



Public Hearing

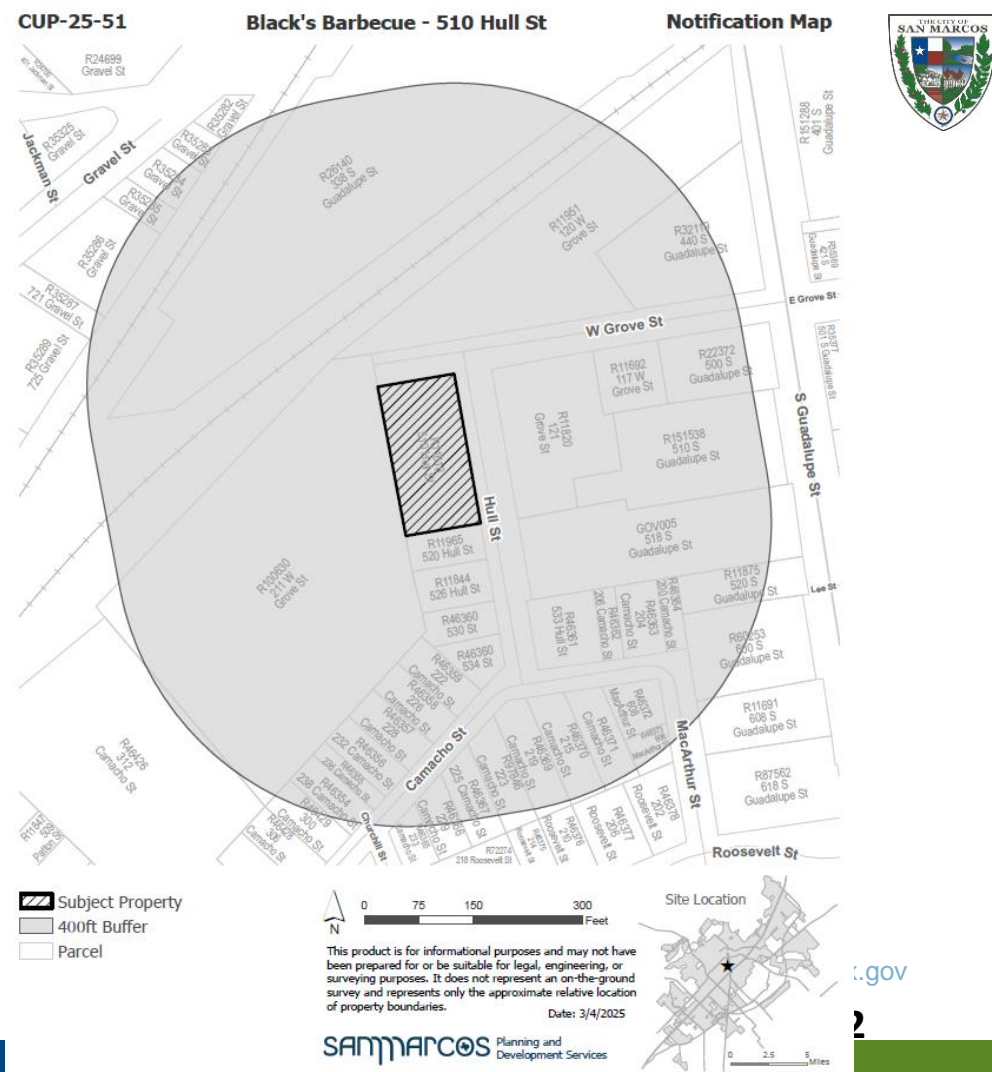
CUP-25-51

Black's Barbecue

CUP-25-51 (Black's Barbecue) Hold a public hearing and consider a request by Eric Lenderman, on behalf of Black's Barbecue, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverage, located at 510 Hull St. (K. Buck)

Property Information

- Approximately 0.5 acres
- Located: on the Southwest corner of W Grove St & Hull St



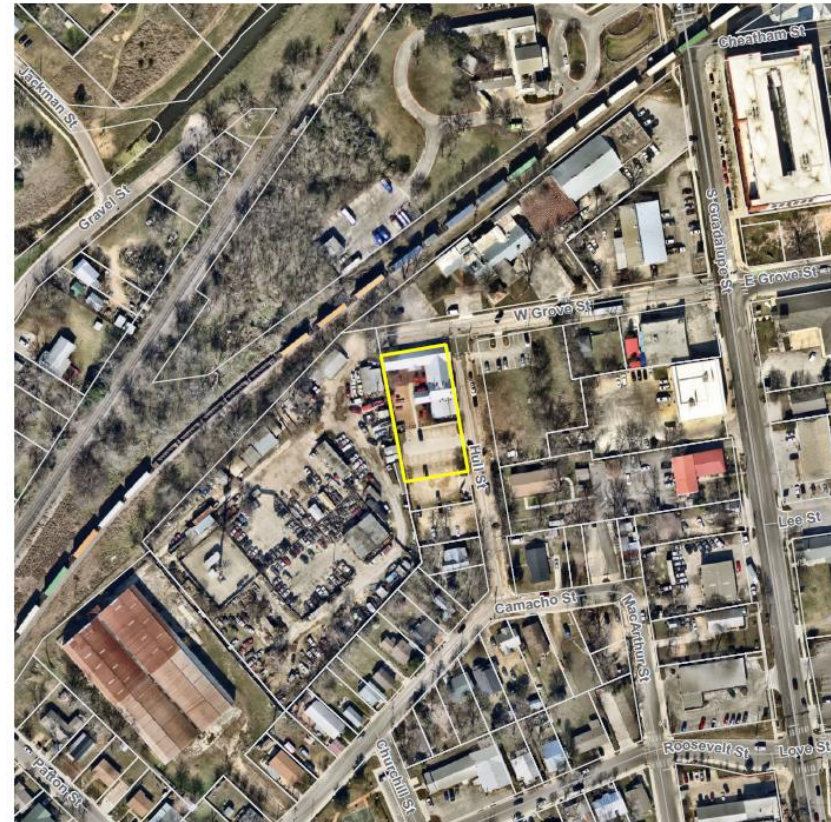
Context & History

- Currently: Restaurant
- Surrounding Uses:
 - Vacant Building
 - Undeveloped Property
 - Retail
 - Wrecker/Tow Yard

CUP-25-51

Black's Barbecue - 510 Hull St

Aerial Map



Subject Property
Parcel



0 60 180 360 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: 3/4/2025

Site Location



costx.gov

SAN MARCOS Planning and Development Services

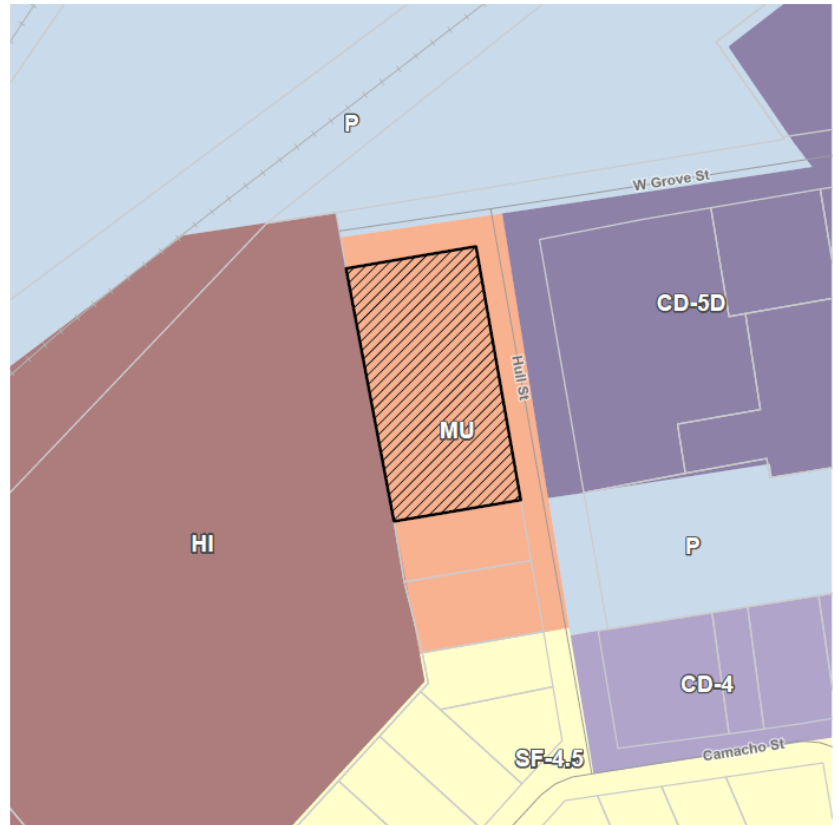
Context & History

- Existing Zoning:
Mixed Use (MU)
- Proposed Use: Restaurant
 - Hours of Operation:
 - 11am-8pm: Sunday-Thursday
 - 11am-9pm: Friday & Saturday
- CUP Expiration Date:
September 25, 2025

CUP-25-51

Black's Barbecue - 510 Hull St

Zoning Map



Subject Property

CD-4

CD-5D

HI

MU

P

SF-4.5



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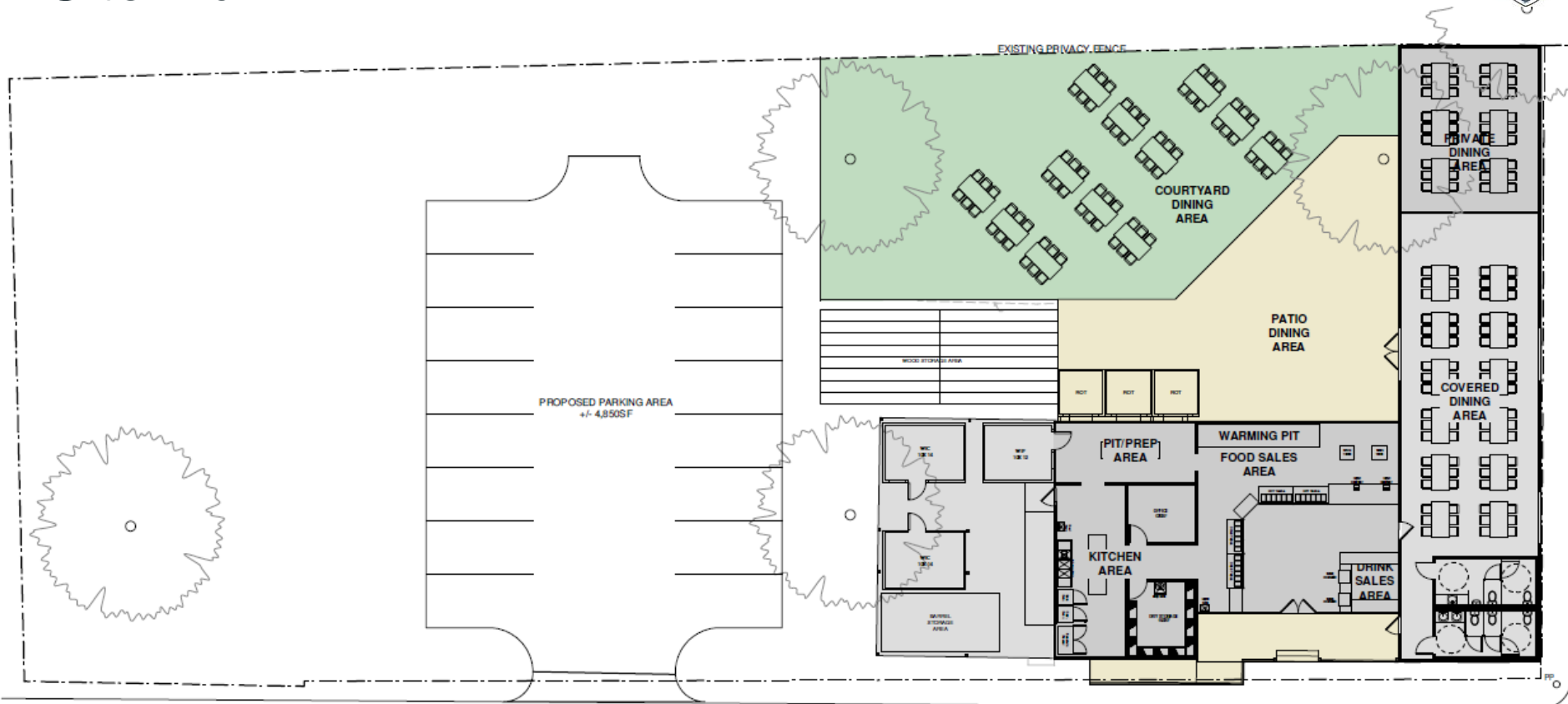
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SAN MARCOS Planning and Development Services

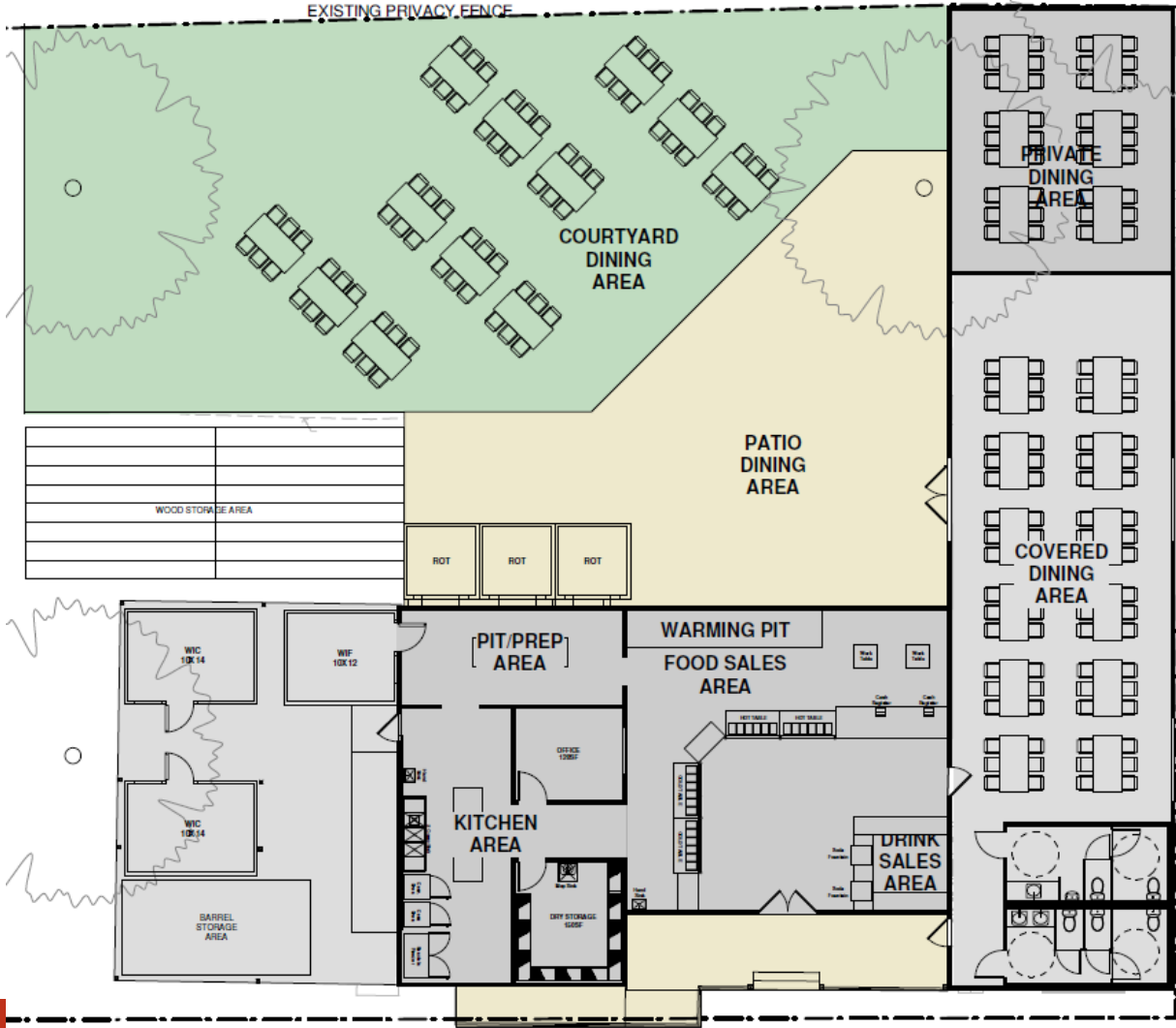
Site Location



Site Plan



Floor Plan





Recommendation

Staff recommends **approval** of CUP-25-51 with the following conditions:

1. The permit shall be valid for three (3) years, provided standards are met; and
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Note: conditions unchanged from previous approvals