

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Hiten Patel	Property Owner	Vijay Patel
Company	San Marcos Investment One LLC	Company	San Marcos Investment One LLC
Applicant's Mailing Address	6903 Congress St, New Port Richey, FL 34653	Owner's Mailing Address	6903 Congress St, New Port Richey, FL 34653

PROPERTY INFORMATION

Subject Property Address: 625 Commercial Loop, San Marcos, TX 78666

Zoning District: General Commercial

Tax ID #: R 164311

Legal Description: Lot 4 Block 1 Subdivision Lowman Ranch Subdivision

Number of Parking Spaces: 214

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

DESCRIPTION OF REQUEST

Business Name: San Marcos Investment One LLC ☐ Restaurant ☐ Bar ☐ Other: Hotel

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

Hours of Operation(ex. Mon 12pm-1am): Mon 6:30 AM - 10PM Tue 6:30 AM - 10PM Wed 6:30 AM - 10PM

Thurs 6:30 AM - 10PM Fri 6:30 AM - 10PM Sat 6:30 AM - 10PM Sun 6:30 AM - 10PM

Indoor Seating Capacity: 28 Outdoor Seating Capacity: 0 Gross Floor Area: 2699

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

PROPERTY OWNER AUTHORIZATION

I, Vijay Patel (owner name) on behalf of
San Marcos Investment One LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
625 Commercial Loop, San Marcos, TX 78666 (address).

I hereby authorize Hiten Patel (agent name) on behalf of
San Marcos Investment One 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: Vijay Patel Date: 5/28/2025

Printed Name, Title: Vijay Patel, MBR

Signature of Agent: Hiten Patel Date: 5/28/2025

Printed Name, Title: Hiten Patel, Hotel Portfolio Manager

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: 5/28/2025

Print Name: Hiten Patel

Form Updated March, 2023



CHECKLIST FOR CONDITIONAL USE PERMIT (ALCOHOL OUTSIDE CENTRAL BUSINESS AREA (CBA))

The following items are requested for consideration of this application. These and additional items may be required, at the request of the Department, in order to determine the application complete and filed.	Comments
☐ Pre-development meeting with staff is required unless waived by the Responsible Official • Please visit http://sanmarcostx.gov/1123/Pre-Development-Meetings to schedule, or email planninginfo@sanmarcostx.gov with any questions.	
☐ Completed Application for Conditional Use Permit (Alcohol Outside CBA)	
☐ Site Plan illustrating, where appropriate: location, square footage and height of existing and proposed structures, landscaping or fencing, setbacks, parking, ingress & egress, signs, etc.	
☐ Interior Layout of all buildings illustrating indoor & outdoor seating, kitchen, bar, restrooms, fire exits, etc.	
☐ Business Details including Business Trade Name, Type of Entity (Individual, Partnership, Corporation, Etc), Entity Contact Person, Address, Email, Phone Number	
☐ Detail Entertainment Facilities (on site plan or in writing) including television locations, stages, dancing areas, live music, acoustic music, ambient speaker music, etc	
☐ Notification Authorization	
☐ Authorization to represent the property owner, if the applicant is not the owner	
☐ Copy of State TABC License Application	
☐ Proposed Menu	
☐ Initial Application Filing Fee \$1,000 Renewal or Amendment Filing Fee \$750 Technology Fee \$15	
**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."	
*For Renewals, staff <i>may</i> accept a written statement that no changes have been made if copies are available on file <u>Notice to Applicants for Alcoholic Beverages Sales:</u> The City of San Marcos requires an additional and separate City Alcohol License Fee (City Code Sec. 18.026) in the amount of ½ the state TABC license and permit fee. This fee is collected by the Utility Billing Department of the City of San Marcos and is not related to this Conditional Use Permit process. To determine the amount and deadline for payment, please contact Olivia Romero via email at oromero@sanmarcostx.gov, via phone at (512) 393.8109, or visit the Utility Billing Department at 1040 Highway 123, San Marcos, TX 78666.	