

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: September 2025

CONTACT INFORMATION

Applicant's Name	Erika Mata	Property Owner	Elbayeh, Pierre
Company	Matas Restaurant & Frateria LLC	Company	BayPam LLC
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: 1350 S Old Bastrop Hwy STE 101 San Marcos, TX 78666
Zoning District: General Commercial Tax ID #: R 137705
Legal Description: Lot 50 Block F Subdivision _____
Number of Parking Spaces: 18
Is property more than 300' from church, school, hospital, or residential district? ☐ Y ☒ N

DESCRIPTION OF REQUEST

Business Name: Matas Restaurant & Frateria ☐ Restaurant ☐ Bar ☒ Other: Food & Beverage
☐ NEW ☒ RENEWAL/AMENDMENT ☒ Mixed Beverage ☐ Beer & Wine ☐ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon 10am-12am Tue 10am-12am Wed 10am-12am
Thurs 10am-12am Fri 10am-12am Sat 10am-12am Sun 11am-10pm
Indoor Seating Capacity: _____ Outdoor Seating Capacity: NA Gross Floor Area: NA

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 \$1,050* Technology Fee \$15 TOTAL COST \$1,065

Renewal/Amendment Filing Fee \$783 Technology Fee \$15 TOTAL COST \$798

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

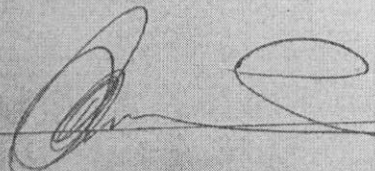
Apply Online at [MGOCONNECT.ORG](https://mgconnect.org)

PROPERTY OWNER AUTHORIZATION

I, Pierre El Bayeh (owner name) on behalf of
Baypam LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at

1350 50th BASTROP HWY #101 (address).

I hereby authorize ERIKA Mata (agent name) on behalf of
Mata Restaurant & Bar LLC (agent company) to file this application for
Mixed Beverage / Food & Beverage (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 10/9/2025

Printed Name, Title: PIERRE ELBAYEH

Signature of Agent: Erika M. Erika Mata Date: 10/09/25

Printed Name, Title: Erika Mata

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 \$158 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 \$158 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: Erika Mata

Date: 10/09/25

Print Name: Erika Mata

Form Updated March, 2023