

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: September 2025

## CONTACT INFORMATION

Applicant's Name	Muhammad Ahmed	Property Owner	Muhammad Ahmed
Company	2MA Foods LLC	Company	2MA Foods 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: 1400 Aquarena Springs Dr. San Marcos, Tx 78666  
 Zoning District: \_\_\_\_\_ Tax ID #: R 93-2186748  
 Legal Description: Lot 1.58 AC Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Number of Parking Spaces: 113  
 Is property more than 300' from church, school, hospital, or residential district?  Y  N

## DESCRIPTION OF REQUEST

Business Name: Buffalo Wild Wings  Restaurant  Bar  Other: \_\_\_\_\_  
 NEW  RENEWAL/AMENDMENT  Mixed Beverage  Beer & Wine  Late Hours  
 Hours of Operation(ex. Mon 12pm-1am): Mon 11AM-12AM Tue 11AM-12AM Wed 11AM-12AM  
 Thurs 11AM-12AM Fri 11AM-1AM Sat 11AM-1AM Sun 11AM-12AM  
 Indoor Seating Capacity: 240 Outdoor Seating Capacity: 0 Gross Floor Area: 8950SF

## 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	<b>TOTAL COST \$1,065</b>
Renewal/Amendment Filing Fee \$783	Technology Fee \$15	<b>TOTAL COST \$798</b>

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

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**PROPERTY OWNER AUTHORIZATION**

I, MUHAMMAD AHMED (owner name) on behalf of  
2MA FOODS LLC (company, if applicable) acknowledge that I/we  
am/are the rightful owner of the property located at  
1400 Aquarena Springs Dr. San Marcos, Tx 78666 (address).

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

Signature of Owner:  \_\_\_\_\_ Date: 11/10/2025

Printed Name, Title: MUHAMMAD AHMED

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name, Title: \_\_\_\_\_

**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:  \_\_\_\_\_

Date: 11/10/2025

Print Name: MUHAMMAD AHMED

Form Updated March, 2023



## CHECKLIST FOR CONDITIONAL USE PERMIT (ALCOHOL OUTSIDE CENTRAL BUSINESS AREA (CBA))

<b>The following items are requested for consideration of this application. These and additional items may be required, at the request of the Department, in order to determine the application complete and filed.</b>	<b>Comments</b>						
<input type="checkbox"/> Pre-development meeting with staff is required unless waived by the Responsible Official <ul style="list-style-type: none"> <li>• Please visit <a href="http://sanmarcostx.gov/1123/Pre-Development-Meetings">http://sanmarcostx.gov/1123/Pre-Development-Meetings</a> to schedule, or email <a href="mailto:planninginfo@sanmarcostx.gov">planninginfo@sanmarcostx.gov</a> with any questions.</li> </ul>							
<input checked="" type="checkbox"/> Completed Application for Conditional Use Permit (Alcohol Outside CBA)							
<input type="checkbox"/> Site Plan illustrating, where appropriate: location, square footage and height of existing and proposed structures, landscaping or fencing, setbacks, parking, ingress & egress, signs, etc.							
<input type="checkbox"/> Interior Layout of all buildings illustrating indoor & outdoor seating, kitchen, bar, restrooms, fire exits, etc.							
<input type="checkbox"/> Business Details including Business Trade Name, Type of Entity (Individual, Partnership, Corporation, Etc), Entity Contact Person, Address, Email, Phone Number							
<input type="checkbox"/> Detail Entertainment Facilities (on site plan or in writing) including television locations, stages, dancing areas, live music, acoustic music, ambient speaker music, etc							
<input type="checkbox"/> Notification Authorization							
<input type="checkbox"/> Authorization to represent the property owner, if the applicant is not the owner							
<input type="checkbox"/> Copy of State TABC License Application							
<input type="checkbox"/> Proposed Menu							
<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Initial Application Filing Fee</td> <td style="text-align: right;">\$1,050</td> </tr> <tr> <td><input checked="" type="checkbox"/> Renewal or Amendment Filing Fee</td> <td style="text-align: right;">\$783</td> </tr> <tr> <td>Technology Fee</td> <td style="text-align: right;">\$15</td> </tr> </table>	Initial Application Filing Fee	\$1,050	<input checked="" type="checkbox"/> Renewal or Amendment Filing Fee	\$783	Technology Fee	\$15	
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<b>**San Marcos Development Code Section 2.3.1.1(C): "Every application accepted by the responsible official for filing shall be subject to a determination of completeness...the responsible official is not required to review an application unless it is complete..."</b>							
*For Renewals, staff <i>may</i> accept a written statement that no changes have been made if copies are available on file							
<b><u>Notice to Applicants for Alcoholic Beverages Sales:</u></b> The City of San Marcos requires an additional and separate City Alcohol License Fee ( <u>City Code Sec. 18.026</u> ) in the amount of ½ the state TABC license and permit fee. This fee is collected by the Utility Billing Department of the City of San Marcos and is not related to this Conditional Use Permit process. To determine the amount and deadline for payment, please contact Olivia Romero via email at <a href="mailto:oromero@sanmarcostx.gov">oromero@sanmarcostx.gov</a> , via phone at (512) 393.8109, or visit the Utility Billing Department at 1040 Highway 123, San Marcos, TX 78666.							

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