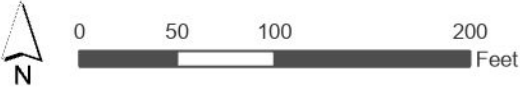




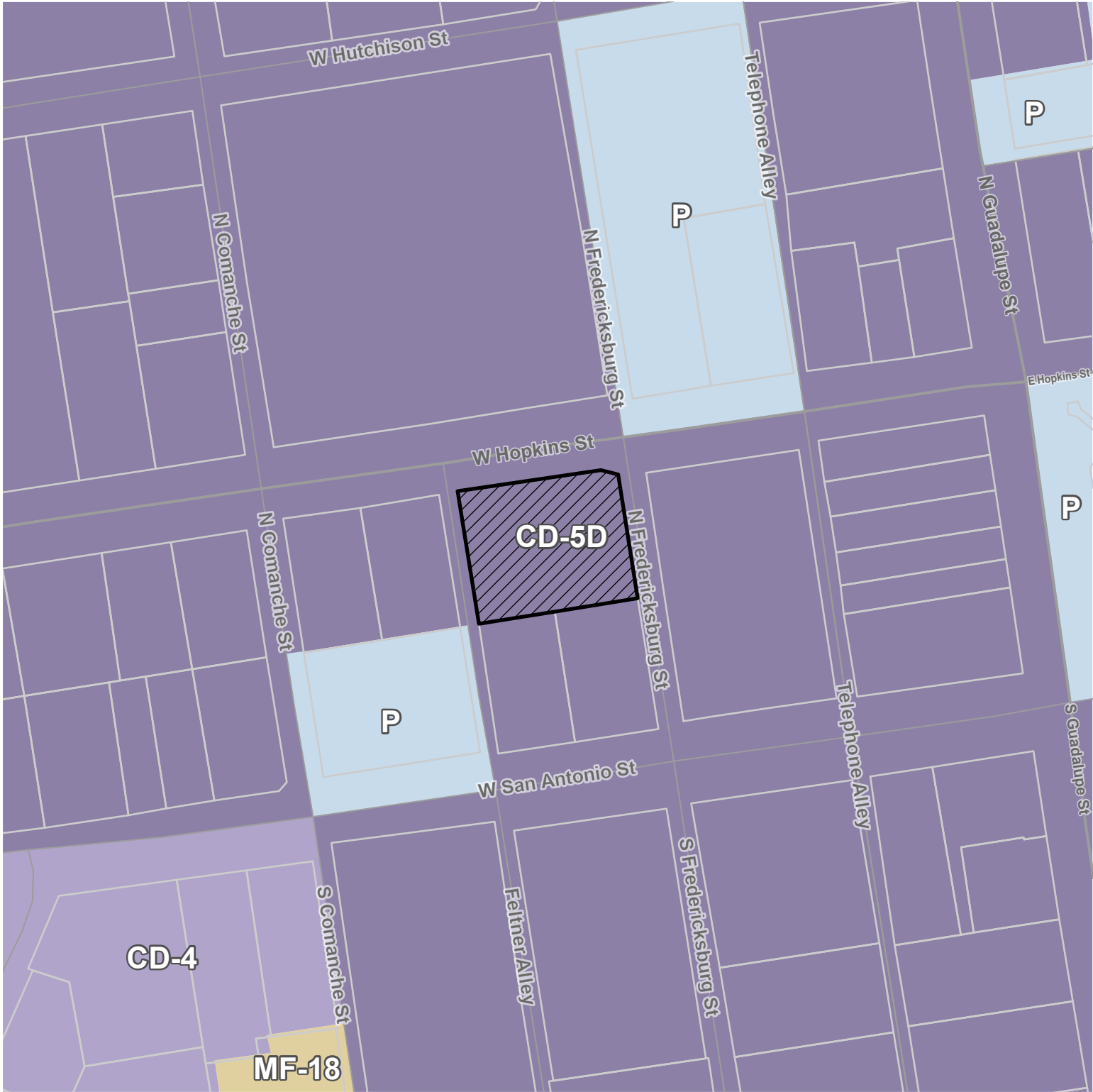
 Subject Property
 Parcel



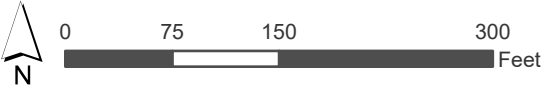
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 11/3/2025





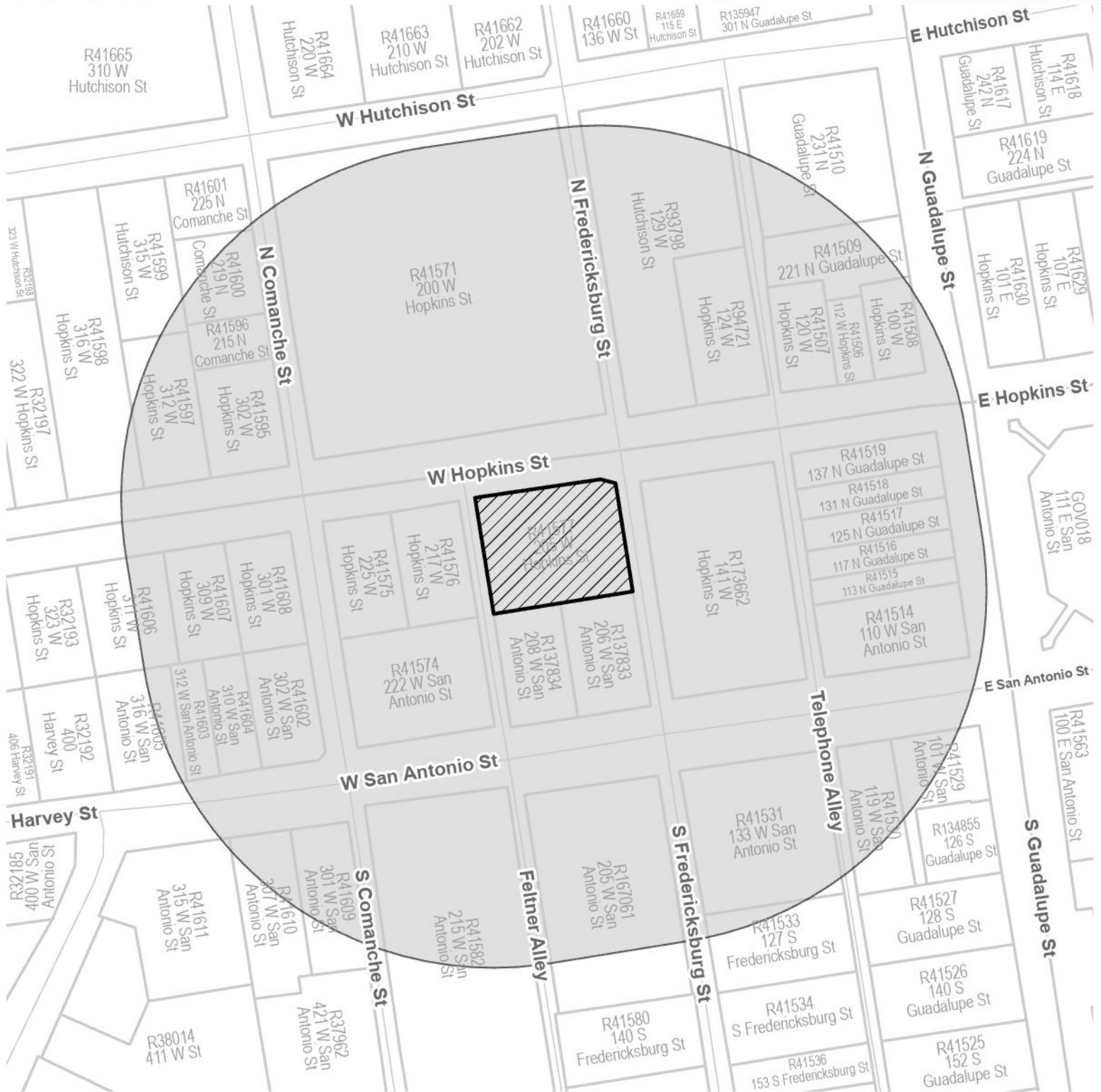
- Subject Property
- CD-4
- CD-5D
- MF-18
- P



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Date: 11/3/2025





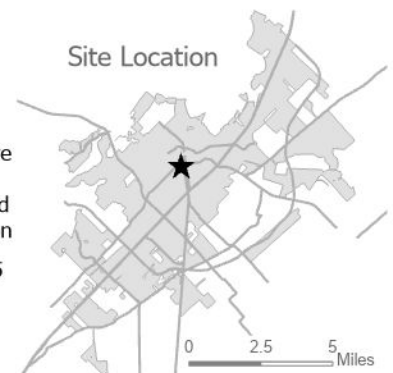
-  Subject Property
-  400ft Buffer
-  Parcel



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Date: 11/3/2025

Site Location



PLANNING AND DEVELOPMENT SERVICES

11/21/25



CUP-25-66

**Notice of Public Hearing
Conditional Use Permit Request
Sale of Beer & Wine
205 W Hopkins St.**

CUP-25-66 (Urban Bird Hot Chicken) Hold a public hearing and consider a request by Brandon C. Gawthorp, on behalf of Urban Bird Hot Chicken, to renew a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 205 W Hopkins St. (C. Garrison)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the following public hearings and seek your opinion of the request:

- A public hearing will be held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, December 9, 2025** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov or call 512-393-8230 to request a link or phone number to participate in the public hearing virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be received before 12 PM on the day of the meeting.**

For Planning & Zoning Commission

Planning and Development Services
630 East Hopkins
San Marcos, TX 78666
planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Craig Garrison**, at **512.805.2649** or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-25-66**.

The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

Property ID	Site Address	Owner	Owner Address	Owner City/ State/ Zip
41597	312 W HOPKINS ST, SAN MARCOS, TX 78666	312 VENTURES LLC	312 W HOPKINS ST	41597
41506	106-112 W HOPKINS ST, SAN MARCOS, TX 78666	AIKEN CARL & JEAN REVOCABLE TRUST	AIKEN CARL & JEAN, TRUSTEES	41506
41575	225 W HOPKINS ST, SAN MARCOS, TX 78666	BENCHMARK INSURANCE GROUP INC	P O BOX 1687	41575
41608	301 W HOPKINS ST, SAN MARCOS, TX 78666	BUP PROPERTY HOLDINGS LLC- SERIES 1	1900 OAK VIEW CT	41608
41604	310 W SAN ANTONIO ST, SAN MARCOS, TX 78666	C.S. MEEKS LLC	310 W SAN ANTONIO ST	41604
41517	125 N GUADALUPE ST, SAN MARCOS, TX 78666	CARBAJAL GUADALUPE R & DIANA L	125 N GUADALUPE	41517
41577	205 W HOPKINS ST, SAN MARCOS, TX 78666	CAV TRAMWAY LLC & MAV TRAMWAY LLC	4211 LONG CHAMP DR	41577
41576	217 W HOPKINS ST, SAN MARCOS, TX 78666	COLASURD HOLDINGS LLC	1006 BARBARA DR	41576
41532	127 S FREDERICKSBURG ST, SAN MARCOS, TX 78666	CONTRERAS, ALFONSO P	127 S FREDERICKSBURG ST	41532
41602	302 SAN ANTONIO ST, SAN MARCOS, TX 78666	DON'T MESS WITH TEXAS LLC	3620 GOODLAND DR	41602
41598	319 W HUTCHISON ST, SAN MARCOS, TX 78666	EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION	ATTN HOUSE CORP DIRECTOR	41598
93798	129 W HUTCHISON ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST	93798
137833	206 W SAN ANTONIO ST, STE #A-B, SAN MARCOS, TX 78666	FOGLIA DAVID	337 JEFFERS	137833
205661	124 W HOPKINS ST #201, SAN MARCOS, TX 78666	GREGSON J SCOTT	120 W HOPKINS ST	205661
41518	131 N GUADALUPE ST, SAN MARCOS, TX 78666	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	41518
41571	200 W HOPKINS ST, SAN MARCOS, TX 78666	H-E-B LP	646 S FLORES ST	41571
41599	315 W HUTCHISON ST, UNIT #2, SAN MARCOS, TX 78666	HIGGS PROPERTIES LLC	605 MOUNTAIN VIEW DR	41599
41508	100 W HOPKINS ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC	PO BOX 160896	41508
41611	315 W SAN ANTONIO ST, SAN MARCOS, TX 78666	JRSW1 LTD	PO BOX 151766	41611
41601	225 N COMANCHE ST, SAN MARCOS, TX 78666	KATZ CHASE BENJAMIN	490 AQUIFER OAKS TRL	41601
41530	119 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LIMITED PARTNERSHIP OF THE GILCREASE FAMILY LP	704 COUNTRY ESTATES DR	41530
41582	215 W SAN ANTONIO ST, SAN MARCOS, TX 78666	LUTA HOLDINGS LLC	715 MOUNTAIN VIEW DR	41582
41519	137 N GUADALUPE ST, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST	41519
41596	215 COMANCHE ST, SAN MARCOS, TX 78666	NELSON AMANDA & MUNDY JESSE	7907 TIGER EYE CV	41596
137834	208-212 W SAN ANTONIO ST, SAN MARCOS, TX 78666	OWEN TECH LLC	PO BOX 82653	137834
41514	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666	PAPLPC TRUST	1101 THORPE LN	41514
41600	219 N COMANCHE ST, SAN MARCOS, TX 78666	REAL MATTER LLC	109 S BISHOP ST	41600
41595	302 W HOPKINS ST, SAN MARCOS, TX 78666	REGENCY REAL ESTATE HOLDINGS LLC	14209 MONTOUR DR	41595
41516	115 N GUADALUPE ST, SAN MARCOS, TX 78666	SECTOR I-35 LLC	7117 AVIGNON DR	41516
41531	133 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SM BUILDING #1-CRP LTD	730 BELVIN ST	41531
173662	141 W HOPKINS ST, SAN MARCOS, TX 78666	SML OWNER I LLC	Attn: SCHENK JARED	173662
41610	307 W SAN ANTONIO ST, SAN MARCOS, TX 78666	SMTX COMMERCIAL BENEFIT AID LLC	PO BOX 911	41610
41510	231 N GUADALUPE ST, SAN MARCOS, TX 78666	TEXAS STATE UNIVERSITY	601 UNIVERSITY DR	41510
41529	101 W SAN ANTONIO ST, SAN MARCOS, TX 78666	VGZ GROUP LLC	C/O ASSET MANAGEMENT SPECIALIST, INC	41529
41609	301 W SAN ANTONIO ST, SAN MARCOS, TX 78666	WARREN, BOBBY	126 S LBJ DR	41609
205658	121 W HOPKINS ST #101, SAN MARCOS, TX 78666	WELCH HORTON PROPERTIES LLC	277 OAK VIS	205658
		CONA President Amy Thomaides	1131 W MLK Dr	
		CONA Rep Darla Munoz	1128 W MLK Dr	
		Samantha E Benavides	455 Lindsey St	
		Neighborhood President Michael Adams	106 Losoya Dr	