

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN CBA)

Updated: August, 2023



CONTACT INFORMATION

Applicant's Name	Ryan Bunger	Property Owner	Allen Shy
Company	Structure San Marcos	Company	Shypenn LTD
Applicant's Mailing Address	1919 Oakwell Farms Pkwy, Unit 170 San Antonio Tx	Owner's Mailing Address	301 N LBJ, 111 San Marcos Tx 78666
Applicant's Phone #	78218 2102693307	Owner's Phone #	5126275459
Applicant's Email	ryan@zcapinvest.com	Owner's Email	shyinvestments@gmail.com

PROPERTY INFORMATION

Subject Property Address: 301 N LBJ Dr, San Marcos TX, 78666

Zoning District: Retail Tax ID #: R 168257

Legal Description: Lot 1 Block _____ Subdivision shypenn 1

Number of Parking Spaces: 1

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

DESCRIPTION OF REQUEST

Business Name: Archies Restaurant Bar Other: Coffee Shop

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 6am-12am Tue 6am-12am Wed 6am-12am

Thurs 6am-12am Fri 6am-12am Sat 6am-12am Sun 6am-12am

Indoor Seating Capacity: 78 Outdoor Seating Capacity: 10 Gross Floor Area: 2262 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

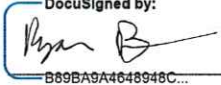
Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

PROPERTY OWNER AUTHORIZATION

Allen Shy
I, _____ (owner name) on behalf of
ShyPenn Ltd
_____ (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
301 N. LBJ Drive San Marcos, Tx 78666
_____ (address).

Ryan Bunger
I hereby authorize _____ (agent name) on behalf of
Structure San Marcos LLC
_____ (agent company) to file this application for
Conditional Use Permit
_____ (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Allen Shy Date: 5-2-2024
Printed Name, Title: Allen Shy, Partner

Signature of Agent:  Date: 5-2-2024
Printed Name, Title: Ryan Bunger

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: Allen Shy

Date: 5-2-2024

Print Name: Allen Shy