

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Holly Stolarsky	Property Owner	Aquarena Crossing 1B, Ltd.
Company	FW San Marcos LLC	Company	Aquarena Crossing 1B, Ltd.
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: 1506 N IH 35, Suite 101, San Marcos, TX 78666
Zoning District: GC Tax ID #: R 179318
Legal Description: Lot 1 Block B Subdivision Northgate Center 1
Number of Parking Spaces: 39
Is property more than 300' from church, school, hospital, or residential district? ☒ Y ☐ N

DESCRIPTION OF REQUEST

Business Name: First Watch Daytime Cafe San Marcos ☒ Restaurant ☐ Bar ☐ Other: _____
☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☐ Beer & Wine ☐ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon 7am - 2:30pm Tue 7am - 2:30pm Wed 7am - 2:30pm
Thurs 7am - 2:30pm Fri 7am - 2:30pm Sat 7am - 2:30pm Sun 7am - 2:30pm
Indoor Seating Capacity: 134 Outdoor Seating Capacity: 34 Gross Floor Area: 3,882

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, Daniel Campbell (owner name) on behalf of
Aquarena Crossing 1B, Ltd. (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at

1506 N IH 35, Suite 220, San Marcos, TX 78666 (address).

I hereby authorize Holly Stolarsky (agent name) on behalf of
FW San Marcos LLC (agent company) to file this application for
MB - Mixed Beverage (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:

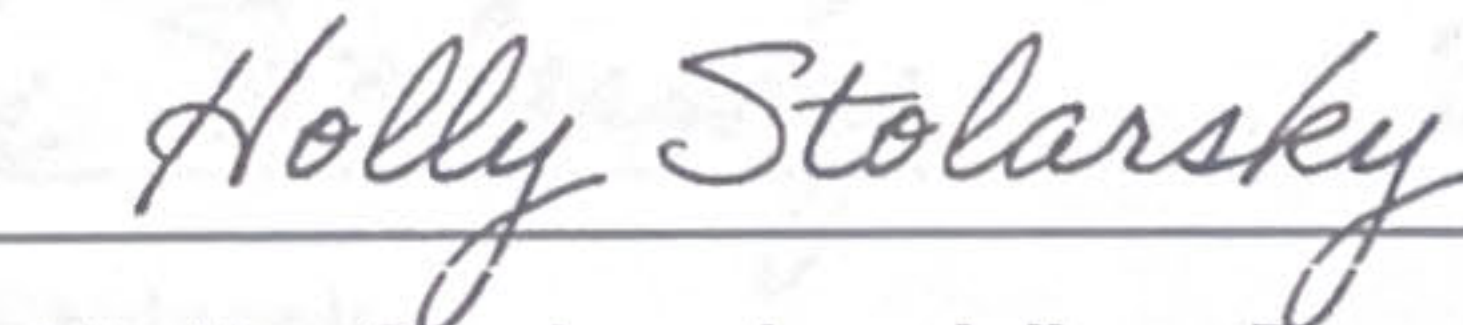


Date: 3/31/25

Printed Name, Title:

Daniel Campbell, Manager

Signature of Agent:



Date: 3/31/2025

Printed Name, Title:

Holly Stolarsky, Vice President of Operations

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: Holly Stolarsky

Date: 3/31/2025

Print Name: Holly Stolarsky

Form Updated March, 2023