



Public Hearing

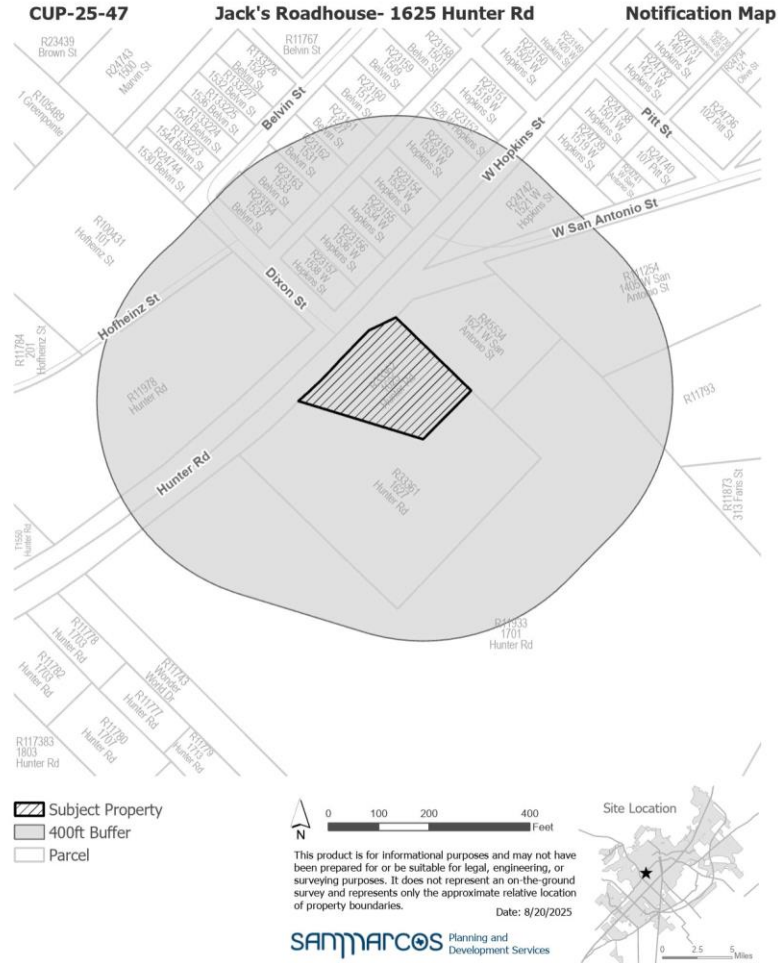
CUP-25-47

Jack's Roadhouse

CUP-25-47 (Jack's Roadhouse) Hold a public hearing and consider a request by Phillip Nadeau, on behalf of Jack's Roadhouse, to renew a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1625 Hunter Road (W. Allen)

Property Information

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



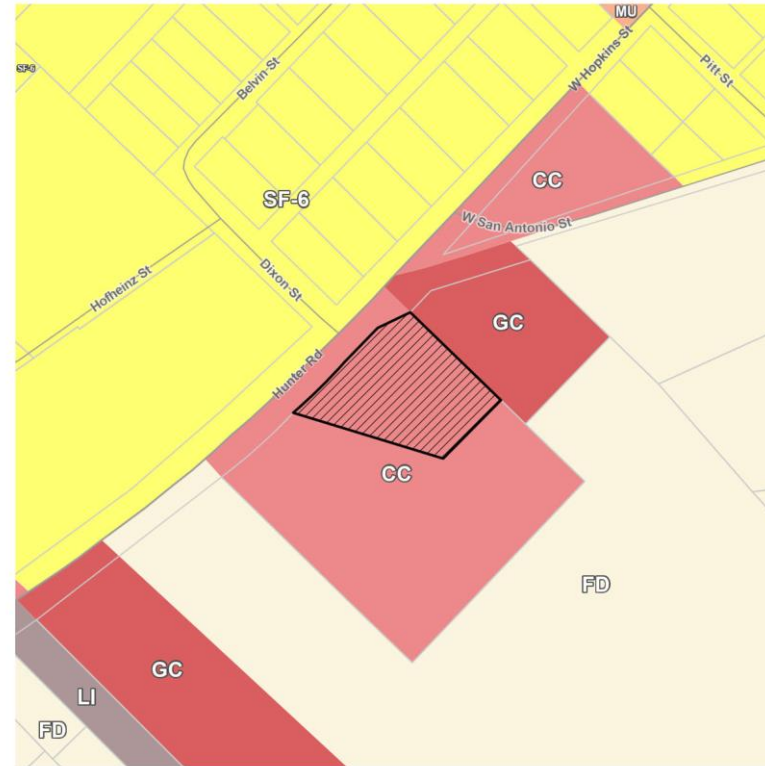
Context & History

- Currently: Bar
- Surrounding Uses:
 - Single family residence
 - Vacant
 - Retail
- History:
 - 1996: Received Specific Use Permit (SUP)
 - April 2018: Business Changed Ownership
 - August 2018: Beer and Wine to Mixed beverage.

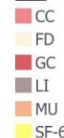


Context & History

- Existing Zoning:
Community Commercial (CC)
- Current Use: Bar
 - Hours:
 - Monday-Friday 2pm-2am
 - Saturday-Sunday 12pm-2am
- CUP Expiration Date:
September 25, 2025



Subject Property

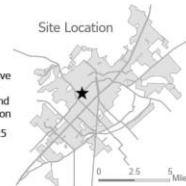


0 75 150 300 Feet

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: 08/25/2025

SAN MARCOS Planning and Development Services



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Proximity Map

CUP-24-13

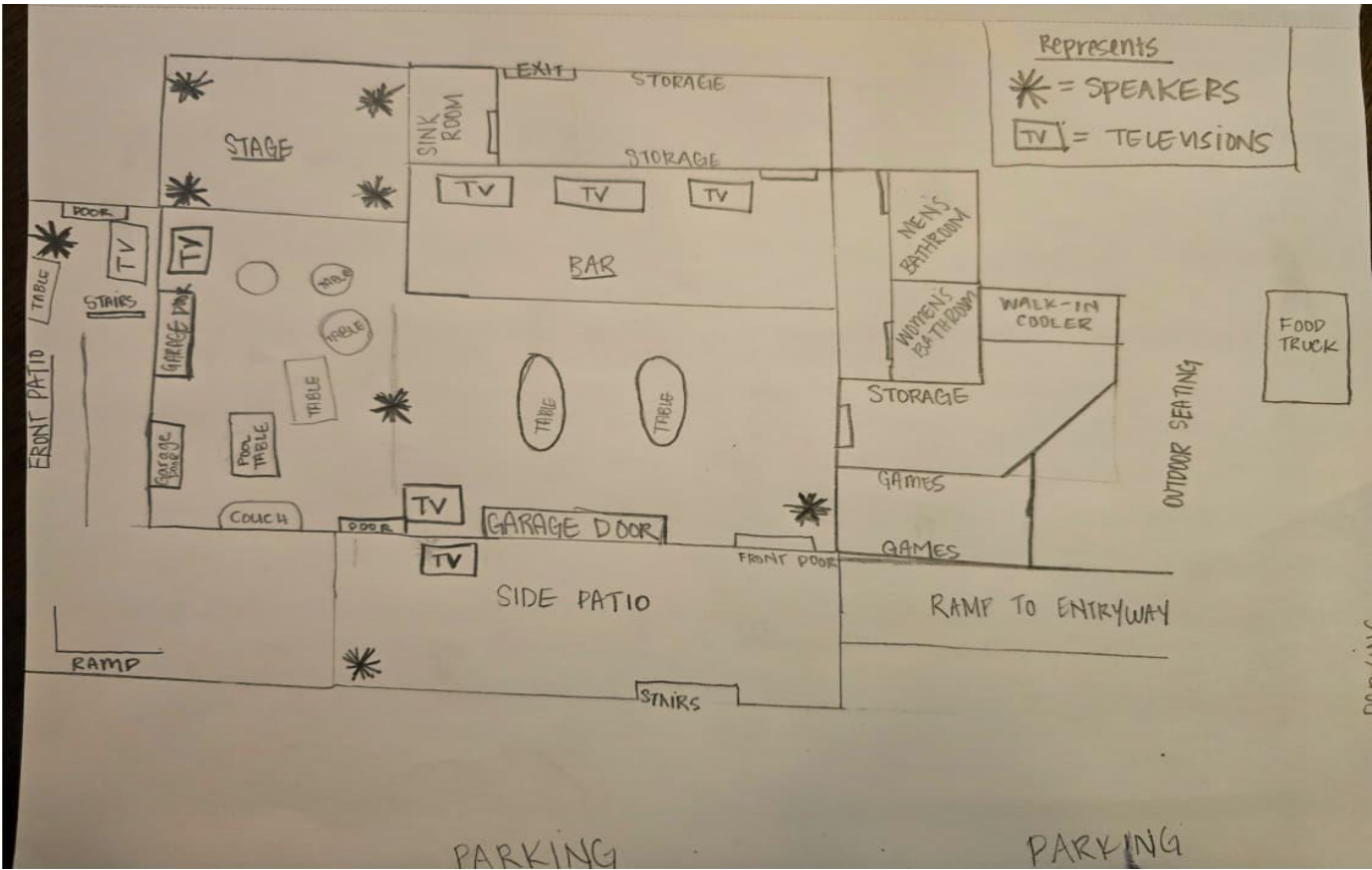
Jack's Roadhouse - 1625 Hunter Rd

Proximity Map

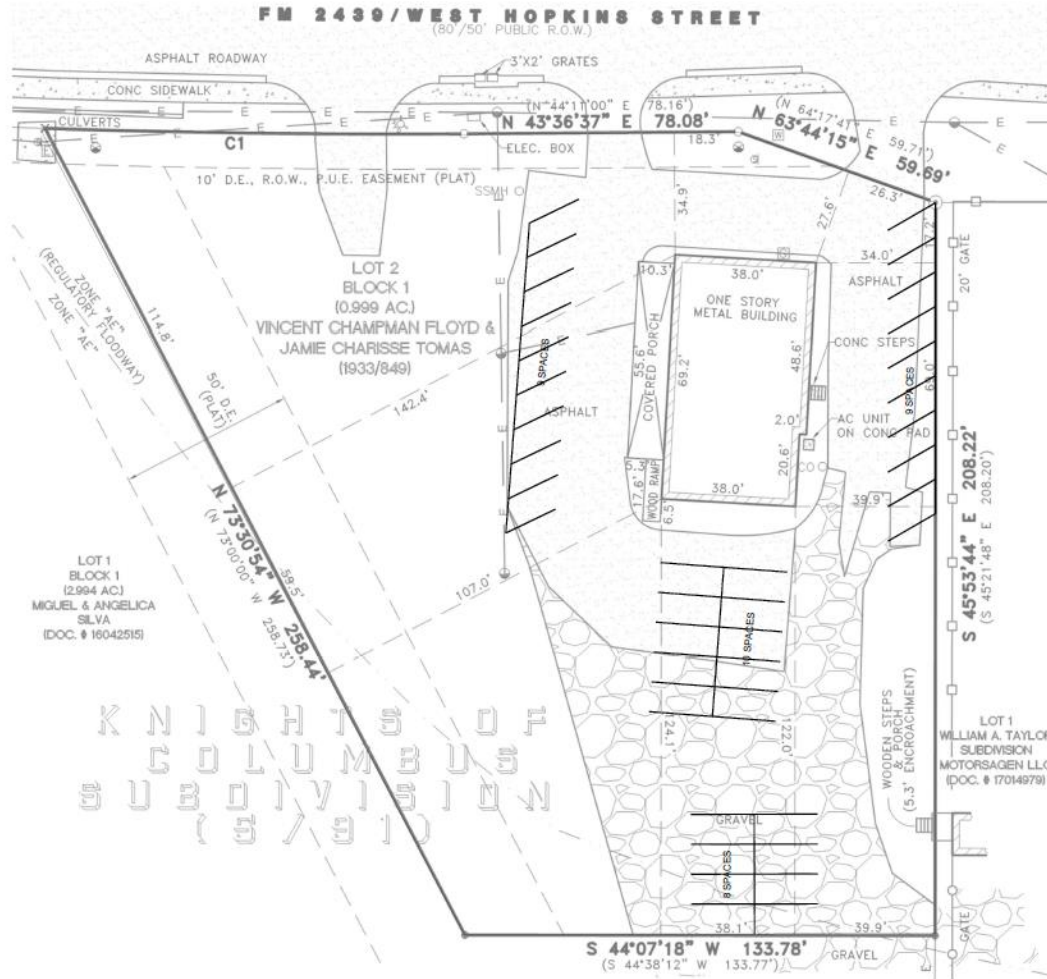


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Floor Plan



Site Plan





Recommendation

Staff recommends **approval** of CUP-25-47 with the following conditions:

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.