

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Andrew Chen	Property Owner	Joe Bendetti
Company	Andrew Chen Inc	Company	BWB2 LP
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: 210 Springtown Way
Zoning District: General Commercial (GC) Tax ID #: R 81-3860533
Legal Description: Lot 2 Block Springtown Subdivision Millview West
Number of Parking Spaces: 53
Is property more than 300' from church, school, hospital, or residential district? ☒ Y ☐ N

DESCRIPTION OF REQUEST

Business Name: Kobe Steak House ☒ Restaurant ☐ Bar ☐ Other: _____
☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☒ Beer & Wine ☐ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon 11:30-12pm Tue 11:30-12pm Wed 11:30-12pm
Thurs 11:30-12pm Fri 11:30-12pm Sat 11:30-12pm Sun 11:30-12pm
Indoor Seating Capacity: 245 Outdoor Seating Capacity: 0 Gross Floor Area: 5862

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	<u>TOTAL COST \$1,015</u>
Renewal/Amendment Filing Fee \$750*	Technology Fee \$15	<u>TOTAL COST \$765</u>

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

APPLY ONLINE – WWW.MYGOVERNMENTONLINE.ORG

**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: _____

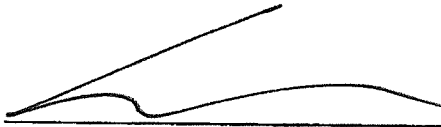
Form Updated March, 2023

PROPERTY OWNER AUTHORIZATION

I, JOE BENDETTI (owner name) on behalf of
BW02 LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
210 SPRINGTOWN WAY (address).

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

Signature of Owner:



Date:

1.31.24

Printed Name, Title:

JOE BENDETTI, PRES.

Signature of Agent:



Date:

6/6/28

Printed Name, Title:

Andrew Chen Owner

Form Updated October, 2019



KOBE SAN MARCOS CUP PERMIT RENEWAL

210 SPRINGTOWN WAY SAN MARCOS TEXAS 78666

I Andrew Chen am filling for a renewal of my Conditional Use Permit. I have attached the requested items. Please accept this as my written statement that no changes have been made since my last approved conditional use permit.

Please use my previous Case Files.

Andrew Chen
6/6/25

Andrew Chen