

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: August, 2024



CONTACT INFORMATION

Applicant's Name	Jack Franken	Property Owner	Annette Lovelace
Company	Fuego San Marcos, LLC	Company	Blisse Realty Holdings, LLC
Applicant's Mailing Address	8750 N Central Expy, 660 Dallas, TX 75231	Owner's Mailing Address	19 Sanctuary Dr San Antonio, TX 78248-1666
Applicant's Phone #			
Applicant's Email			

PROPERTY INFORMATION

Subject Property Address: 913 S I-35 South Frontage Rd, San Marcos, TX 78666
Zoning District: General Commercial District (SF-6) Tax ID #: R 39121
Legal Description: Lot 68A Block 1 Subdivision S6855- Rio Vista Terrace
Number of Parking Spaces: 39
Is property more than 300' from church, school, hospital, or residential district? ☐ Y ☒ N

DESCRIPTION OF REQUEST

Business Name: Fuego San Marcos, LLC ☐ Restaurant ☐ Bar ☐ Other: _____
☐ NEW ☒ RENEWAL/AMENDMENT ☐ Mixed Beverage ☐ Beer & Wine ☐ Late Hours
Hours of Operation(ex. Mon 12pm-1am): Mon Closed Tue 7am - 12am Wed 24 hours
Thurs 24 hours Fri 24 hours Sat 24 hours Sun 24 hours
Indoor Seating Capacity: 99 Outdoor Seating Capacity: 18 Gross Floor Area: 3582 sf

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, Annette Lovelace (owner name) on behalf of
Blisse Realty Holdings, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
913 S I-35 South Frontage Rd, San Marcos, TX 78666 (address).

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

Signature of Owner: Annette Lovelace Date: 5/6/25
Printed Name, Title: Annette Lovelace, owner

Signature of Agent: Jack M Date: 5/6/25
Printed Name, Title: Jack Franken, Sr Dir Finance

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: Jack Franken

Date: 5/22/25

Print Name: Jack Franken

Form Updated March, 2023