

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN DOWNTOWN CBA)

Updated: December, 2025



CONTACT INFORMATION

| | | | |
|-----------------------------|-----------------|-------------------------|--------------|
| Applicant's Name | Andrew Chen | Property Owner | Joe Bendetti |
| Company | Andrew Chen Inc | Company | BWBW LP |
| Applicant's Mailing Address | | Owner's Mailing Address | |
| Applicant's Phone # | | Owner's Phone # | |
| Applicant's Email | | Owner's Email | |

PROPERTY INFORMATION

Subject Property Address: 210 Springtown Way

Zoning District: General Commercial (GC) Tax ID #: 81-3860533

Legal Description: Lot 2 Block Springtown Subdivision Mill View West

Number of Parking Spaces: 53

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

DESCRIPTION OF REQUEST

Business Name: Kobe Steak House CUP Permit Type: Eating Establishment Bar

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation (Ex. Mon 12pm-1am): Mon 11:30am - 10:00PM Tue 11:30am - 10:00PM Wed 11:30am - 10:00PM
 Thurs 11:30am - 10:00PM Fri 11:30am - 11:00PM Sat 11:30am - 11:00PM Sun 11:30am - 10:00PM

Indoor Seating Capacity: 245 Outdoor Seating Capacity: 0 Gross Floor Area: 5862

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 | <u>TOTAL COST \$1,065</u> |
| Renewal/Amendment Filing Fee \$788* | Technology Fee \$15 | <u>TOTAL COST \$803</u> |

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

Apply Online at MGOCONNECT.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.

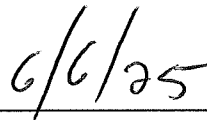
- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request 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.

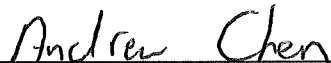
Signature: _____



Date: _____



Print Name: _____




Form Updated March, 2023

PROPERTY OWNER AUTHORIZATION

I, JOE BENDETTI (owner name) on behalf of
BWBZ LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
210 SPRINGTOWN WAY (address).

I hereby authorize ANDREW CHEN (agent name) on behalf of
KOBE STEAKHOUSE (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: 1.31.24

Printed Name, Title: JOE BENDETTI, PRES.

Signature of Agent:  Date: 6/6/24

Printed Name, Title: Andrew Chen Owner

Form Updated October, 2019