

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: September 2025



## CONTACT INFORMATION

Applicant's Name	BRANDON C. GAWTHORP	Property Owner	CATHERINE NAIR
Company	URBAN BIRD HOT CHICKEN LLC.	Company	CAV TRAMWAY LLC
Applicant's Mailing Address	16365 PARK TEN PLACE STE. 245 HOUSTON, TX 77084	Owner's Mailing Address	4211 LONG CHAMP DR AUSTIN TX 78746

## PROPERTY INFORMATION

Subject Property Address: 205 W HOPKINS ST. SAN MARCOS TX. 78666

Zoning District: \_\_\_\_\_ Tax ID #: R 41577

Legal Description: Lot 7-8 Block 15 Subdivision ORIGINAL TOWN OF SAN MARCOS

Number of Parking Spaces: 22

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

## DESCRIPTION OF REQUEST

Business Name: URBAN BIRD HOT CHICKEN 015 ☒ Restaurant ☐ Bar ☐ Other: \_\_\_\_\_

☐ NEW ☒ RENEWAL/AMENDMENT ☐ Mixed Beverage ☒ Beer & Wine ☐ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 10AM-1A Tue 10AM-1A Wed 10AM-1A M

Thurs 10AM-1AM Fri 10AM-3AM Sat 10AM-3AM Sun 10AM-1030PM

Indoor Seating Capacity: 96 Outdoor Seating Capacity: 57 Gross Floor Area: 3200

## 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 \$783 Technology Fee \$15 **TOTAL COST \$798**

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

Apply Online at [MGOCONNECT.ORG](https://MGOCONNECT.ORG)

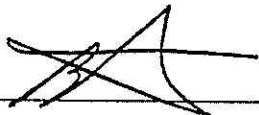
**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: If required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. ***It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place and have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements.***
- Published Notice: If required by code, staff shall publish a notice in a newspaper of general circulation in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be published it may be at the expense of the applicant. The renotification fee shall be \$158 plus a \$15 technology fee.***
- Personal Notice: If required by code, staff shall mail personal notice in accordance with City Codes and the Texas Local Government Code. ***If, for any reason, more than one notice is required to be mailed it may be at the expense of the applicant. The renotification fee shall be \$158 plus a \$15 technology fee.***

*I have read the above statements and agree to the required public notification, as required, based on the attached application. The City's Planning and Development Services Department staff has my permission to place signs, as required, on the property and I will notify City staff if the sign(s) is/are damaged, moved or removed. I understand the process of notification and public hearing and hereby submit the attached application for review by the City.*

Signature: \_\_\_\_\_



10-8-2025

Date: \_\_\_\_\_

BRANDON C. GAWTHORP

Print Name: \_\_\_\_\_

Form Updated March, 2023

## PROPERTY OWNER AUTHORIZATION

I, Catherine Nair (owner name) on behalf of  
Newsley Prospekt, LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
205 W. Hopkins San Marcos, Texas (address).

I hereby authorize Brandon Gauthorp (agent name) on behalf of  
Urban Bird Hotchicken (agent company) to file this application for  
TABC License (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

X Signature of Owner: Catherine A Nair Date: 11/12/2025

Printed Name, Title: Catherine Alexandra Nair, Sole Member  
of CAV Tramway LLC

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

Form Updated October, 2019