

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: August, 2023

CONTACT INFORMATION

Applicant's Name	Margaret "Peggy" Jones	Property Owner	Peggy Jones
Company	Wineaux LLC	Company	Peggy Jones Properties Inc.
Applicant's Mailing Address	314 E Hutchison St, Ste A Sa	Owner's Mailing Address	314 E Hutchison St, Ste A
Applicant's Phone #	(512) 805-8226	Owner's Phone #	(512) 757-2950
Applicant's Email	wineauxwine@gmail.com	Owner's Email	peggy@austinsa.com

PROPERTY INFORMATION

Subject Property Address: 314 E Hutchison St, Ste A, San Marcos, TX 78666

Zoning District: CD-5D

Tax ID #: R93-9392114

Legal Description: Lot pt 3-4 Block 4 Subdivision Original Town San Marcos

Number of Parking Spaces: 3

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

DESCRIPTION OF REQUEST

Business Name: Wineaux Restaurant Bar Other: _____

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

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

Thurs 12p-10pm Fri 12p-10pm Sat 12p-10pm Sun 12p-10pm

Indoor Seating Capacity: 26 Outdoor Seating Capacity: 0 Gross Floor Area: 731

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 TOTAL COST \$1,015


Renewal/Amendment Filing Fee \$750* Technology Fee \$15 TOTAL COST \$765


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

PROPERTY OWNER AUTHORIZATION

I, Peggy Jones (owner name) on behalf of
Wineaux LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
314 E Hutchison St San Marcos, TX (address).

I hereby authorize Peggy Jones (agent name) on behalf of
Wineaux LLC (agent company) to file this application for
CUP (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 12/11/2023
Printed Name, Title: Peggy Jones, Owner

Signature of Agent:  Date: 12/11/2023
Printed Name, Title: Peggy Jones

Form Updated October, 2019

**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: 
Print Name: Peggy Jones

Date: 12/11/2023

Name: Wineaux
Wineax LLC (Limited Liability Company registered with owner's social security number)
FEIN 93-3932114
TX Sales & Use Tax: 32091762495
100% Individually Owned by Peggy Jones (HUB Certified)
Peggy Jones
Ph 512-757-2950
wineauxwine@gmail.com
txwineaux.com
Current TABC License Q-200110634 for Wine Only Package Store

All wines under 17% and option for Beer and Ale. TABC License will be applied for after the CUP is approved. TABC stated all CUP applications and other City required permits must be approved or denied within 30 days of application per new State law.

Alcohol purchased either through licensed distributors or direct from the winery. Other wines purchased direct from out of State/Country wineries, if not available through a distributor.

Tickets sold to the public on Eventbrite or by private invitation. Events will include a 6-stop Wine Flight with prepackaged crackers or prepackaged charcuterie board for palette cleanser. Unopened bottles may be purchased at the licensed location.

Customers may purchase "Do It Yourself Wine Flight" packages for a home party.

Customers may purchase wine or beer by the glass for on premise consumption including wine flights at one time.

Resale of prepackaged crackers or charcuterie trays may be sold. Limited food may be available such as crackers and cheese opened and presented on a board or disposable tray. Popcorn may be provided or sold. We do not intend to prepare, cook or fry food from scratch. If any fried food would be served, it would come precooked, frozen and heated in an Air Fryer without grease or oil.

Public Area:

Facilities with approved and inspected sprinkler system.

Nine (9') foot ceilings

Seating for 26 on a combination of counter height stools and chairs/sofa

Ceramic Tile Floors -mottled grey and tan

Textured and painted Sheetrock on walls and ceiling. Painted with Sherwin Williams paint color Ligonier Tan; baseboards painted with Sherwin Williams paint Steamed Milk.

Two Ceiling headers covered in cedar. Two wood chandeliers, two lighted ceiling fans 37" wide Entrance in front with ramp (installed by and on City of San Marcos Property) with Exit sign

Secondary entrance with Exit Sign
Background music using Bluetooth speaker

Kitchen facility:

Facilities with approved and inspected sprinkler system.

Nine (9') foot ceilings

Ceramic Tile Floors -mottled grey

Textured and painted Sheetrock on walls and ceiling. Painted with Sherwin Williams paint color Ligonier Tan; baseboards painted with Sherwin Williams paint Steamed Milk.

Refrigerator

2 part sink

Commercial low temp undercounter warewasher will be installed in place of current dishwasher

Range

Microwave

Florescent flush mounted ceiling light

Restroom:

Handicap accessible Unisex restroom

Washer Dryer for cleaning bar towels

Floor drain and mop/bucket section

Water heater closet

Vanity light

Ceiling light with vented fan

Property is 100% owned by Peggy Jones. The property was renovated in 2012 and meets all code requirements. The space was approved for commercial/retail space in 2012. The property has a zero lot line which includes the structure and a 13 space parking lot. Ten (10) spaces are reserved for tenants of the building. Three (3) spaces are reserved for Ste A (this unit) with one for handicap parking. There are no load bearing walls in the entire building.

Virtual Tour: https://youriguide.com/a_314_e_hutchison_st_san_marcos_tx