

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)

Updated: October, 2019



CONTACT INFORMATION

Applicant's Name	Dolcetto, L.L.C.	Property Owner	Hilldale Ventures, L.L.C.
Company	Dolcetto, L.L.C.	Company	Hilldale Ventures, L.L.C.
Applicant's Mailing Address	322 Cheatham Street, STE A, San Marcos, TX 78666	Owner's Mailing Address	322 Cheatham Street, San Marcos, TX 78666
Applicant's Phone #	512-686-3126	Owner's Phone #	512-686-3126
Applicant's Email	patiodolcetto@gmail.com	Owner's Email	patiodolcetto@gmail.com

PROPERTY INFORMATION

Subject Property Address: 322 Cheatham Street, STE A, San Marcos, TX 78666

Zoning District: CC

Tax ID #: R 40099

Legal Description: Lot 72 Block _____ Subdivision Riverside Subdivision, Unit 1

Number of Parking Spaces: 10

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

DESCRIPTION OF REQUEST

Business Name: Dolcetto, L.L.C. ☒ Restaurant ☐ Bar ☐ Other: _____

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

Hours of Operation(ex. Mon 12pm-1am): Mon 4p-11p Tue 4p-11p Wed 4p-11p

Thurs 4p-11p Fri 4p-12a Sat 4p-12a Sun 2p-10p

Indoor Seating Capacity: 25 Outdoor Seating Capacity: 37 Gross Floor Area: 838

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 793*

Technology Fee \$13

TOTAL COST \$806

Renewal/Amendment Filing Fee \$423*

Technology Fee \$13

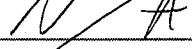
TOTAL COST \$436

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

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

PROPERTY OWNER AUTHORIZATION

I, Jean Paul Jafari (owner name) on behalf of
Hilldale Ventures, L.L.C. (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
322 Cheatham Street, 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: 09/09/2020
Printed Name, Title: Jean Paul Jafari, Managing Member

Signature of Agent: _____ Date: _____
Printed Name, Title: _____

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**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 \$91 plus a \$13 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 \$91 plus a \$13 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: _____

09/09/2020

Print Name: _____

Jean Paul Jafari

Form Updated October, 2019

From: [Patio Dolcetto](#)
To: [Parrish, Will](#)
Subject: [EXTERNAL] Dolcetto, L.L.C. CUP
Date: Monday, September 21, 2020 2:09:46 PM

Hi Will,

It was great talking with you today. Per our conversation please amend our application to include opening times at 11am for Saturdays and Sundays.

Thanks again,

Jean Paul Jafari
Dolcetto, L.L.C.
Cell: 512-590-0030

CAUTION: This email is from an EXTERNAL source. Links or attachments may be dangerous. Click the Phish Alert button above if you think this email is malicious.