

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: September, 2020



## CONTACT INFORMATION

Applicant's Name	Gabriel Sims	Property Owner	Keith Whittington
Company	Lanikai Lounge LLC	Company	Hjorting Family Trust
Applicant's Mailing Address	1109 Perkins St. San Marcos, TX 78666	Owner's Mailing Address	1006 SAN ROQUE RD SANTA BARBARA, CA 93105
Applicant's Phone #	415-637-5826	Owner's Phone #	
Applicant's Email	gabriel.m.sims@gmail.com	Owner's Email	

## PROPERTY INFORMATION

Subject Property Address: 700 N. LBJ Drive San Marcos, TX 78666

Zoning District: CC Tax ID #: R 23498

Legal Description: Lot 1 Block Subdivision The Centre at San Marcos

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

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

## DESCRIPTION OF REQUEST

Business Name: Lanikai Lounge ☐ Restaurant ☒ Bar ☐ Other: \_\_\_\_\_

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

Hours of Operation(ex. Mon 12pm-1am): Mon 3pm-2am Tue 3pm-2am Wed 3pm-2am

Thurs 3pm-2am Fri 3pm-2am Sat 3pm-2am Sun 3pm-2am

Indoor Seating Capacity: 42 Outdoor Seating Capacity: 12 Gross Floor Area: 2400

## 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 793\*

Technology Fee \$13

**TOTAL COST \$806**

Renewal/Amendment Filing Fee \$423\*

Technology Fee \$13

**TOTAL COST \$436**

\*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

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

## 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 \$91 plus a \$13 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 \$91 plus a \$13 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: 01/18/2023

Print Name: Gabriel Sims

Form Updated October, 2019

**From:** [Gabriel Sims](#)  
**To:** [Garrison, Craig](#)  
**Subject:** [EXTERNAL] Letter to Commissioners & Updated Menu  
**Date:** Wednesday, March 22, 2023 2:33:32 PM  
**Attachments:** [Menu-LaniKai-January2023.pdf](#)

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Craig,

Can you please share this email with the Planning and Zoning Commission?

I am writing this email to show support for my conditional use permit for LaniKai Lounge at 700 N. LBJ Dr. As an owner-operator I will be unable to attend the meeting on March 28, 2023, but wanted my attention to this matter to be recognized. We believe we have been good neighbors to others in the shopping strip, and have not had any incidents. I hope the Commission will approve the three-year renewal.

I have also attached an updated menu that I hope you can share with the commission.

Thank you,

Gabriel Sims  
Lanikai Lounge LLC  
700 N. LBJ Drive. Suite 113  
San Marcos, TX 78666  
Bar 512-214-8222  
Cell 415-637-5826

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