

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



## CONTACT INFORMATION

Applicant's Name	Javier Magaña	Property Owner	Carson Diversified Land 1, LLC
Company	Project LL LLC	Company	-
Applicant's Mailing Address	44 East Ave #2408 Austin TX 78701	Owner's Mailing Address	407 S Stagecoach Trl, #203 San Marcos, TX 78666

## PROPERTY INFORMATION

Subject Property Address: 407 S Stagecoach Trl Ste 201 San Marcos TX 78666

Zoning District: CD-5 Tax ID #: R 137994

Legal Description: Lot 2 Block n/a Subdivision South End San Marcos Section One

Number of Parking Spaces: 83

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

## DESCRIPTION OF REQUEST

Business Name: Balcon Comedor y Bar ☒ Restaurant ☐ Bar ☐ Other: \_\_\_\_\_

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

Hours of Operation(ex. Mon 12pm-1am): Mon 11am-9p Tue 11am-9p Wed 11am-9p

Thurs 11am-9p Fri 11am-10 Sat 11am-10 Sun 11am-3p

Indoor Seating Capacity: <sup>30</sup> Outdoor Seating Capacity: <sup>30</sup> Gross Floor Area: 2064

## 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](http://WWW.MYGOVERNMENTONLINE.ORG)**

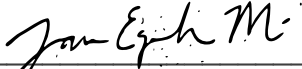
## PROPERTY OWNER AUTHORIZATION

I, John David Carson (owner name) on behalf of  
Carson Diversified Land 1 LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
407 S Stagecoach Trail #201 San Marcos TX 78666 (address).

I hereby authorize Javier Magana (agent name) on behalf of  
BALCON (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: 7/18/25

Printed Name, Title: John David Carson, Authorized Representative

Signature of Agent:  Date: 7/18/25


Printed Name, Title: Javier Magaña, Balcon owner

## 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: 06-04-25

Print Name: Javier Magaña

Form Updated March, 2023