

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: August, 2024

CONTACT INFORMATION

Applicant's Name	Jack's Roadhouse	Property Owner	Philip Nadeau
Company	Hallucivision LLC	Company	Hallucivision LLC
Applicant's Mailing Address	1625 HUNTER ROAD SAN MARCOS, TX 78666	Owner's Mailing Address	2262 Normandy Grace New Braunfels, TX 78130

PROPERTY INFORMATION

Subject Property Address: 1625 HUNTER ROAD
Zoning District: AE Tax ID #: R 33362
Legal Description: Lot 2 Block 1 Subdivision S4589-KNIGHTS OF COLUMBUS
Number of Parking Spaces: 40
Is property more than 300' from church, school, hospital, or residential district? ☒ Y ☐ N

DESCRIPTION OF REQUEST

Business Name: Jack's Roadhouse ☐ Restaurant ☒ Bar ☐ Other: _____
☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☒ Beer & Wine ☒ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon 12pm-1am Tue 2pm-2am Wed 2pm-2am
Thurs 2pm-2am Fri 2pm-2am Sat 12pm-2am Sun 12pm-2am
Indoor Seating Capacity: 75 Outdoor Seating Capacity: 75 Gross Floor Area: 4000 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 1,000*	Technology Fee \$15	<u>TOTAL COST \$1,015</u>
Renewal/Amendment Filing Fee \$750*	Technology Fee \$15	<u>TOTAL COST \$765</u>

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.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 had 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 \$150 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 \$150 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: _____

Philip Nadeau

Date: _____

7/7/25

Print Name: _____

Philip Nadeau

Form Updated March, 2023

PROPERTY OWNER AUTHORIZATION

I, Philip Nadeau (owner name) on behalf of
Jack's Roadhouse (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
1625 HUNTER ROAD (address).

I hereby authorize Kathryn Winski (agent name) on behalf of
Jack's Roadhouse (agent company) to file this application for
C.U.P OUTSIDE CBA (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Philip Nadeau Date: 7/7/25

Printed Name, Title: PHILIP NADEAU

Signature of Agent: Kathryn Winski Date: 7/7/25

Printed Name, Title: Kathryn Winski

Form Updated October, 2019