



Public Hearing

CUP-26-19

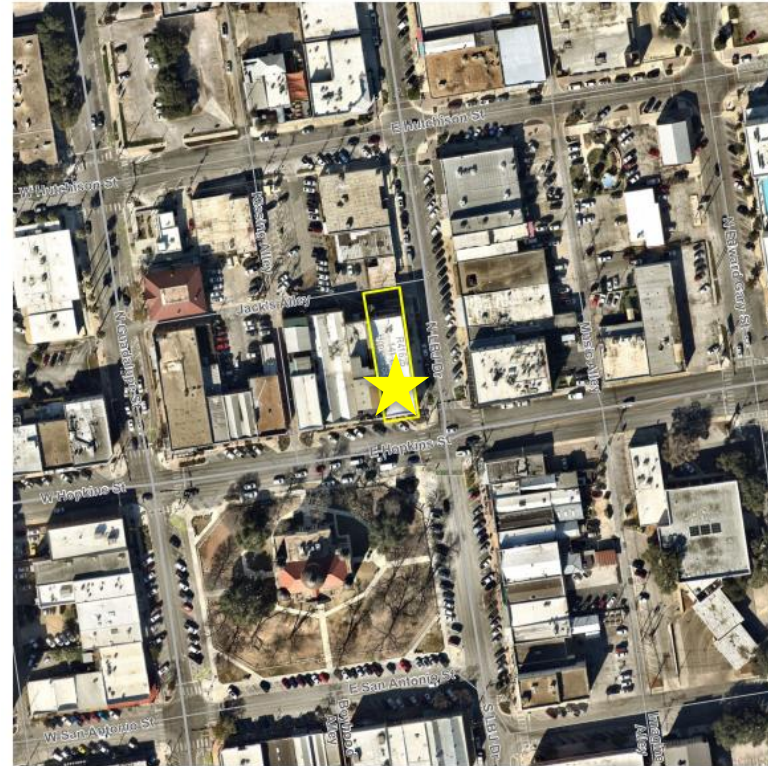
Freddy C's Lounge

CUP-26-19 (Freddy C's Lounge) Hold a public hearing and consider a request by Sean Neal, on behalf of Freddy C's Lounge, for renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 141 E Hopkins Street. (C.Garrison)



Context & History

- Currently a Bar with on-premise consumption of alcohol.
- The business has held a CBA Bar CUP since 2018.
- Surrounding Uses include, Bars, Retail Sales, Restaurants, Multifamily, and Hays County Courthouse



 Subject Property



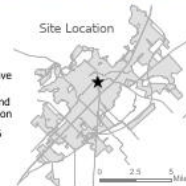
0 70 140 280
Feet

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: 5/7/2026

SAN MARCOS Planning and
Development Services



x.gov



Context & History

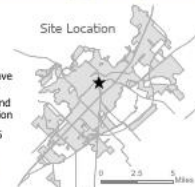
- **Existing Zoning:** Character District-5D(CD-5D)
- **Proposed Use:** Bar
 - Monday - Thursday: 4pm – 2am
 - Friday – Saturday: 2pm -2am
- **CUP Expiration Date:**
(March 28, 2027)
- **Police Calls:** 56 Calls



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



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

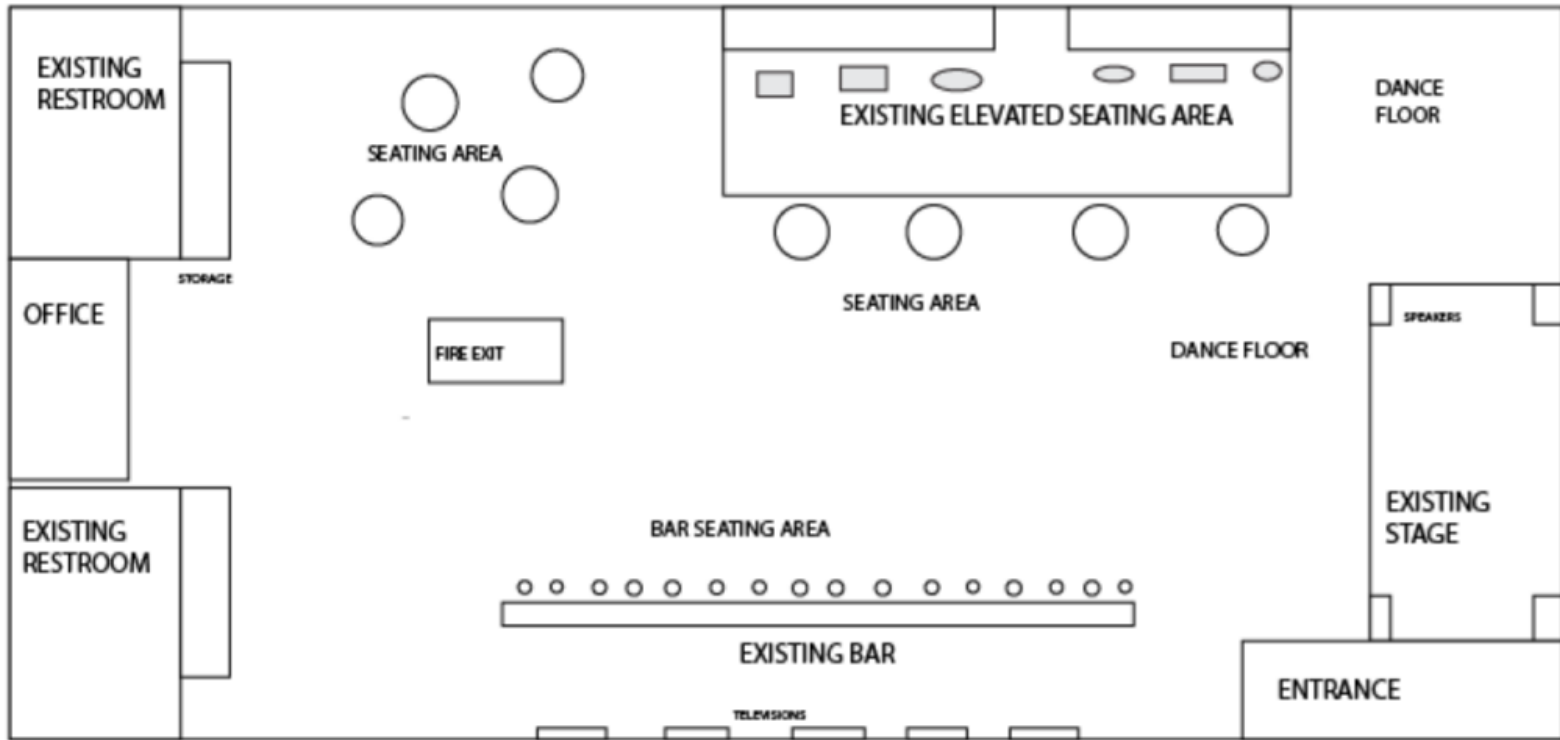
C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

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

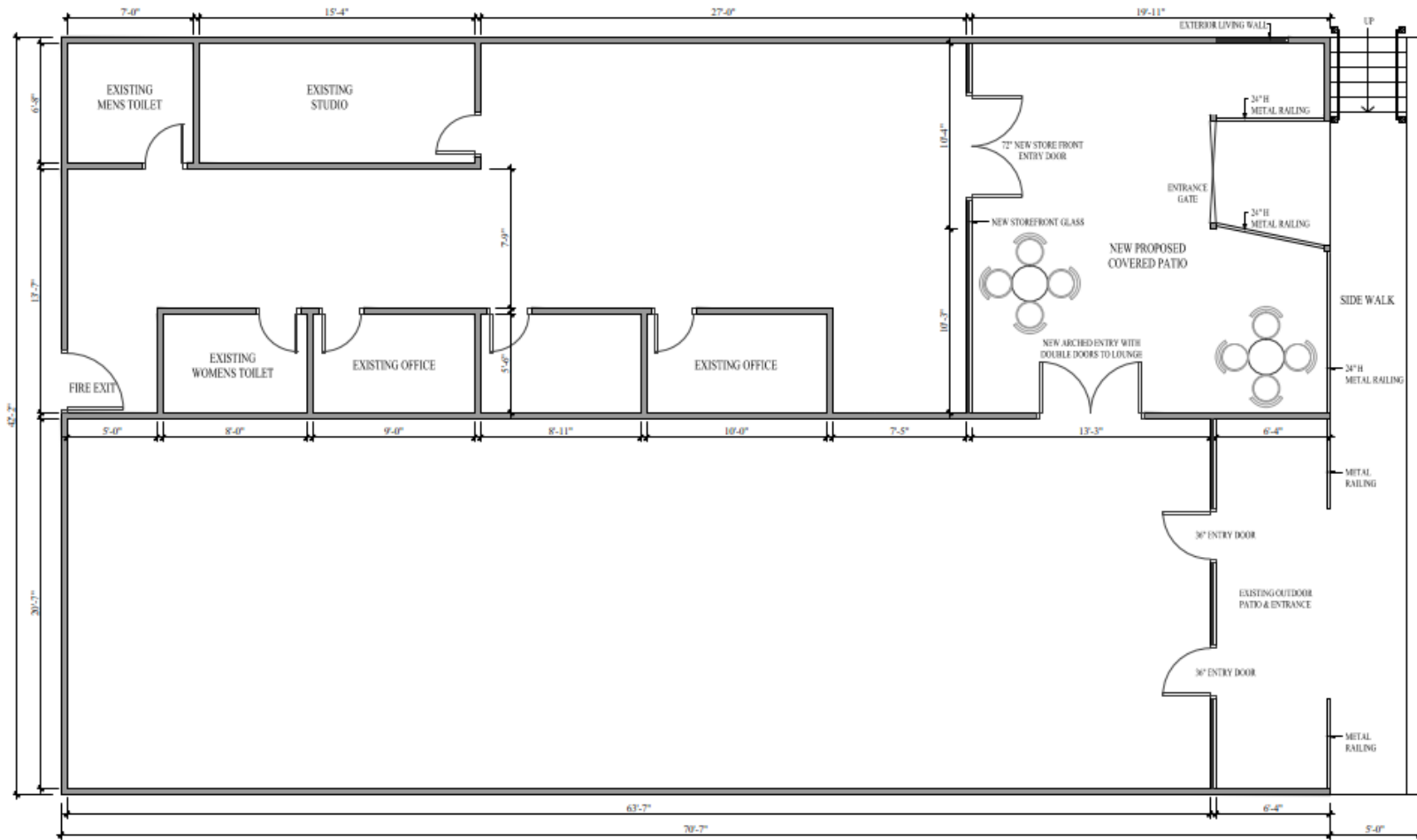
C	I	N	CBA Boundary – Eating Establishment (Sec. 5.1.5.5.B.4.b)
<u>X</u>			Does the business include a properly equipped commercial kitchen with adequate food storage and heavy food preparation equipment?
<u>X</u>			Does the business serve meals during at least two four-hour meal periods each day it is 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?



WILDFIRE SAN MARCOS

141 E HOPKINS ST FLOOR 2

6200 SQFT





2

FRONT ELEVATION

SCALE : 1/8" = 1'-0"

Recommendation



Staff recommends approval of CUP-26-19 with the following conditions:

1. This permit shall be valid for one (1) year, and shall expire May 26, 2027, provided standards are met.
2. No outdoor Amplified, Background, or Acoustic Sound shall be permitted after the closing of the business but in no case later than 10pm Sunday – Thursday;
3. No outdoor Amplified, Background, or Acoustic Sound shall be permitted after the closing of the business but in no case later than 11pm Friday – Saturday;
4. The business is responsible for cleaning the area within 100 feet of exit (LDC Section 5.1.5.5.E.2.d)
5. 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;
6. This permit shall be posted in the same area and manner as the Certificate of Occupancy.