

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: August, 2024

## CONTACT INFORMATION

Applicant's Name	CBOCS Texas, LLC	Property Owner	CB Portfolio Owner LLC
Company	CBOCS Texas, LLC	Company	CB Portfolio Owner LLC
Applicant's Mailing Address	307 Hartmann Drive ATTN: Legal Lebanon, TN 37087	Owner's Mailing Address	30 N. LaSalle St., Ste 4140 Chicago, IL 60602
Applicant's Phone #	615-444-5533	Owner's Phone #	312-741-1819
Applicant's Email	alcohollicensing@crackerbarrel.com	Owner's Email	bear@oakstreetrec.com

## PROPERTY INFORMATION

Subject Property Address: 4321 S IH 35, San Marcos, TX 78666

Zoning District: GC Tax ID #: R 97947

Legal Description: Lot 2B Block N/A Subdivision Tanger Factory Outlet

Number of Parking Spaces: 47

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

## DESCRIPTION OF REQUEST

Business Name: Cracker Barrel Country Store #228  Restaurant  Bar  Other: \_\_\_\_\_

NEW  RENEWAL/AMENDMENT  Mixed Beverage  Beer & Wine  Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 7a - 12a Tue 7a - 12a Wed 7a-12a

Thurs 7a-12a Fri 7a-12a Sat 7a-12a Sun 7a-12a

Indoor Seating Capacity: 184 Outdoor Seating Capacity: 24 Gross Floor Area: 9984 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 **TOTAL COST \$1,015**

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

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

**APPLY ONLINE – [WWW.MYGOVERNMENTONLINE.ORG](http://WWW.MYGOVERNMENTONLINE.ORG)**

**PROPERTY OWNER AUTHORIZATION**

I, Ryan Phelan, Managing Director - Delegatee (owner name) on behalf of  
CB Portfolio Owner LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
4321 S IH 35, San Marcos TX 78666 (address).

I hereby authorize Catherine Chamblee (agent name) on behalf of  
Brackin Schwartz PLLC (agent company) to file this application for  
Renewal of Application for Alcohol Sales Conditional Use Permit (application type), and, if necessary, to work with  
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: *Ryan Phelan* Date: 8/21/2024

Printed Name, Title: Ryan Phelan, Managing Director - Delegatee 

Signature of Agent: *Catherine Chamblee* Date: 8.23.24

Printed Name, Title: Catherine Chamblee

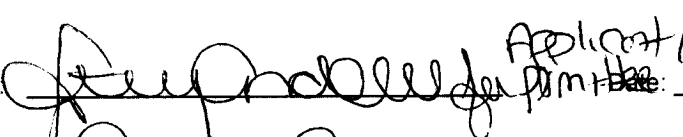
Form Updated October, 2019

**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:  Applicant/  
Date: 11.5.2024

Print Name: Cheere Chamberlain

Form Updated March, 2023