

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Lexie Leinneweber	Property Owner	<i>Tianus, Corp.</i>
Company	Taziki's Mediterranean Cafe	Company	<i>Tianus, Corp.</i>
Applicant's Mailing Address	P.O. Box 310826 New Braunfels, TX 78131	Owner's Mailing Address	317 Mountain Spring Dr. Boerne, Texas 78006

PROPERTY INFORMATION

Subject Property Address: 1101 Thorpe Ln Suite 107 San Marcos, TX 78666
Zoning District: X Tax ID #: R EIN: 99-4474532
Legal Description: Lot 2 Block 2 Subdivision Unit 1 (Englebrook)
Number of Parking Spaces: 20
Is property more than 300' from church, school, hospital, or residential district? ☐ Y ☒ N

DESCRIPTION OF REQUEST

Business Name: Taziki's Mediterranean Cafe ☒ Restaurant ☐ Bar ☐ Other: _____
☐ NEW ☐ RENEWAL/AMENDMENT ☐ Mixed Beverage ☒ Beer & Wine ☐ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon 11-9 Tue 11-9 Wed 11-9
Thurs 11-9 Fri 11-9 Sat 11-9 Sun 11-8
Indoor Seating Capacity: 48 Outdoor Seating Capacity: N/A Gross Floor Area: _____

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

PROPERTY OWNER AUTHORIZATION

I, Eugen Schuster Agent (owner name) on behalf of
Tianus, Corp. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
agent:
1101 Thorpe In Suite 107 San Marcos, TX 78666 (address).

I hereby authorize Lexie Leinneweber (agent name) on behalf of
Taziki's Mediterranean Cafe (agent company) to file this application for
Beer and Wine (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Eugen Schuster Date: 7/3/2025

Printed Name, Title: Agent
Eugen Schuster

Signature of Agent: Lexie Leinneweber Date: 7/25/2025

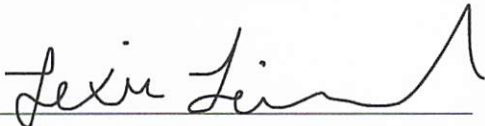
Printed Name, Title: Lexie Leinneweber, Managing Member

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: 

Date: July 30, 2025

Print Name: Lexie Leinneweber

Form Updated March, 2023