

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: December, 2025

CONTACT INFORMATION

Applicant's Name	Rama Koteswaramma Popuri	Property Owner	San Marcos Premium Outlets
Company	Tap Mobile of San Antonio LLC	Company	Simon Property Group
Applicant's Mailing Address	[REDACTED]	Owner's Mailing Address	[REDACTED]
Applicant's Phone #	[REDACTED]	Owner's Phone #	[REDACTED]
Applicant's Email	[REDACTED]	Owner's Email	[REDACTED]

PROPERTY INFORMATION

Subject Property Address: 3939 IH 35 South, San Marcos, TX, United States, 78666

Zoning District: N/A Tax ID #: R93225

Legal Description: Lot 1 Block _____ Subdivision S6582- Prime Outlet 1

Number of Parking Spaces: 3450

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

DESCRIPTION OF REQUEST

Business Name: Tapville CUP Permit Type: Eating Establishment Bar

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation (ex. Mon 12pm-1am): Mon 11-8PM Tue 11-8PM Wed 11-8PM

Thurs 11-8PM Fri 11-9PM Sat 11-9PM Sun 11-7PM

Indoor Seating Capacity: 0 Outdoor Seating Capacity: approx 15 Gross Floor Area: 145

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 \$788* Technology Fee \$15 **TOTAL COST \$803**

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

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PROPERTY OWNER AUTHORIZATION

I, Scott Dozier (owner name) on behalf of
San Marcos Premium Outlets (company, if applicable) acknowledge that I/we
 am/are the rightful owner of the property located at
3939 S IH 35 suite 900, San Marcos, TX 78666 (address).

I hereby authorize Rama Koteswaramma Popuri (agent name) on behalf of
Tap Mobile of San Antonio LLC (agent company) to file this application for
Alcohol Outside CBA (application type), and, if necessary, to work with
 the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 02/09/2026 | 13:38 EST
 Printed Name, Title: Scott Dozier General Manager

Signature of Agent: P Rama Date: 2/4/26
 Printed Name, Title: Rama Koteswaramma Popuri

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AGREEMENT TO THE PLACEMENT OF POSTED NOTICE AND ACKNOWLEDGEMENT OF PERSONAL REQUIREMENTS

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

- **Posted Notice:** 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.***
- **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 posted notice, 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 Posted/ Personal Notices and public hearing and hereby submit the attached application for review by the City.

Signature: P Rama

Date: 2/4/26

Print Name: Rama Koteswaramma Popuri

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AGREEMENT TO THE CITY OF SAN MARCOS LAND DEVELOPMENT CODE

The establishment must hold a valid Conditional Use Permit for the on-premise sale and consumption of alcohol issued and effective under [Section 2.8.3.1](#), [Section 5.1.5.5](#) and any conditions of such permit.

Where an **"Eating Establishment"** includes the sale of alcohol for on premise consumption the following standards shall apply:

- Noise - The activities of the establishment selling alcoholic beverages for on-premises consumption shall not produce noise levels in excess of those described in [Section 7.4.2.1](#) so as to not interfere with the reasonable use and enjoyment of adjacent property or public areas.
- The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times.
- Additional conditions may be added following a review by the Planning Staff, Planning & Zoning Commission, and/or City Council.

Where a **"Bar"** that primarily sells alcohol beverages for on premise consumption and **may** include the sale of food, the following standards shall apply:

- The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 100 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times.
- Noise - The activities of the establishment selling alcoholic beverages for on-premises consumption shall not produce noise levels in excess of those described in [Section 7.4.2.1](#) so as to not interfere with the reasonable use and enjoyment of adjacent property or public areas.
- Additional conditions may be added following a review by the Planning Staff, Planning & Zoning Commission, and/or City Council.

Not all standards are listed, please review [Land Development Code Section 5.1.5.5 Restaurant/Bar](#) for more information.

I have read the above standards and agree to follow City of San Marcos Land Development Code. I understand that if I do not follow the requirements, my Conditional Use Permit could be revoked. Please notify staff of any changes to the business operation.

Signature: P Rama

Date:

Print Name:

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