

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN DOWNTOWN CBA)



Updated: December, 2025

CONTACT INFORMATION

Applicant's Name	SEAN NEAL	Property Owner	Brian Scofield
Company	JBCDFRANKLICKS LLC	Company	BL Scofield Inc
Applicant's Mailing Address	141 E. Hopkins St San Marcos, TX 78666	Owner's Mailing Address	127 E. Hopkins St San Marcos, TX 78666

PROPERTY INFORMATION

Subject Property Address: 141 E. Hopkins St

Zoning District: AB Zone District Tax ID #: R 41625

Legal Description: Lot E Block 20 Subdivision _____

Number of Parking Spaces: _____

Is property more than 300' from church, school, hospital, or residential district? Y N

DESCRIPTION OF REQUEST

Business Name: Freddy's Lounge CUP Permit Type: Eating Establishment Bar

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation (Ex. Mon 12pm-1am): Mon 4-2A Tue 4-2A Wed 4-2A

Thurs 4-2A Fri 2-2A Sat 2-2A Sun 2-2A

Indoor Seating Capacity: 160 Outdoor Seating Capacity: _____ Gross Floor Area: 2500 Sq Ft

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 1,050* Technology Fee \$15 TOTAL COST \$1,065

Renewal/Amendment Filing Fee \$788* Technology Fee \$15 TOTAL COST \$803

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

Apply Online at MGOCONNECT.ORG

PROPERTY OWNER AUTHORIZATION

I, Brian Scufield (owner name) on behalf of
BL Scufield Inc (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
141 E. Hopkins St (address).

I hereby authorize ^{SEAN NEAL}
~~Jamie Fratlicke Sr~~ (agent name) on behalf of
JBC DFRILIKO (agent company) to file this application for
CUP Renewal (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 3-24-26

Printed Name, Title: Brian Scufield

Signature of Agent:  Date: 3/24/26

Printed Name, Title: SEAN NEAL

**AGREEMENT TO THE CITY OF SAN MARCOS LAND DEVELOPMENT CODE
DOWNTOWN CENTRAL BUSINESS AREA (CBA) REQUIREMENTS**

The establishment must hold a valid Conditional Use Permit for the on-premise sale and consumption of alcohol issued and effective under [Section 2.8.3.1](#), [Section 5.1.5.5](#) of the Development Code and any conditions of such permit. Within the Downtown Central Business Area (CBA) the establishment can either request an **“Eating Establishment”** or a **“Bar”** Conditional Use Permit, subject to the maximum allowed permits, and in accordance with the Development Code.

Where an **“Eating Establishment”** includes the sale of alcohol for on premise consumption the following standards shall apply:

- In the Downtown Central Business Area (CBA) boundary, the total number of eating establishments which include the sale and on-premise consumption of alcohol is limited to 25.
- The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment.
- The business must serve meals to customers during at least two meal periods each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each meal period. A meal period means a period of at least four hours.
- The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.
- The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within **50** feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times.
- Noise - The activities of the establishment selling alcoholic beverages for on-premises consumption shall not produce noise levels in excess of those described in [Section 7.4.2.1](#) so as to not interfere with the reasonable use and enjoyment of adjacent property or public areas.
- Additional conditions may be added following a review by the Planning Staff, Planning & Zoning Commission, and/or City Council.

Where a **“Bar”** that primarily sells alcohol beverages for on premise consumption and **may** include the sale of food, the following standards shall apply:

- In the Downtown Central Business Area (CBA) boundary, the total number of bars is limited to 14.
- The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within **100** feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times.
- Noise - The activities of the establishment selling alcoholic beverages for on-premises consumption shall not produce noise levels in excess of those described in [Section 7.4.2.1](#) so as to not interfere with the reasonable use and enjoyment of adjacent property or public areas.
- Additional conditions may be added following a review by the Planning Staff, Planning & Zoning Commission, and/or City Council.

Not all standards are listed, please review [Land Development Code Section 5.1.5.5](#) Restaurant/Bar for more information.

I have read the above standards and agree to follow City of San Marcos Land Development Code. I understand that if I do not follow the requirements, my Conditional Use Permit may be revoked. Please notify staff of any changes to the business operation.

Signature: _____

Date: 3/23/26

Print Name: Susan Neal

Freddy's course is keeping some staff and running
Business the same as previous ~~prop~~ owner Janie.
There will be no changes to layout of building,
and we keeping some concept / name / staff.
Please use previous documents



Sean Neal