

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN CBA)

Updated: August, 2023

CONTACT INFORMATION



Applicant's Name	Ryan Bunger	Property Owner	Allen Shy
Company	Structure San Marcos	Company	Shypenn LTD
Applicant's Mailing Address	[REDACTED]	Owner's Mailing Address	[REDACTED]
Applicant's Phone #	[REDACTED]	Owner's Phone #	[REDACTED]
Applicant's Email	[REDACTED]	Owner's Email	[REDACTED]

PROPERTY INFORMATION

Subject Property Address: 301 N LBJ Dr, San Marcos TX, 78666

Zoning District: Retail Tax ID #: R 168257
 Legal Description: Lot 1 Block _____ Subdivision Shypenn 1

Number of Parking Spaces: 1Is property more than 300' from church, school, hospital, or residential district? Y N

DESCRIPTION OF REQUEST

Business Name: Archies Fine Coffee Restaurant Bar Other: Coffee Shop NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late HoursHours of Operation(ex. Mon 12pm-1am): Mon 6am-12am Tue 6am-12am Wed 6am-12am
Thurs 6 a m - 1 2 a m Fri 6 a m - 1 2 a m Sat 6am-12am Sun 6am-12amIndoor Seating Capacity: 7 8 Outdoor Seating Capacity: 10 Gross Floor Area: 2 2 6 2 s q _ f t _

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 \$1,015Renewal/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.

PROPERTY OWNER AUTHORIZATION

I, Allen Shy (owner name) on behalf of

Shypenn LTD (company, if applicable) acknowledge that I/we

am/are the rightful owner of the property located at
301 N. LBJ Drive San Marcos, Tx 78666 (address).

I hereby authorize RyanBunger (agent name) on behalf of
Structure San Marcos 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:  Date: 3-25-2026

Printed Name, Title: Allen Shy, Partner

Signature of Agent:  Date: 3-25-2026

Printed Name, Title: Ryan Bunger

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 ~~the area of the subject property as required by the City of San Marcos Local Government Code.~~ **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: Allen Shy

Date: 3-25-2026

Allen Shy

Print Name: _____