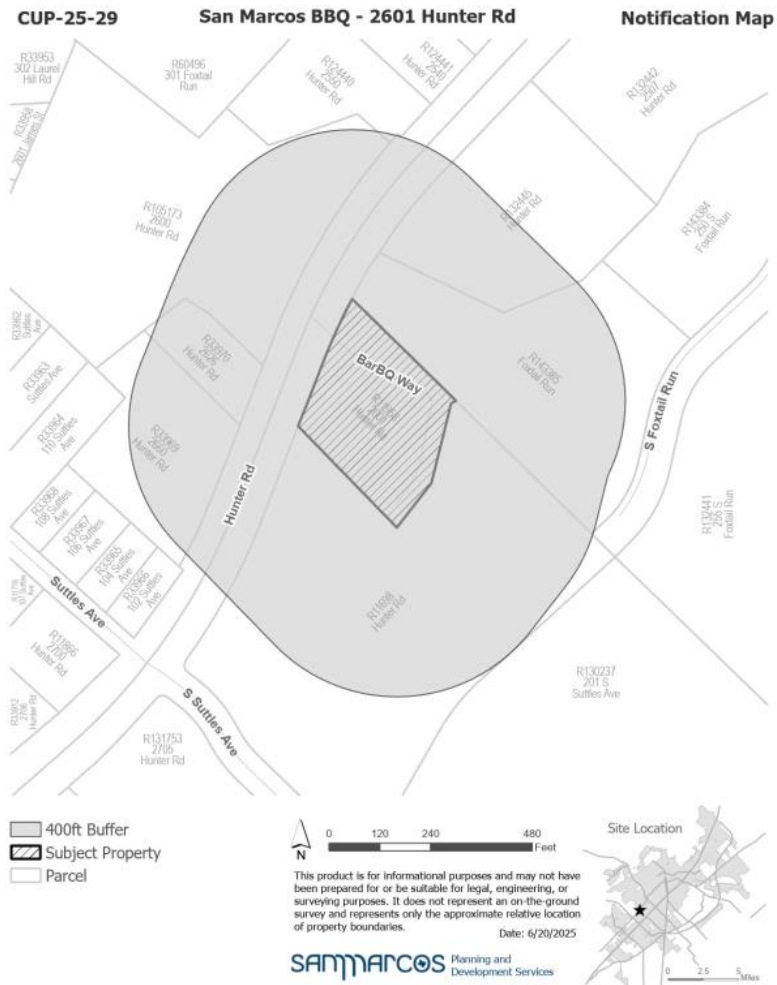
San Marcos BBQ

CUP-25-29 (San Marcos BBQ) Hold a public hearing and consider a request by Justin Pearson, on behalf of San Marcos BBQ for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 2601 Hunter Road. (C. Garrison)



Property Information

- Approximately 2.501 acres
- Located at the corner of Hunter Road and BarBQ Way



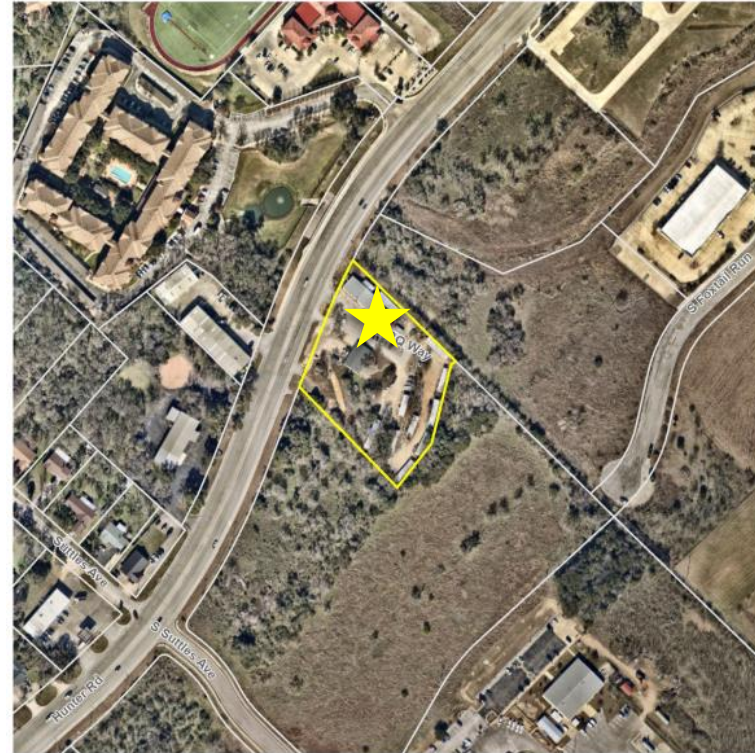


Context & History

Currently a Restaurant

Surrounding Uses

- Vacant Property
- Public Storage
- Restaurant
- Multifamily Apartments



Subject Property
Parcel



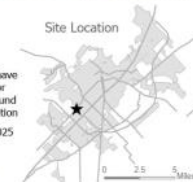
0 120 240 480 Feet

Site Location

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: 6/20/2025

SAN MARCOS Planning and Development Services



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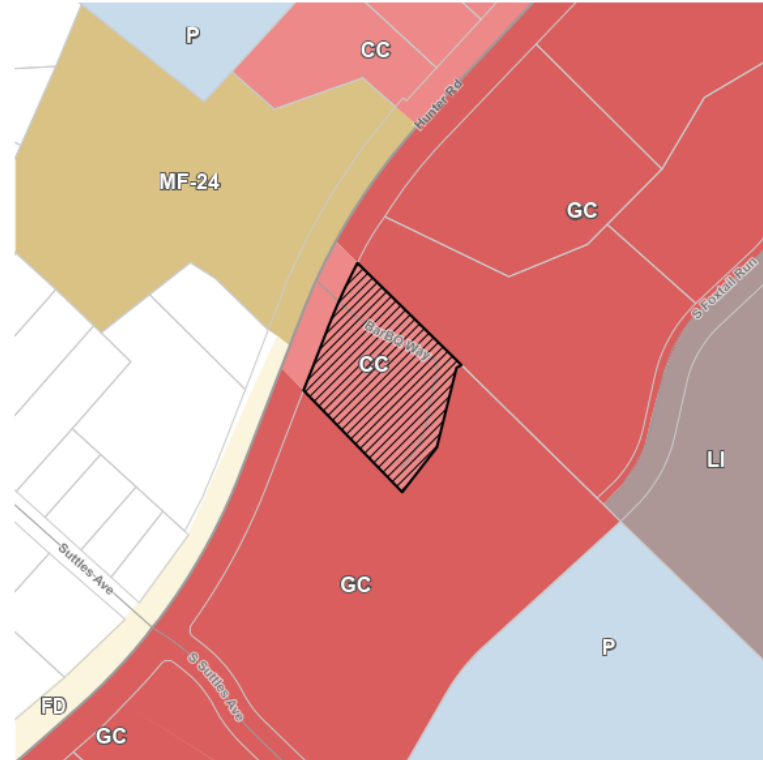
Context & History

- Existing Zoning:
Community Commercial (CC)
- Current Use:
Restaurant
 - Monday: 11am-4pm
 - Tuesday-Thursday: 11am-7pm
 - Friday-Saturday: 11am-8pm
 - Sunday: 11am-7pm
- CUP Expiration Date:
(July 23, 2025)

CUP-25-29

San Marcos BBQ - 2601 Hunter Rd

Zoning Map



Subject Property

CC
FD
GC
LI
MF-24
P



0 120 240 480 Feet

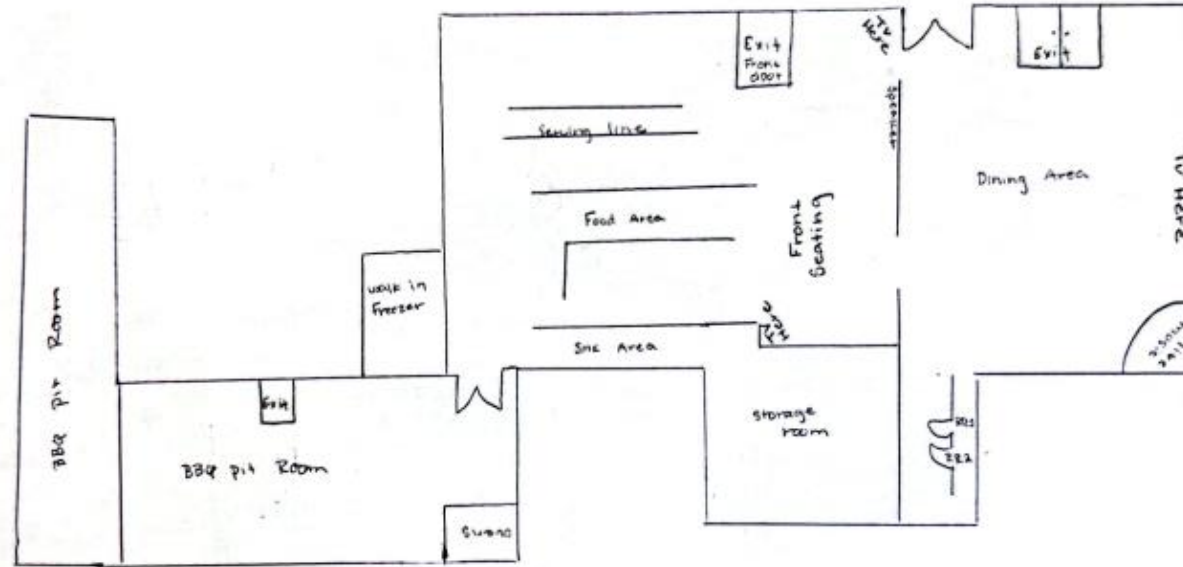
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Floor Plan



Level 1 San Marcos BBQ 2601 Hunter Rd



Recommendation

- Staff recommends(ed) **approval** of CUP-25-29 with the following conditions:
 1. The permit shall be valid for three (3) years, provided standards are met;
 2. Hours of operation shall be limited to no later than 8 p.m.;
 3. Alcohol consumption shall be limited to inside the restaurant; and
 4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals