

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN CBA)

Updated: August, 2024



## CONTACT INFORMATION

Applicant's Name	Mike Dawoud	Property Owner	Walker L. Molinare
Company	Bazaar	Company	Prime Real Estate Investors
Applicant's Mailing Address	1101 Tate Trl San Marcos, TX 78666	Owner's Mailing Address	2606 RR 620 North Austin, TX 78734

## PROPERTY INFORMATION

Subject Property Address: 202 N. LBJ Dr. #101 San Marcos, TX 78666

Zoning District: \_\_\_\_\_ Tax ID #: R \_\_\_\_\_

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Number of Parking Spaces: \_\_\_\_\_

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

## DESCRIPTION OF REQUEST

Business Name: Bazaar ☒ Restaurant ☒ Bar ☐ Other: \_\_\_\_\_

☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☐ Beer & Wine ☒ Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon Closed Tue 5pm-2am Wed 5pm-2am

Thurs 5pm-2am Fri 5pm-2am Sat 12-2am Sun Closed

Indoor Seating Capacity: 228 Outdoor Seating Capacity: 0 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

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.

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



## PROPERTY OWNER AUTHORIZATION

I, Walker L. Molinare (owner name) on behalf of  
202 N LBJ Venture Group, LP (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
202 N LBJ Drive, San Marcos, TX 78666 (address).

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

Signature of Owner:  Date: 4/17/2025

Printed Name, Title: Walker L. Molinare, Managing Member

Signature of Agent:  Date: 4/17/2025

Printed Name, Title: Mike Dawoud

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: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_