



# City of San Marcos

630 East Hopkins  
San Marcos, TX 78666

## Regular Meeting Agenda - Final Planning and Zoning Commission

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Tuesday, September 8, 2020

6:00 PM

Virtual Meeting

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**Due to COVID-19, this will be a virtual meeting. To view the meeting please go to <http://www.sanmarcostx.gov/541/PZ-Video-Archives> or watch on Grande channel 16 or Spectrum channel 10.**

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

### EXECUTIVE SESSION

*NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.*

IV. 30 Minute Citizen Comment Period

*Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to speak to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the meeting. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

### PUBLIC HEARINGS

*Interested persons may join and participate in any of the Public Hearing items (1-3) by:*

- 1) Sending written comments, to be read aloud\*; or*
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on\*.*

*\*Written comments or requests to join in a public hearing must be sent to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. To view the meeting please go to <http://sanmarcostx.gov/541/PZ-Video-Archives> to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit <http://www.sanmarcostx.gov/3103/18805/Citizen-Comments-Virtual-Meetings>*

1. AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A)

for a subdivision of land located at 3165 Misty Lane. (T. Carpenter)

- 2. CUP-20-14 (Chuy's) Hold a Public Hearing and consider a request by Chuy's OpCo Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).
- 3. CUP-20-15 (Hooters Renewal) Hold a Public Hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).

V. Adjournment

Notice of Assistance at the Public Meetings

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to ADArequest@sanmarcostx.gov*

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_ Title:



Legislation Text

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**File #:** AC-20-09, **Version:** 1

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**AGENDA CAPTION:**

AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A) for a subdivision of land located at 3165 Misty Lane. (T. Carpenter)

**Meeting date:** September 8, 2020

**Department:** Planning & Development Services

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** Click or tap here to enter text.

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

**Master Plan:** *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

**Background Information:**

The applicant is proposing the subdivision of a 10.167-acre tract of land into two lots for two existing residences. One of the properties does not have access to a public street as required in section 3.6.3.1 of the Development Code. The proposed subdivision would include a right-of-way reserve which could be acquired by the City or County at no cost when needed for a future road.

**Council Committee, Board/Commission Action:**

N/A

**Alternatives:**

N/A

**Recommendation:**

Staff recommends **approval** of the request with the following condition:

1. The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.

<b>Alternative Compliance</b>	<b>3165 Misty Lane</b>
<b>AC-20-09</b>	<b>D. Reyes Subdivision Lot Frontage</b>



**Summary**

<b>Request:</b>	An Alternative Compliance to section 3.6.3.1 of the San Marcos Development Code which requires that every lot shall have frontage on a public street.		
<b>Applicant:</b>	Hugo Elizondo, Jr., PE Cuatro Consultants, LTD PO Box 2579 Kyle, TX 78640	<b>Property Owner:</b>	Gabriel & Cristal Reyes 250 Jackson Dr Maxwell, TX 78656

**Notification**

<b>Posted:</b>	August 28, 2020	<b>Personal:</b>	August 28, 2020
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	10.167 Acres out of the Thomas Maxwell Survey		
<b>Location:</b>	South of the intersection of Misty Lane and Caldwell County Road 228		
<b>Acreage:</b>	10.167	<b>PDD/DA/Other:</b>	Ord. # or N/A
<b>Existing Zoning:</b>	N/A (ETJ)	<b>Preferred Scenario:</b>	Low Intensity
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Single-family residential
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Adequate		

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Single-Family	Low Intensity
<b>South of Property:</b>	ETJ	Single-Family	Low Intensity
<b>East of Property:</b>	ETJ	Agricultural	Low Intensity
<b>West of Property:</b>	ETJ	Single-Family	Low Intensity

<b>Alternative Compliance</b>	<b>3165 Misty Lane</b>
<b>AC-20-09</b>	<b>D. Reyes Subdivision Lot Frontage</b>



**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/>	<b>Approval with Conditions</b>	<input type="checkbox"/>	Denial
Staff recommends approval with the following condition;				
<ul style="list-style-type: none"> <li>The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.</li> </ul>				
<b>Staff:</b> Tory Carpenter, AICP, CNU-A		<b>Title :</b> Planner		<b>Date:</b> September 2, 2020

**History**

The applicant is proposing the subdivision of a 10.167-acre tract of land into two lots for two existing residences. One of the properties does not have access to a public street as required in section 3.6.3.1 of the Development Code. The proposed subdivision would include a right-of-way reserve which could be acquired by the City or County at no cost when needed for a future road.

**Additional Analysis**

See analysis below.

**Comments from Other Departments**

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	The Capital Improvements and Engineering department requested a right-of-way dedication or reserve for a future road.

<b>Alternative Compliance</b>	<b>3165 Misty Lane</b>
<b>AC-20-09</b>	<b>D. Reyes Subdivision Lot Frontage</b>



Evaluation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>The request is consistent with the policies embodied in the adopted Comprehensive Plan;</b>  <i>This is a "Low Intensity" area as designated on the Preferred Scenario Map. This proposed two lot subdivision is consistent with the Comprehensive Plan.</i></p>
<u>X</u>			<p><b>The request is consistent with the general purpose, intent and character of the development regulations applicable to the property;</b>  <i>See Criteria for Approval in Section 3.6.5.1 below.</i></p>
<u>X</u>			<p><b>There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property;</b>  <i>There is an existing shared drive which serves seven properties adjacent to the subject property.</i></p>
<u>X</u>			<p><b>The request is detrimental to the public health, safety or welfare, or injurious to other property within the area;</b>  <i>The request will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.</i></p>

<b>Alternative Compliance</b>	<b>3165 Misty Lane</b>
<b>AC-20-09</b>	<b>D. Reyes Subdivision Lot Frontage</b>



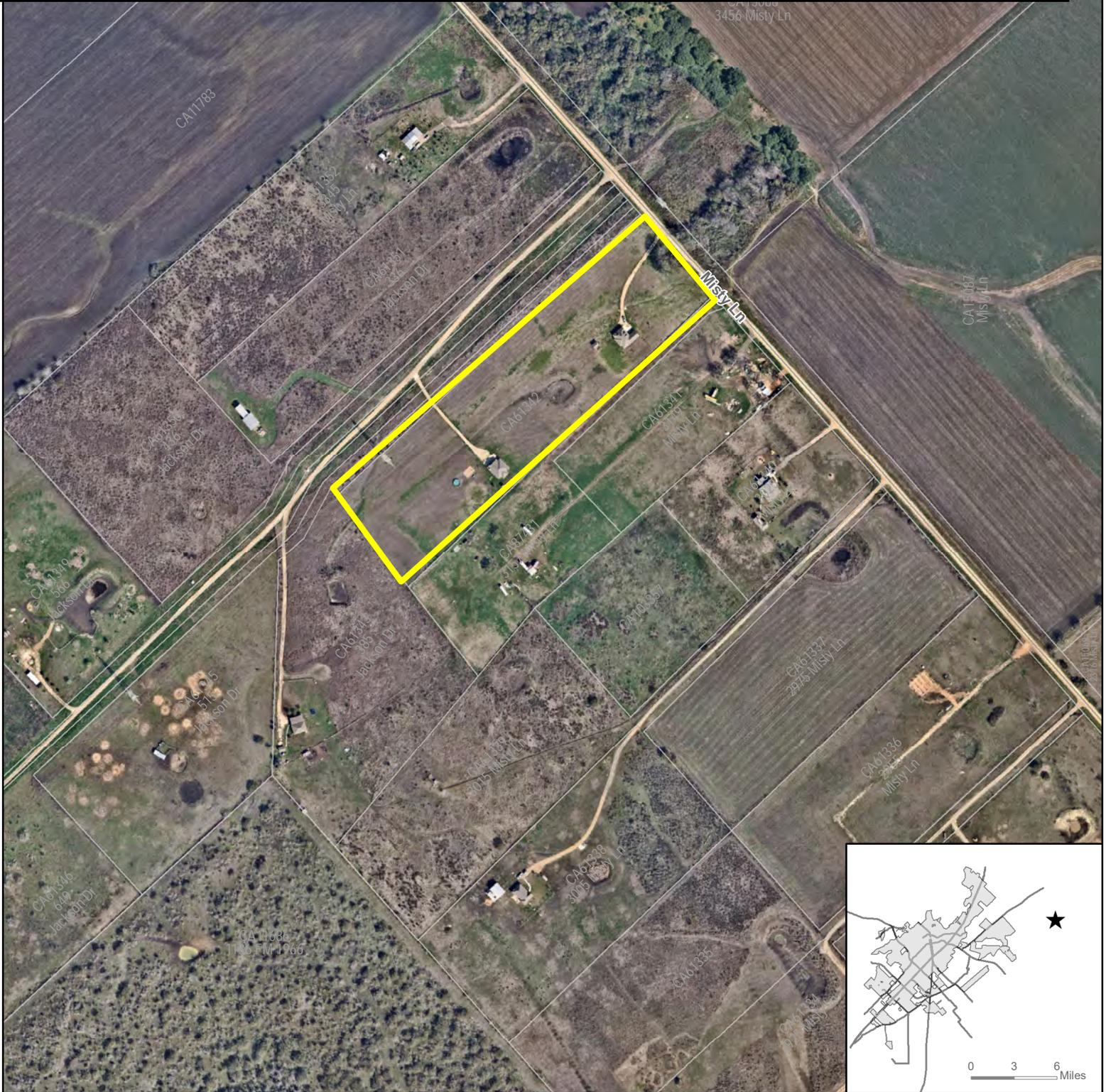
Evaluation			Lot Frontage Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p><b>The approved alternate meets the intent of Section 3.6.1.1</b></p> <p><b>A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network.</b> <i>This request allows for an adequate block structure in the future.</i></p> <p><b>B. Large blocks with limited connectivity discourages walking, contributes to street congestion and adds driving distance that can negatively impact emergency services.</b> <i>This request allows for an adequate block structure in the future.</i></p> <p><b>C. New streets should be designed to consider future development.</b> <i>Street design will be addressed at time of road construction.</i></p> <p><b>D. The access regulations are intended to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments to lessen traffic congestion. Pedestrian, bike, and vehicular access should be safe, direct and convenient.</b> <i>This request allows for an adequate block structure in the future.</i></p>
<u>X</u>			<p><b>The approved alternate conforms with the Comprehensive Plan and adopted City plans;</b> <i>This is a "Low Intensity" area as designated on the Preferred Scenario Map. This proposed two lot subdivision is consistent with the Comprehensive Plan. There are no roads indicated on the Transportation Master Plan for this area.</i></p>
<u>X</u>			<p><b>The approved alternate does not increase congestion or compromise safety;</b> <i>The request has no impact on congestion on public streets.</i></p>
	<u>X</u>		<p><b>The approved adjustment does not create any lots without direct street frontage;</b> <i>This request is to allow one lot without street frontage. The dedication of a right-of-way reservation will allow for direct street frontage in the future.</i></p>

<b>Alternative Compliance</b>	<b>3165 Misty Lane</b>
<b>AC-20-09</b>	<b>D. Reyes Subdivision Lot Frontage</b>

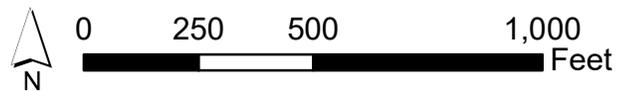


Evaluation			Lot Frontage Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The design adjustment is deemed reasonable due to one or more of the following:</p> <ul style="list-style-type: none"> <li>a. Topographic changes are too steep;</li> <li>b. The presence of existing buildings, stream and other natural features;</li> <li>c. Site layout of developed properties</li> <li>d. Adjoining uses or the vehicles are incompatible;</li> <li>e. Strict compliance would propose a safety hazard; or</li> <li>f. The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.</li> </ul> <p><i>This request is consistent with the layout of surrounding properties and private access roads in the area.</i></p>

# AC-20-09 Aerial View 3165 Misty Lane



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/24/2020





## AC-20-09 (3165 Misty Lane)

AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A) for a subdivision of land located at 3165 Misty Lane.

**Location:**

- Approximately 10.167 acres located at 3165 Misty Lane in the ETJ
- Caldwell County
- **Current Configuration:**  
Unplatted Lot
- **Surrounding uses include:**
  - Residential
  - Agricultural



★ Site Location	0 250 500 1,000 Feet
▭ Subject Property	
▭ Parcel	This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
▭ City Limit	

Map Date: 8/24/2020



## **DIVISION 3: LOTS**

### **Section 3.6.3.1 Lot Standards**

- A. Lot Frontage.** Every lot shall have frontage on a public street except as allowed under the courtyard or cottage court building types in Section 4.4.6.9 or Section 4.4.6.4.



## Staff Recommendation

**Staff recommends that the request be approved with the following condition:**

1. The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.



Legislation Text

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File #: CUP-20-14, Version: 1

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**AGENDA CAPTION:**

CUP-20-14 (Chuy's) Hold a Public Hearing and consider a request by Chuy's OpCo Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).

Meeting date: September 8, 2020

Department: Planning & Development Services

**Amount & Source of Funding**

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

**Fiscal Note:**

Prior Council Action: [Click or tap here to enter text.](#)

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

**Background Information:**

The request being considered is to renew an existing Conditional Use Permit to allow the sale of mixed beverages for on premise consumption. Chuy's received their initial Conditional Use Permit from the Commission for (1) one year in 2016 and subsequently for (3) three years in 2017.

The gross floor area of the restaurant is 8,500 square feet with ~1,430 square feet of that being an uncovered patio that faces Springtown Way and fronts on the shopping center parking lot. The current and proposed continued hours of operation are from 11 am-10 pm Sunday-Thursday and 11 am-11 pm Friday and Saturday. The restaurant is meeting their parking requirement on site and through a shared-parking agreement with the owner of the Springtown Development. No entertainment facilities or events are proposed by the applicant at this time.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

<b>Conditional Use Permit</b>	<b>1121 North IH-35</b>
<b>CUP-20-14</b>	<b>Chuy's Renewal</b>



**Summary**

<b>Request:</b>	Renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35.		
<b>Applicant:</b>	Chuy's OPCO Inc. 1623 Toomey Road Austin, TX 78704	<b>Property Owner:</b>	T.A. Cox Trust 3060 Devonshire Way Germantown, TX 38139
<b>Square Feet:</b>	8,500 square feet	<b>Type of CUP:</b>	Mixed Beverage
<b>Interior seating:</b>	233	<b>Outdoor seating:</b>	80
<b>Parking Required:</b>	79 spaces	<b>Parking Provided:</b>	-57 parking spaces within the subject property  -Shared-parking agreement with Springtown Development owners for additional required spaces
<b>Days &amp; Hours of Operation:</b>	Sunday-Thursday: 11 a.m. – 10 p.m. Friday-Saturday: 11 a.m. – 11 p.m.		

**Notification**

<b>Posted:</b>	August 21, 2020	<b>Personal:</b>	August 21, 2020
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Chuy's Addition, Lot 1		
<b>Location:</b>	Near the intersection of IH-35 Frontage Road and Springtown Way		
<b>Acreage:</b>	0.956 acres +/-	<b>Central Business Area:</b>	No
<b>Existing Zoning:</b>	General Commercial (GC)	<b>Preferred Scenario:</b>	Midtown High Intensity Zone
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Restaurant
<b>CONA Neighborhood:</b>	Millview West	<b>Sector:</b>	7
<b>Utility Capacity:</b>	Adequate		

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	GC	Retail/Restaurants	High Intensity
<b>South of Property:</b>	GC	Retail/Restaurants	High Intensity
<b>East of Property:</b>	GC	I-35	High Intensity
<b>West of Property:</b>	GC	Restaurants	High Intensity

<b>Conditional Use Permit</b>	<b>1121 North IH-35</b>
<b>CUP-20-14</b>	<b>Chuy's Renewal</b>



**History**

Chuy's is located within the Springtown Shopping Center between IH-35, Springtown Way, and Thorpe Lane. The subject property is one of several parcels located within the shopping center development and was constructed in 2016.

Chuy's received their initial Conditional Use Permit from the Commission in 2016 for one (1) year. The business applied for renewal of the CUP in 2017 which was subsequently granted for three (3) years.

The total gross floor area of the space is approximately 8,500 square feet with 233 indoor seats and 80 outdoor seats. No entertainment facilities beyond the existing speakers and television sets inside the restaurant (shown on the diagram included in this packet) are proposed at this time. The current and proposed continued hours of operation are from 11 am-10 pm Sunday-Thursday and 11 am-11 pm Friday and Saturday. Based upon the San Marcos Development Code, Chuy's is required to provide 79 parking spaces (1 space for every 4 seats). Chuy's has 57 parking spaces within their site as well as a shared-parking agreement with the owners of the Springtown Development for the additional required spaces.

**Additional Analysis**

None.

**Comments from Other Departments**

<b>Police</b>	No Concerns
<b>Fire</b>	No Concerns
<b>Public Services</b>	No Concerns
<b>Engineering</b>	No Concerns

**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial	<input type="checkbox"/>
1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.					
<b>Staff:</b> Shavon Caldwell		<b>Title :</b> Planner		<b>Date:</b> September 8, 2020	

# Conditional Use Permit

# 1121 North IH-35

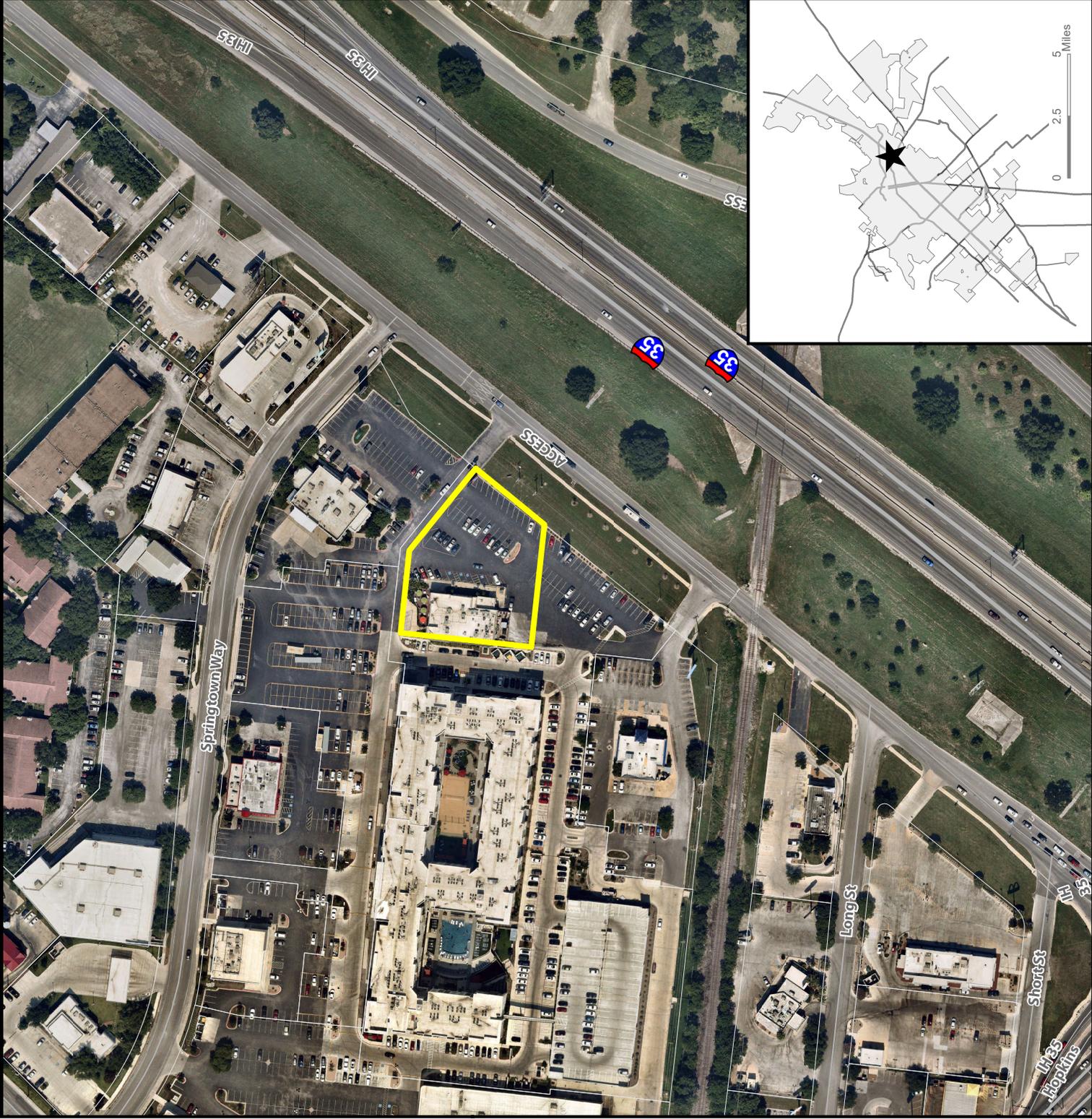
## CUP-20-14

## Chuy's Renewal



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <b>Studies were not complete at the time of this request</b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).

# CUP-20-14 Aerial View Chuy's Renewal — 1121 North IH-35



★ Site Location

▭ Subject Property

▭ Parcel

▭ City Limit



0

125

250

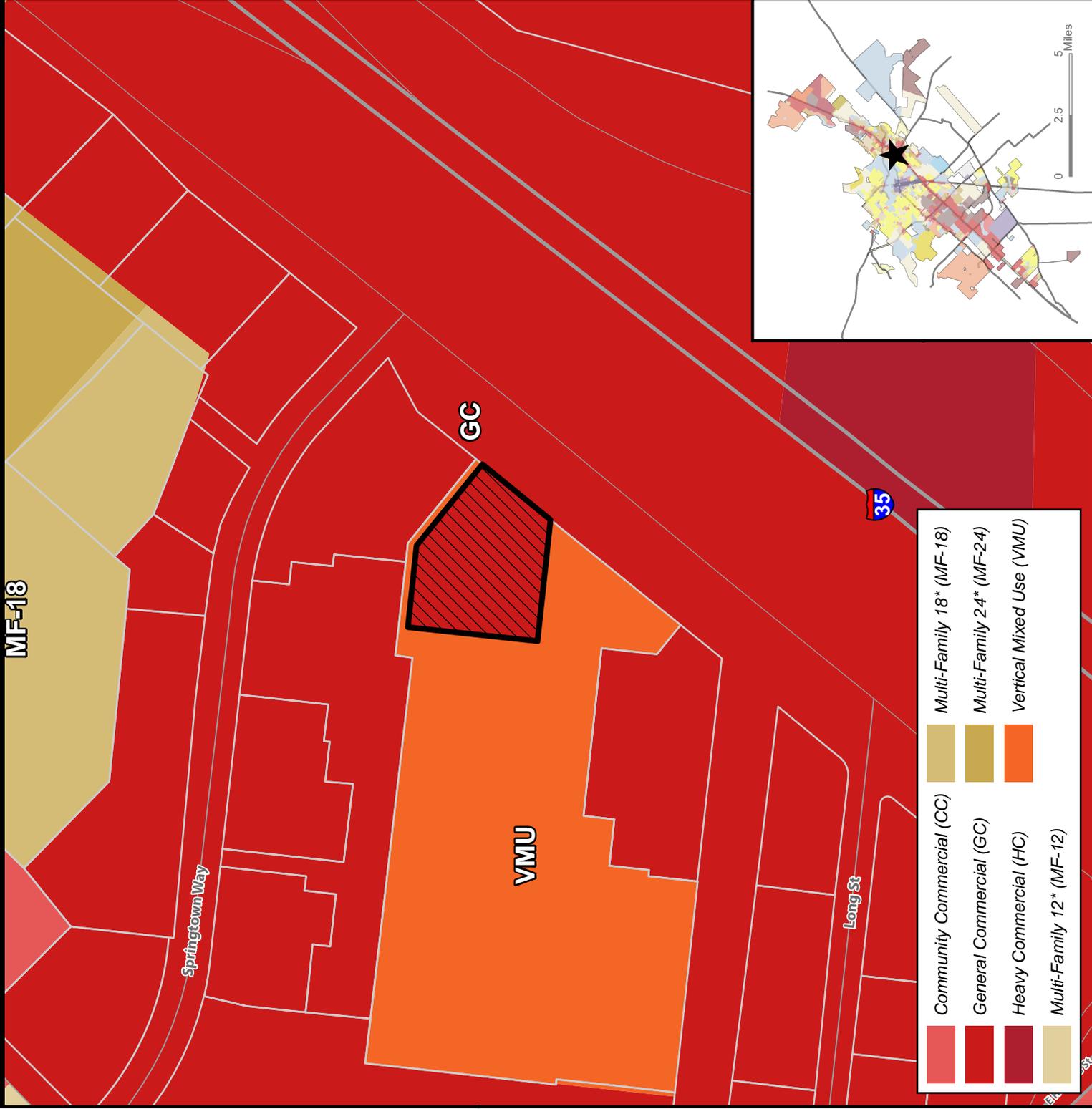
500

Feet

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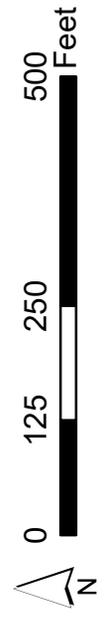
Map Date: 8/17/2020

# CUP-20-14 Existing Zoning Chuy's Renewal — 1121 North IH-35



	Community Commercial (CC)		Multi-Family 18* (MF-18)
	General Commercial (GC)		Multi-Family 24* (MF-24)
	Heavy Commercial (HC)		Vertical Mixed Use (VMU)
	Multi-Family 12* (MF-12)		

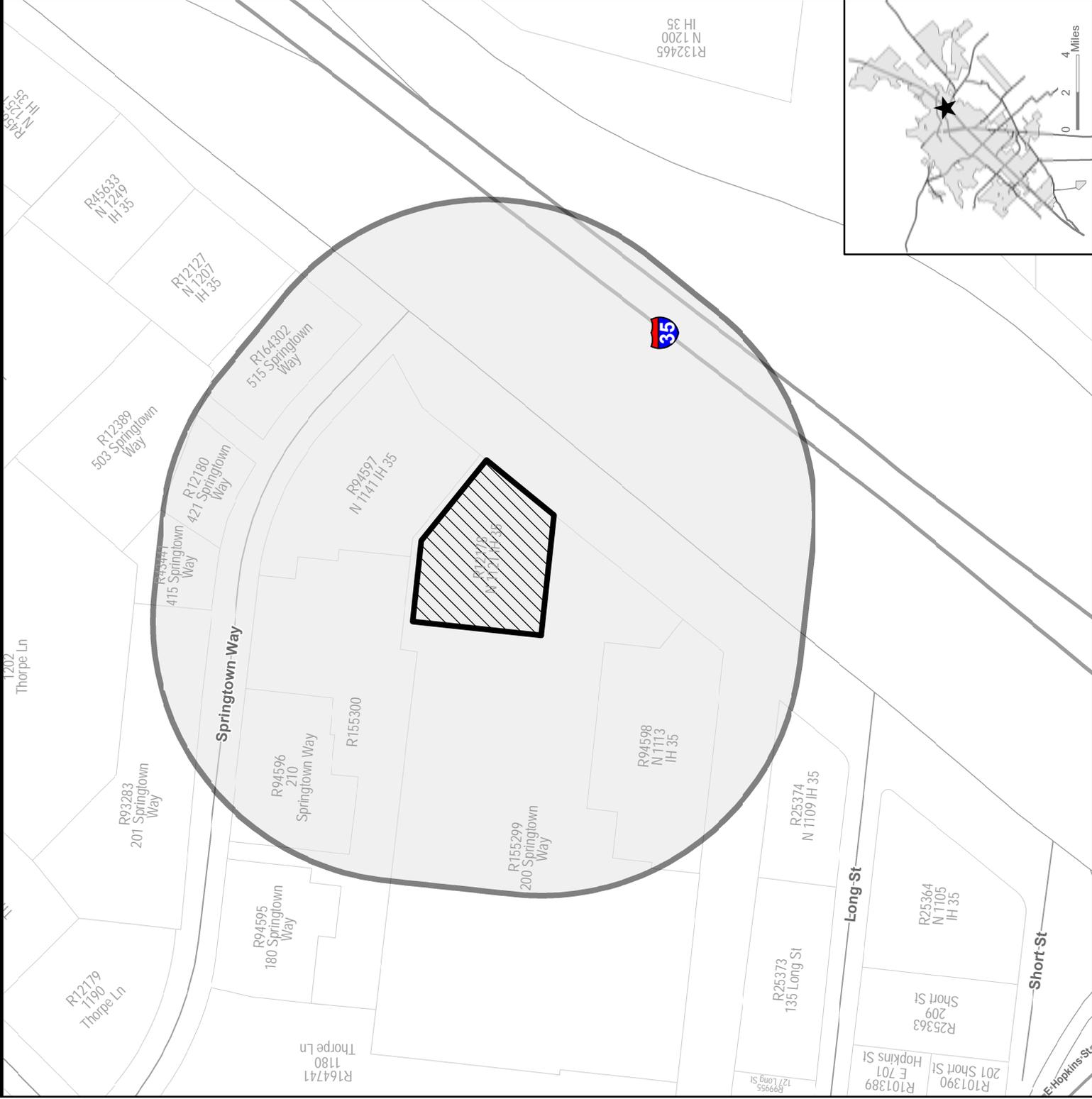
- Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 8/17/2020

# CUP-20-14 400' Notification Buffer Chuy's Renewal — 1121 North IH-35



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



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Map Date: 8/17/2020

**Notification List CUP-20-14**

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
164302	515 SPRINGTOWN	35 SPRINGTOWN WR LP	215 S SAN SABA	STE 120	SAN ANTONIO	TX	78207-3113
94596	210 SPRINGTOWN	BWB2 LP	4311 TEXAS WILDLIFE TRL		AUSTIN	TX	78735-1751
12180	421 SPRINGTOWN	CHRIST COMMUNITY CHURCH OF SAN MARCOS	421 SPRING TOWN WAY		SAN MARCOS	TX	78666
94598	1113 IH 35	CWH SAN MARCOS LTD	2161 NW MILITARY HWY	STE 300	SAN ANTONIO	CA	78213
25374	1109 IH 35	ENC FOOD GROUP LLC	2006 MISTYWOOD DR		AUSTIN	TX	78746-7808
12389	503 SPRINGTOWN	HOUSING AUTHORITY OF SAN MARCOS	503 SPRINGTOWN WAY		SAN MARCOS	TX	78666
166780	200 SPRINGTOWN	HSRE LYNDON LP	444 W LAKE DR	STE 2100	CHICAGO	IL	60606
94597	1141 IH 35	NATIONAL RETAIL PROPERTIES LP	450 S ORANGE AVE	STE 900	ORLANDO	FL	32801
43441	415 SPRINGTOWN	NOWLAND, DANIEL	415 SPRINGTOWN WAY		SAN MARCOS	TX	78666
93283	201 SPRINGTOWN	ROBINSON CAROLINE J LLP	Attr: MARIA DOSEN, OFFICE DEPOT, INC.	6600 N Military TRL	Boca Raton	FL	33496-2434
166781	200 SPRINGTOWN	SPRINGTOWN VMU LTD	500 W 5TH STREET	STE 700	AUSTIN	TX	78701
151289	1121 IH 35	T.A. COX TRUST	% TURNER A WINGO & DEAN K WINGO & TERRY W HURST CO-TRUSTEES	3060 DEVONSHIRE WAY	GERMANTOWN	TN	38139



## PLANNING AND DEVELOPMENT SERVICES

8/21/2020

CUP-20-14

### Notice of Public Hearing Conditional Use Permit Chuy's Tex Mex 1121 North IH-35

On **Tuesday, September 8, 2020**, the San Marcos Planning & Zoning Commission will consider the following:

*Hold a public hearing and consider a request by Chuy's OPCO Inc., on behalf of Chuy's Tex Mex for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35.*

The Planning & Zoning Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the public hearing and seek your opinion of the request.

The public hearing will be conducted via a virtual meeting on **Tuesday, September 8, 2020**, at 6:00 p.m. You may join and participate in the public hearing using the following link: <https://sanmarcostx.gov/541/PZ-Video-Archives>. All interested citizens are invited to join and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

Development Services-Planning  
630 East Hopkins  
San Marcos, TX 78666  
[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)

Your written comments will be given to the Planning & Zoning Commission and will be read aloud to the public if they are received before 5 PM on the day of the meeting.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

For more information regarding this request, contact the case manager, Shavon Caldwell, at 512-805-2649. When calling, please refer to case number **CUP-20-14**

*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*



**EXHIBIT B**  
**SITE PLAN OF CENTER**

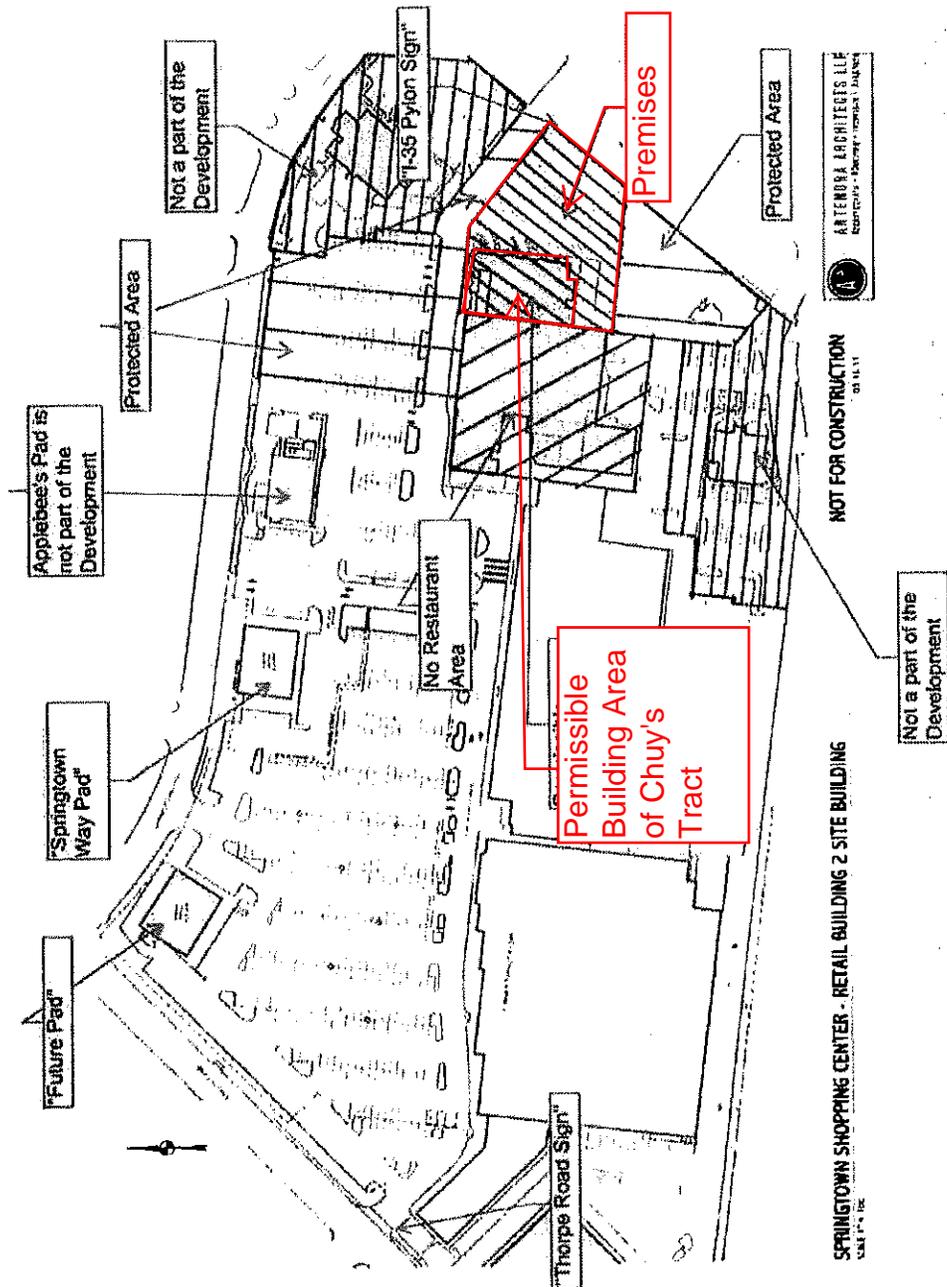
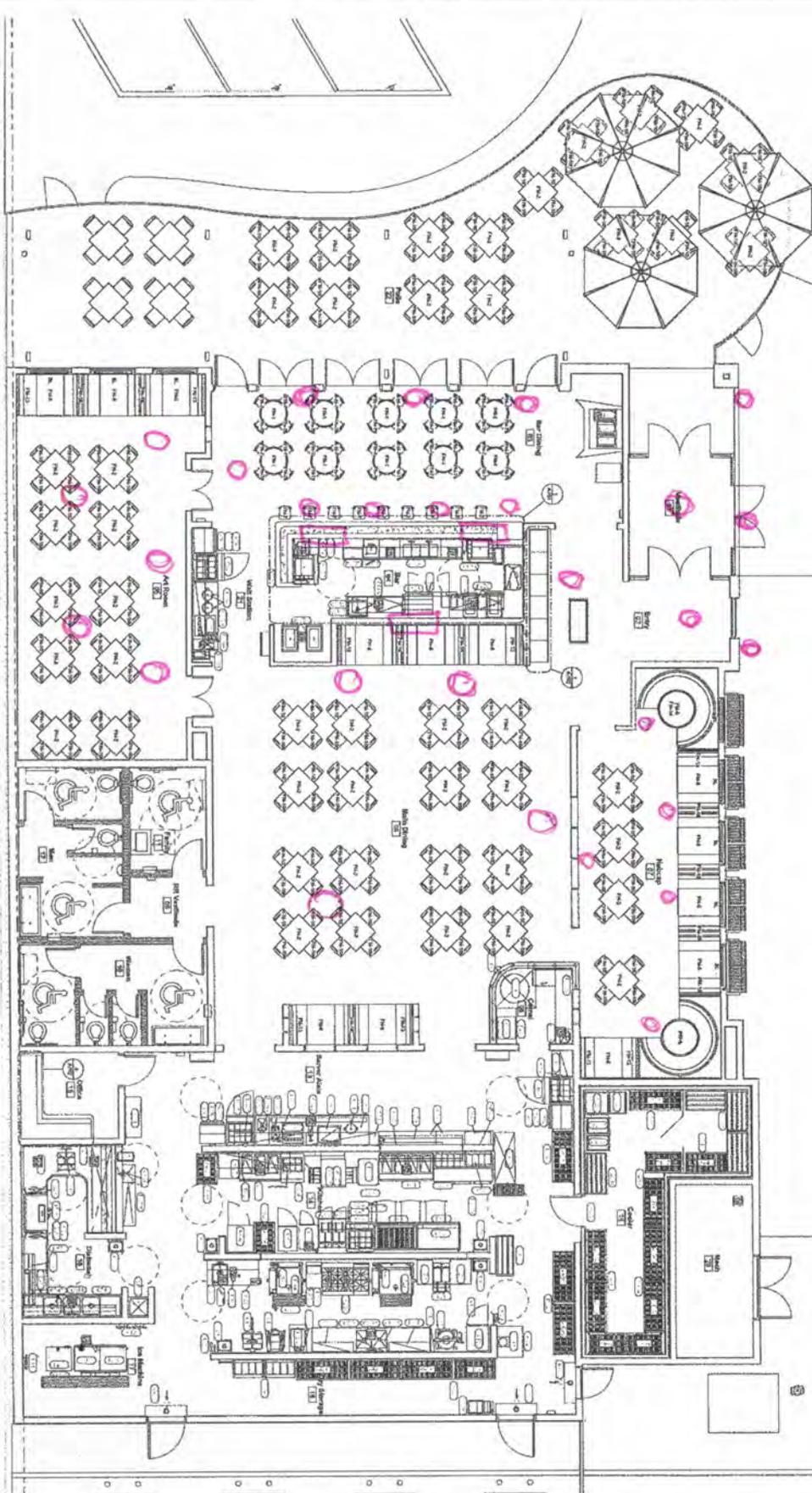


Exhibit B - 1

0-10m



SPKR-0 TV-0

**Seating Schedule**

Item	Description	Count	Notes
1	4' x 4' Table	100	
2	4' x 4' Table	100	
3	4' x 4' Table	100	
4	4' x 4' Table	100	
5	4' x 4' Table	100	
6	4' x 4' Table	100	
7	4' x 4' Table	100	
8	4' x 4' Table	100	
9	4' x 4' Table	100	
10	4' x 4' Table	100	

**Table Counts Schedule**

Item	Description	Count	Notes
1	4' x 4' Table	100	
2	4' x 4' Table	100	
3	4' x 4' Table	100	
4	4' x 4' Table	100	
5	4' x 4' Table	100	
6	4' x 4' Table	100	
7	4' x 4' Table	100	
8	4' x 4' Table	100	
9	4' x 4' Table	100	
10	4' x 4' Table	100	

**Square Footage Summary**

Area	Area	Area	Area
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

1101

**Furniture Plan**

Item	Description	Count	Notes
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100



**Springtown Shopping Center**  
 1101 1st St  
 Springtown, TX 76082  
 817-593-1101  
 Fax: 817-593-1102  
 www.springtownshoppingcenter.com



**CONSTRUCTION • ARCHITECTURE**  
**PARKWAY**  
 1000 Civic Circle, Lewisville, TX 75067  
 parkwayconstruction.com (972) 221-2979  
 Dallas, TX 75201  
 (972) 221-2979

# APPETIZERS

## TAKE A DIP

### QUESO

Blend of melted cheese, Green Chile & Ranchero Sauces.

**\$7.49** 930 Cal

ADD seasoned ground beef, guacamole & pico de gallo

**+\$1.00** 1040 Cal

*¡Si, compuesto!*

### GUACAMOLE

Fresh avocados & Salsa Fresca, all mashed up.

**\$6.99** 840 Cal



\* OUR GUACAMOLE IS MADE FRESH EVERY SINGLE DAY \*

### NACHOS

Tostada chips, refried beans, cheese & jalapeños with lettuce & tomato.

**\$8.29** 980 Cal

ADD guacamole & pico de gallo

**\$9.79** 1160 Cal

### PANCHOS\*

Like if nachos had a big brother. Nachos with your choice of fajita chicken, fajita beef or seasoned ground beef, with guacamole & pico de gallo.

**\$10.79** 1890 Cal

### QUESADILLAS

Flour tortillas stuffed with cheese, green chiles & onion. With guacamole, sour cream & pico de gallo.

**\$8.29** 1280 Cal

ADD fajita chicken

**\$9.79** 1300 Cal

### CHUY'S CHOICE

### APPETIZER PLATE

Queso, nachos, fajita chicken quesadillas & chicken flautas with guacamole & sour cream.

**\$11.29** 1940 Cal



HECK!  
THESE GO WITH EVERYTHING

# SOUP & SALADS

All salads start with a fresh mix of red leaf, green leaf & Boston lettuce, red cabbage & carrots.

SALAD DRESSINGS MADE FRESH DAILY. LIKE EVERYTHING ELSE.

CREAMY JALAPEÑO HONEY MUSTARD CILANTRO VINAIGRETTE RANCH  
360-590 Cal



CHUY'S FAMOUS RECIPE

### TORTILLA SOUP

Homemade chicken broth with roasted chicken, corn, green chiles, tomatoes & cilantro, topped with cheese, diced avocado & tortilla strips.

**SMALL \$5.29** 280 Cal

**LARGE \$8.29** 560 Cal

### TACO SALAD\*

Handmade tortilla bowl, cheese, guacamole, tomatoes & your choice of fajita chicken, fajita beef or seasoned ground beef.

**\$10.49** 920-990 Cal

### CHUY'S CHOICE

### MEXI-COBB SALAD

Fajita chicken, green chiles, cheese, avocados & tomatoes.

**\$10.79** 1080 Cal

### GRILLED CHICKEN SALAD

Fajita chicken, avocados & tomatoes.

**\$10.29** 470 Cal

### LARGE DINNER SALAD

Our fresh salad mix, cucumbers & tomatoes.

**\$5.79** 50 Cal

### MAKE IT A TEX-MEX COMBO!\*

Large dinner salad with your choice of:

**ENCHILADA** 250-290 Cal

**MINI BURRITO** 690-790 Cal

**FAJITA CHICKEN QUESADILLAS** 720 Cal

**SMALL TORTILLA SOUP** 280 Cal

**\$9.79**

# TACOS

Served with Mexican or green chile rice & refried or charro beans. 120-160 Cal

### SOFT TACOS

Flour tortillas with your choice of:

**FAJITA CHICKEN** 590 Cal

**SEASONED GROUND BEEF** 590 Cal

**GUACAMOLE** 530 Cal

Served with lettuce, cheese, pico de gallo & guacamole.

**\$9.59**

### CRISPY TACOS

You know what we mean. Seasoned ground beef, lettuce, cheese & tomatoes.

**\$9.59** 700 Cal

### TACOS AL CARBON\*

Fajita beef or chicken with grilled onions & green chiles in flour tortillas.

**\$10.99** 680 Cal

### CHUY'S CHOICE

### BAJA TACOS

Flour tortillas with cilantro, red cabbage, Creamy Jalapeño (600 Cal) & your choice of lightly battered & fried:

**FISH** 650 Cal

**SHRIMP** 680 Cal

**\$10.79**

# "BIG AS YO' FACE" BURRITOS

ADD A SCOOP OF GUAC OR SOUR CREAM WE WON'T TELL!

Served with Mexican or green chile rice. 150 Cal

A flour tortilla stuffed with refried beans, cheese & your choice of filling & topped with one of our Signature Sauces. 50-440 Cal

### BEAN & CHEESE

**\$9.59** 900 Cal

### SEASONED GROUND BEEF

**\$9.99** 990 Cal

### ROASTED CHICKEN

**\$10.69** 980 Cal

### FAJITA CHICKEN OR FAJITA BEEF\*

**\$11.69** 1020 Cal

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

\*Contains or may contain raw or undercooked ingredients. **MEATLESS** Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.





# WHAT MADE US FAMOUS

Since opening in 1982, Chuy's has always used freshly squeezed lime juice and homemade sugar water. No stinkin' premade mixes here!



**CHUY'S FAMOUS RITA 220-300 CAL 6.75**  
Rocks, Frozen, Strawberry, Swirl or Dot  
Ask about our seasonal flavors!

*Make it a Grande in our 18 oz shaker 380-540 cal 9.75*

**THE ORIGINAL TEXAS TINI 300 CAL 10.25**  
Served in our 18 oz shaker with a salt-rimmed martini glass and jalapeño olives, hand-stuffed daily



## MAKE IT TOP-SHELF

**RITA 220-300 CAL 10.25**  
**TEXAS TINI 220-300 CAL 13.00**

Choose your tequila and liqueur

### SILVER

- Don Julio
- Hornitos

### REPOSADO

- Herradura
- Cazadores

### AÑEJO

- Tres Generaciones



### LIQUEUR

- Grand Marnier
- Cointreau
- Patrón Citrónge (Orange or Lime)

**NEW! CASAMIGOS BLANCO Chuy's & Clooney's favorite**



## FLOAT IT

**TOP WITH FIREBALL, JAMESON OR YOUR FAVORITE TEQUILA!**  
**50-55 CAL 1/2 OZ POUR**

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

# CHUY'S PICKS

## SIGNATURE RITAS

**GRAND MA'S ROCKIN' RITA 310 CAL 10.25**  
1800 Silver tequila and extra Grand Marnier

**THE PERFECT MARGARITA 200 CAL 9.75**  
Patrón Silver tequila and Patrón Citrónge Orange

*Make it Deluxe with Roca Patrón Silver tequila 220 cal 13.25*

**TOP-SHELF SKINNY RITA 250 CAL 9.75**  
Cazadores Reposado tequila and agave nectar

**FATHER AGAVE 200 CAL 9.75**  
Hornitos Silver tequila and Grand Marnier



GRAND MA'S  
ROCKIN' RITA

## TEXAS-SIZED

**NEW! PINK CADILLAC 200 CAL 10.50**  
el Jimador Silver tequila, Cointreau,  
cranberry and lime juices

**NEW MEXICAN MARTINI 270 CAL 10.50**  
el Jimador Silver tequila infused with  
green chiles and Cointreau



PINK CADILLAC



## TIKI-STYLE

**THE KING'S PUNCH 290 CAL 10.00**  
Mount Gay Eclipse rum,  
Malibu rum and fruit juices

**LA PIÑA COLADA 310 CAL 9.25**  
1800 Coconut tequila and Malibu rum



LA PIÑA COLADA



2,000 calories a day is used for general nutrition advice, but calorie needs vary.  
Additional nutrition information available upon request.

# TWISTED



STRAWBERRY  
MOJITO

## MOJITOS

Hand-shaken with fresh mint

**CLASSIC**  
**170 CAL 7.75**

Bacardí Superior rum

**STRAWBERRY**  
**170 CAL 8.25**

Bacardí Dragonberry rum  
and fresh strawberries

**NEW! BLACKBERRY 190 CAL 8.25**

Bacardí Dragonberry rum and blackberries

**SANGRIA 300 CAL 6.75**

el Jimador Silver tequila, red wine and fresh fruit juices

**FLAVORED ROCKS RITA 260 CAL 8.50**

Blackberry, Watermelon, Pomegranate  
or Blood Orange with Exotico Silver tequila

**NEW! WHISKEY SMASH 240 CAL 9.50**

Jack Daniel's, blackberries and fresh lime juice

*For a twist, try it with Jameson*



WATERMELON  
ROCKS

## NEW! AUSTIN ORIGINALS

Tito's and Deep Eddy - handcrafted in Austin, TX just like us!

**TITO'S CHERRY LIMEADE 260 CAL 9.25**

Made with fresh lime juice and spiked with  
Tito's Handmade vodka

**RUBY RED ROCKS RITA 220 CAL 9.25**

Deep Eddy Ruby Red vodka and Camarena Silver tequila



TITO'S  
CHERRY LIMEADE

2,000 calories a day is used for general nutrition advice, but calorie needs vary.  
Additional nutrition information available upon request.

# BEER + MORE

## CHUY'S BREW 380 CAL 9.50

Famous frozen lime rita topped with a 7 oz Corona

*Make it a Grand Pa's Brew with a sidecar of Patrón Citrónge Orange or Lime 420 cal 11.00*

## DOMESTIC BEER 4.00

Bud 150 cal • Bud Light 110 cal

Coors Light 100 cal • Miller Lite 100 cal

Michelob Ultra 100 cal • Heineken 0.0 70 cal

## PREMIUM BEER 5.00

Blue Moon 170 cal • Corona Extra 150 cal • Corona Light 100 cal

Dos XX Lager 140 cal • Dos XX Ambar 150 cal

Modelo Especial 150 cal • Modelo Negra 150 cal • Pacifico 150 cal

Sam Adams 180 cal • Shiner Bock 140 cal • Tecate 140 cal

*Ask about our local craft*



GRAND PA'S BREW

## TITO'S BLOODY MARY 140 CAL 6.50

Tito's Handmade Vodka and Zing Zang Bloody Mary Mix



## WHITE

Canyon Road Chardonnay 225 cal/gl

7.00 GL / 20.00 BTL

Ecco Domani Pinot Grigio 225 cal/gl

8.00 GL / 23.00 BTL

# VINO

CHUY POURS 9 OZ



## RED

Canyon Road Pinot Noir 220 cal/gl

7.00 GL / 20.00 BTL

Dark Horse Cabernet Sauvignon 220 cal/gl

8.00 GL / 23.00 BTL

# DESSERTS

SOPAPILLAS 1,210 CAL 4.49

TRES LECHES 1,140 CAL 6.79

FLAN 440 CAL 4.79

TRES LECHES



2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

# HAPPY HOUR



## weekdays 4-7 pm



FROZEN  
STRAWBERRY

GRANDE ROCKS

# APPS

**QUESO 930 CAL 7.49**

*Add seasoned ground beef,  
guacamole & pico de gallo 1,040 cal +1.00*

**GUACAMOLE 840 CAL 6.99**

**QUESADILLAS 1,280 CAL 8.29**

Cheese, green chiles & onions  
with guacamole & pico de gallo

*Add fajita chicken 1,300 cal 9.79*

APPETIZER PLATE



### HOUSE RITAS

REGULAR 5.25 • GRANDE 8.25

**THE ORIGINAL TEXAS TINIS 9.25**

**DOMESTIC BEERS 3.25**

**TECATES 1.00 OFF**

**WINE 1.00 OFF GLASSES  
3.00 OFF BOTTLES**



**WITH  
QUESO,  
TACO  
MEAT,  
CHIPS &  
SALSA!**

**NACHOS 980 CAL 8.29**

Refried beans, cheese  
& jalapeños

*Add guacamole*

*& pico de gallo 1,160 cal 9.79*

**PANCHOS 1,890 CAL 10.79**

Nachos with your choice  
of fajita chicken, fajita beef or  
seasoned ground beef,  
with guacamole & pico de gallo

**APPETIZER PLATE 1,940 CAL 11.29**

Queso, nachos, fajita chicken quesadillas,  
chicken flautas, guacamole & sour cream

2,000 calories a day is used for general nutrition  
advice, but calorie needs vary. Additional nutrition  
information available upon request.

# CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA)



Updated: October, 2019

## CONTACT INFORMATION

Applicant's Name	CHUYS' OPCO, INC.	Property Owner	T.A. TRUST
Company	CHUY'S OPCO, INC.	Company	SAME AS ABOVE
Applicant's Mailing Address	1623 TOOMEY RD., AUSTIN, TX. 78704	Owner's Mailing Address	3060 DEVONSHIRE WAY, GERMANTOWN, TN. 38139
Applicant's Phone #	817.907.3189	Owner's Phone #	
Applicant's Email	DSHANNON@CHUYS.COM	Owner's Email	PAULHUST@CITYCENTERMGT.COM

## PROPERTY INFORMATION

Subject Property Address: 1121 N. INTERSTATE 35

Zoning District: F-1 COMMERCIAL

Tax ID #: R 12178

Legal Description: Lot A0017-2

Block \_\_\_\_\_

Subdivision SPRINGTOWN SUBDIVISION

Number of Parking Spaces: SHARED

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

## DESCRIPTION OF REQUEST

Business Name: CHUY'S  Restaurant  Bar  Other: \_\_\_\_\_

NEW  RENEWAL/AMENDMENT  Mixed Beverage  Beer & Wine  Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 11AM-10PM Tue 11AM-10PM Wed 11AM-10PM

Thurs 11AM-10PM Fri 11AM-11PM Sat 11AM-11PM Sun 11AM-10PM

Indoor Seating Capacity: 233 Outdoor Seating Capacity: 80 Gross Floor Area: APPROX. 8,500

## 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, Paul Hust (owner name) on behalf of T. A. Cox Trust (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 1121 N. INTERSTATE 35, San Marcos TX (address).

I hereby authorize Deborah Shannon (agent name) on behalf of CHUYS' OPCO, INC. (agent company) to file this application for CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA) (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Paul Hust Digitally signed by Paul Hust Date: 2020.07.16 17:52:25 -05'00' Date: 7/16/20

Printed Name, Title: PAUL HUST, AUTHORIZED SIGNER/MANAGER

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 \$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: 07/20/2020

Print Name: DEBORAH SHANNON



## Application Summary

7/9/20 3:05 PM

Page 1 of 1

License/Permit: MB 954088  
Application: RENEW "MB" PERMIT  
Application Date: 07/09/2020 (MM/DD/YYYY)  
Application Number: 6782063  
File Number: 4897275

### Addresses

#### Mailing Address

Name: CHUY'S  
Address: 1623 TOOMEY RD.  
AUSTIN, TX  
78704  
Phone Number: 512-370-2696  
E-mail Address: DSHANNON@CHUYS.COM

#### Review Location Details

Name: CHUY'S  
Address: 1121 IH 35 NORTH  
SAN MARCOS, TX  
78666

### Sales Data

Alcoholic Beverage Sales \$: 790,963  
Food Sales \$: 3,219,684  
Other Sales \$: 27,955  
Total Gross Sales \$: 4,038,602  
Sales Year (YYYY): 2019

### Surety Bond Requirement

Bond Information: EXEMPT

### Attachments

#### License and Permit Fees

Mixed Bev. 2nd Renewal Fee \$3000.00  
Mixed Beverage Surcharge \$602.00  
Late Hours (LB) Renewal Fee \$300.00  
Late Hours (LB) Surcharge \$327.00  
PE Permit Fee \$40.00  
PE Surcharge \$151.00  
TABC Amount Due \$4420.00

I Kyle V Hill (KHILL@MFHLIQUORLAW.COM) grant permission to third-party representative DEBORAH SHANNON (DSHANNON@CHUYS.COM) to enter on behalf of the account holder.



## Online Payment Summary

Amount Paid: 4541.81  
Authorization Number: 657784  
Batch Trace Number 45811980730

Misc Charge / Application Number	Description	Board / Applicant Name	Fee
MB-6782063	Renew "MB" Permit	CHUY'S	4420.00

Texas.gov price:

4541.81

**IF THIS PAYMENT SUMMARY IS FOR A RETAIL, WHOLESALE OR MANUFACTURER LICENSE/PERMIT RENEWAL, A COPY MUST BE DISPLAYED IN A CONSPICUOUS PLACE AT THE LICENSED PREMISE UNTIL THE NEW PERMIT ARRIVES. UNTIL THAT TIME, YOUR RENEWAL APPLICATION IS CONSIDERED PENDING.**



458230610000230106

CHUY'S  
3345 BEE CAVE RD STE 105  
AUSTIN TX 78746

Dear Licensee/Permittee

Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.

Sincerely,

A. Bentley Nettles

644723

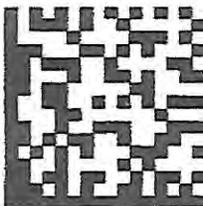
TEXAS ALCOHOLIC BEVERAGE COMMISSION

MB 954088

EXPIRES 08/09/2020

RENEW  
SIGN =BLUE

MIXED BEVERAGE PERMIT  
BEVERAGE CARTAGE PERMIT  
MIXED BEVERAGE LATE HOURS PERMIT



CHUY'S  
1121 IH 35 NORTH  
SAN MARCOS HAYS

CHUY'S OPCO INC.

EXECUTIVE DIRECTOR



## CUP-20-14 (Chuy's)

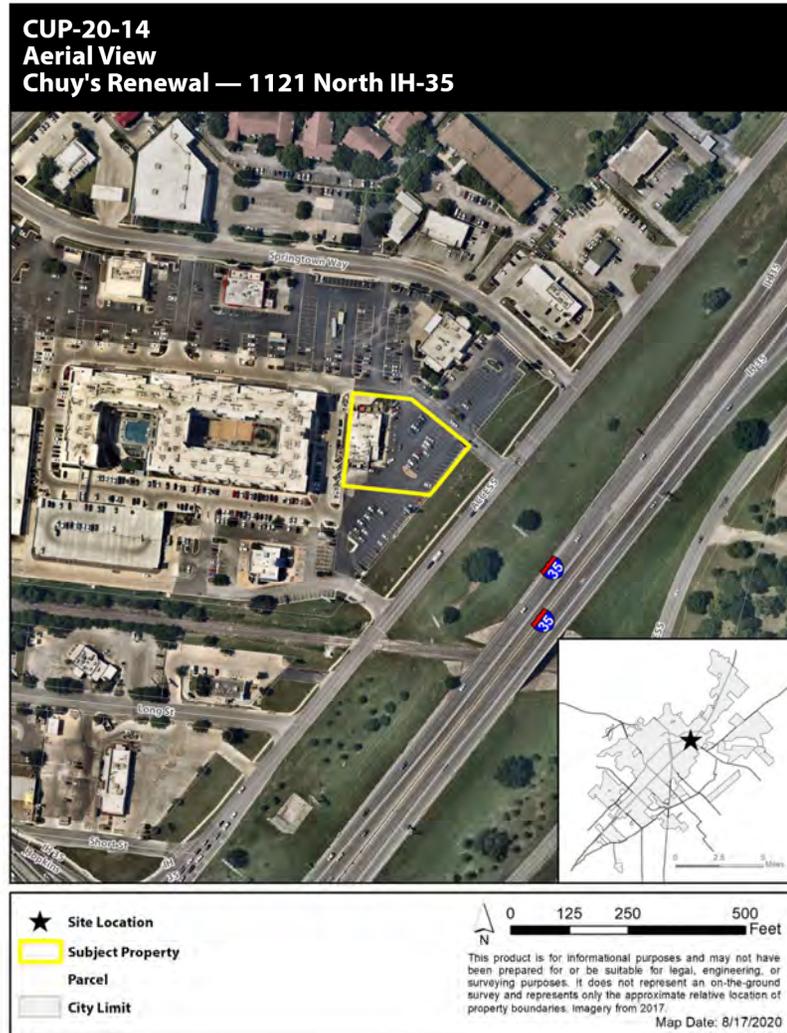
Hold a public hearing and consider a request by Chuy's Opco Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).





## Location:

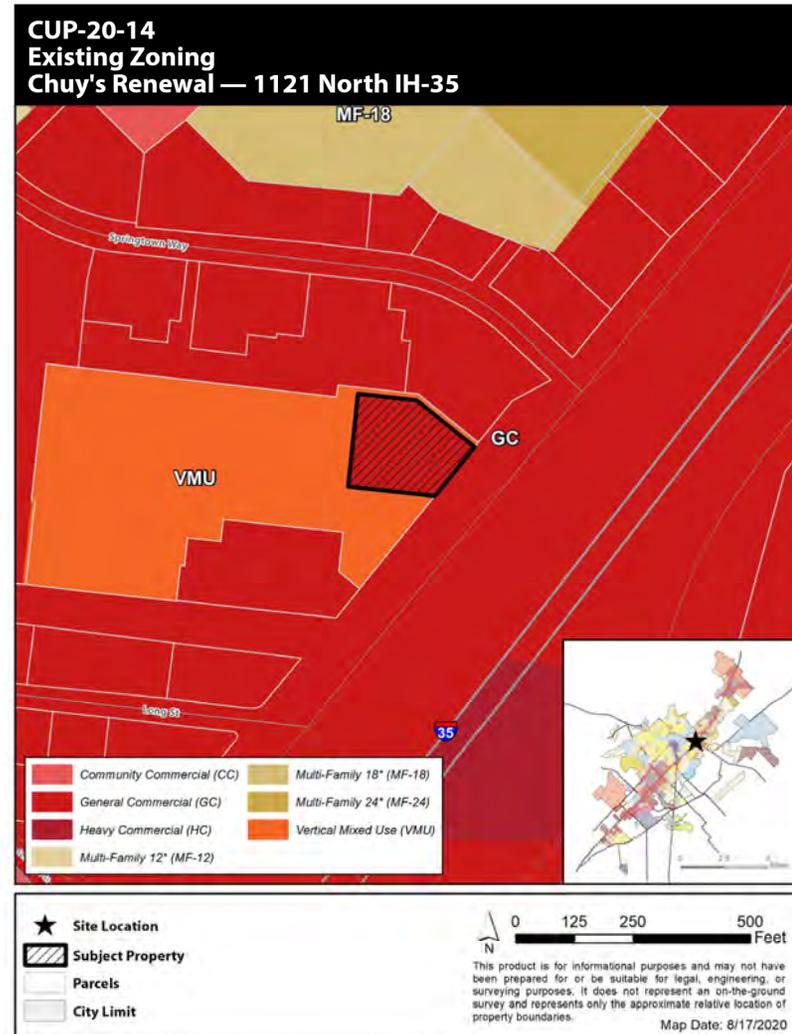
- Property is located in the Springtown Shopping Center near the intersection of IH-35 access road and Springtown Way
- Located within a High Intensity Zone as designated on the Preferred Scenario Map.



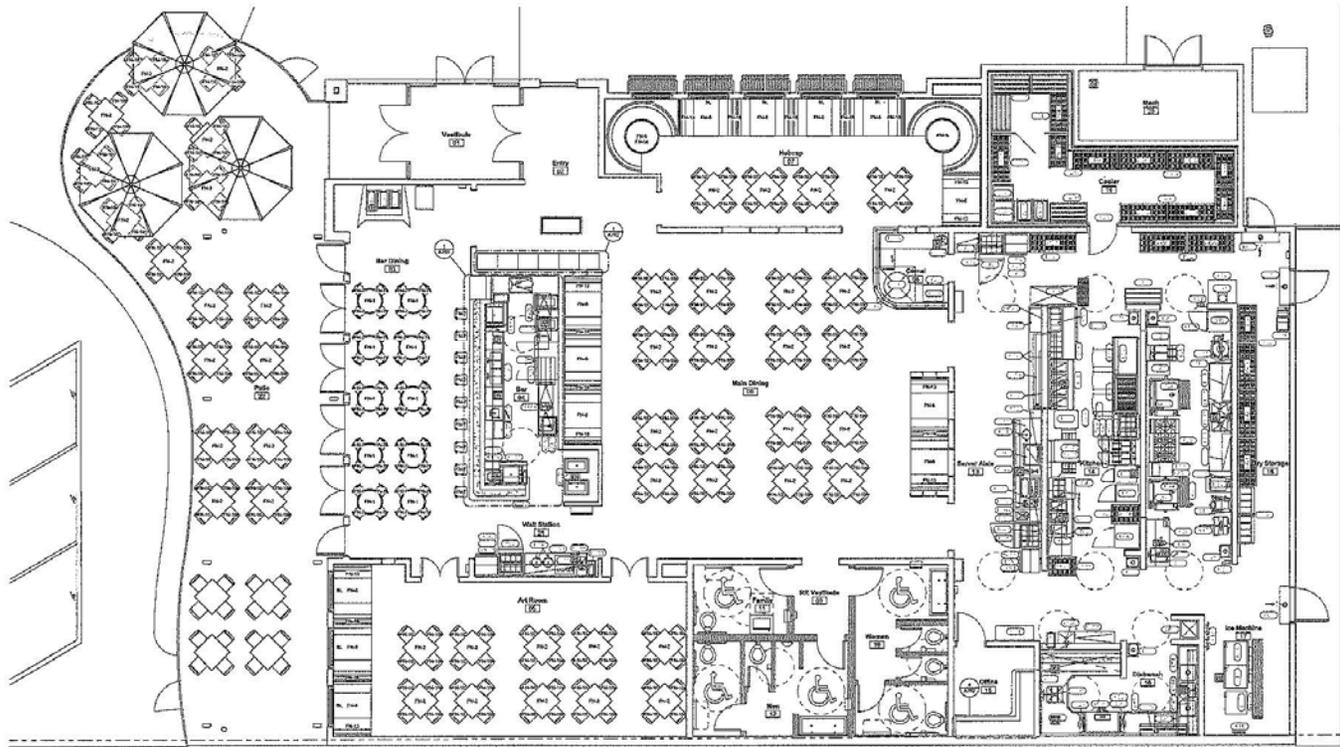


## Context & History:

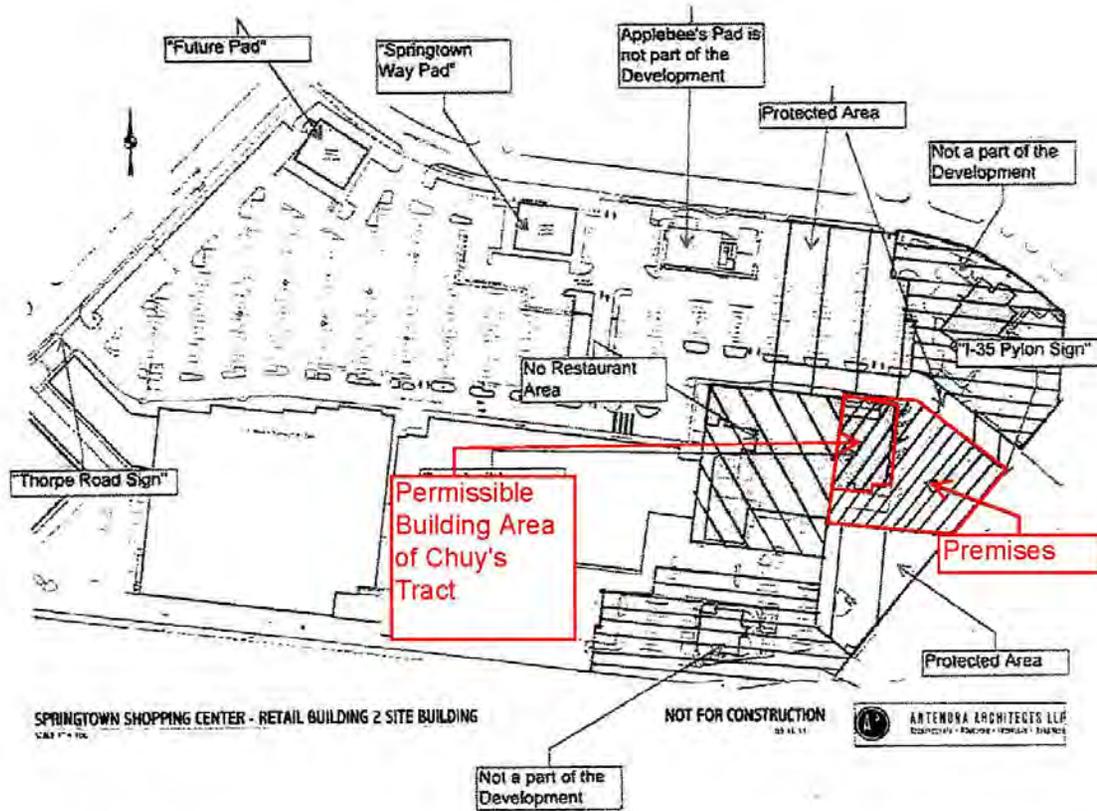
- ~8,500 square foot restaurant
  - 7,070 square foot interior space
  - 1,430 square foot patio
- Seating
  - 233 indoor seats, 80 outdoor seats
- Hours
  - Sunday – Thursday  
11 a.m. to 10:00 p.m.
  - Thursday – Saturday  
11 a.m. to 11:00 p.m.
- Previous CUPs approved for 1 year in 2016 and for 3 years in 2017



# Floor Plan



# Site Plan





## **Recommendations:**

Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

- 1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**



Legislation Text

---

File #: CUP-20-15, Version: 1

---

**AGENDA CAPTION:**

CUP-20-15 (Hooters Renewal) Hold a Public Hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).

Meeting date: September 8, 2020

Department: Planning & Development Services

**Amount & Source of Funding**

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

**Fiscal Note:**

Prior Council Action: [Click or tap here to enter text.](#)

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Choose an item.
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Core Services
- Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

**Background Information:**

The request being considered is to renew an existing Conditional Use Permit to allow the sale of mixed beverages for on premise consumption. Hooters received their initial Conditional Use Permit from the Commission for one (1) year in 2015 which was in effect upon them receiving their Certificate of Occupancy in the Fall of 2016. Hooters was then granted a renewal for three (3) years in 2017.

The gross floor area of the restaurant is 6,618 square feet with an indoor seating capacity of 227 and an outdoor seating capacity of 50. The outdoor seating is located on a patio that faces Luciano Flores Boulevard. The current and proposed continued hours of operation are from 11 am - 11 pm Sunday-Thursday and 11 am - 12 am Friday and Saturday. There are 161 parking spaces available to Hooters. No entertainment facilities or events are proposed by the applicant at this time.

**Council Committee, Board/Commission Action:**

Click or tap here to enter text.

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

<b>Conditional Use Permit</b>	<b>310 North IH-35</b>
<b>CUP-20-15</b>	<b>Hooters Renewal</b>



**Summary**

<b>Request:</b>	Renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35		
<b>Applicant:</b>	TW Restaurant Holder, LLC d/b/a Hooters 1851 The Exchange Atlanta, GA 30339	<b>Property Owner:</b>	Scott and Lisa Little 1507 Live Oak Lane Andrews, TX 78741
<b>Square Feet:</b>	6,618 square feet	<b>Type of CUP:</b>	Mixed Beverage
<b>Interior seating:</b>	227	<b>Outdoor seating:</b>	50
<b>Parking Required:</b>	-62 spaces for Hooters restaurant -40 spaces for Freddy's restaurant	<b>Parking Provided:</b>	-119 spaces within subject property -161 for entire site including Freddy's restaurant
<b>Days &amp; Hours of Operation:</b>	Sunday-Thursday: 11 a.m. – 11 p.m. Friday-Saturday: 11 a.m. – 12 a.m.		

**Notification**

<b>Posted:</b>	August 21, 2020	<b>Personal:</b>	August 21, 2020
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Thornton Addition Replat, Lot 1B		
<b>Location:</b>	Near the intersection of IH-35 Frontage Road and Luciano Flores Boulevard		
<b>Acreage:</b>	3.816 acres +/-	<b>Central Business Area:</b>	No
<b>Existing Zoning:</b>	General Commercial (GC)	<b>Preferred Scenario:</b>	Downtown High Intensity Zone/Open Space Area of Stability
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Restaurant
<b>CONA Neighborhood:</b>	Wallace Addition	<b>Sector:</b>	5
<b>Utility Capacity:</b>	Adequate		

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	GC	Restaurant	High Intensity/Open Space
<b>South of Property:</b>	GC	Vacant Commercial	High Intensity
<b>East of Property:</b>	GC/FD	Vacant	High Intensity/Open Space
<b>West of Property:</b>	GC	I-35	High Intensity

<b>Conditional Use Permit</b>	<b>310 North IH-35</b>
<b>CUP-20-15</b>	<b>Hooters Renewal</b>



**History**

Hooters is located at the intersection of North IH-35 and Luciano Flores Boulevard. The applicant is proposing to continue to serve mixed beverages at this restaurant. The restaurant received their initial Conditional Use Permit from the Commission in 2015 for one (1) year and then applied for renewal of the CUP in 2017 which was subsequently granted for three (3) years.

The total gross floor area of the space is approximately 6,220 square feet with 227 indoor seats and 50 outdoor seats which face Luciano Flores Boulevard. No entertainment facilities are proposed at this time. The current and proposed continued hours of operation are from 11 am-11 pm Sunday-Thursday and 11 am-12 am Friday and Saturday. Based upon the San Marcos Development Code, Hooters is required to provide 62 parking spaces. Hooters has 119 parking spaces within their site as well as access to the additional 42 spaces located on the adjacent lot where Freddy’s Restaurant is located.

**Additional Analysis**

None.

**Comments from Other Departments**

<b>Police</b>	No Concerns
<b>Fire</b>	No Concerns
<b>Public Services</b>	No Concerns
<b>Engineering</b>	No Concerns

**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial	<input type="checkbox"/>
1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.					
<b>Staff:</b> Shavon Caldwell		<b>Title :</b> Planner		<b>Date:</b> September 8, 2020	

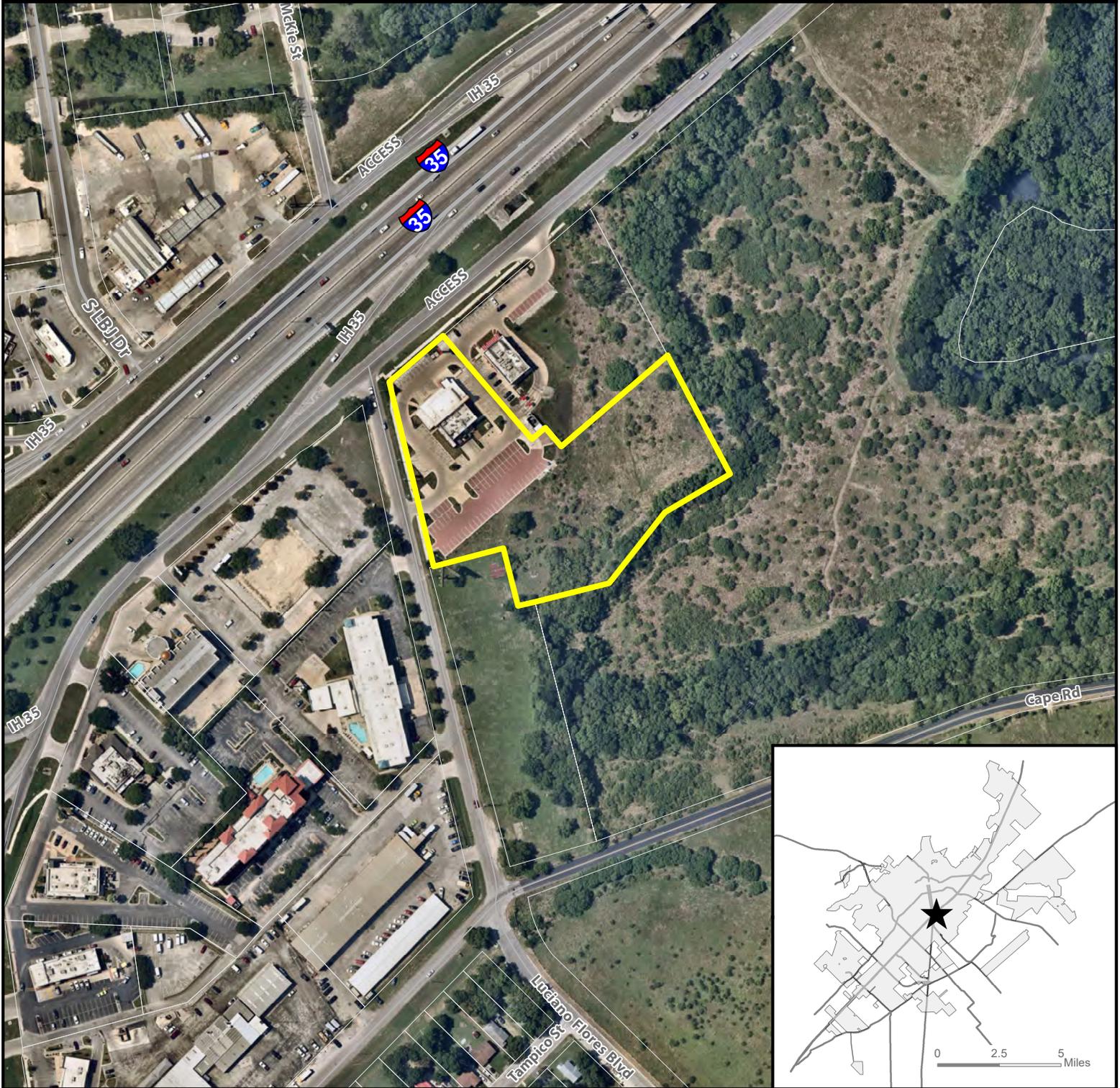
**Conditional Use Permit**  
**CUP-20-15**

**310 North IH-35**  
**Hooters Renewal**

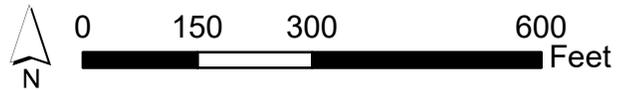


Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
		<u>X</u>	The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <b>Studies were not complete at the time of this request</b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).

# CUP-20-15 Aerial View Hooter's Renewal — 310 North IH-35



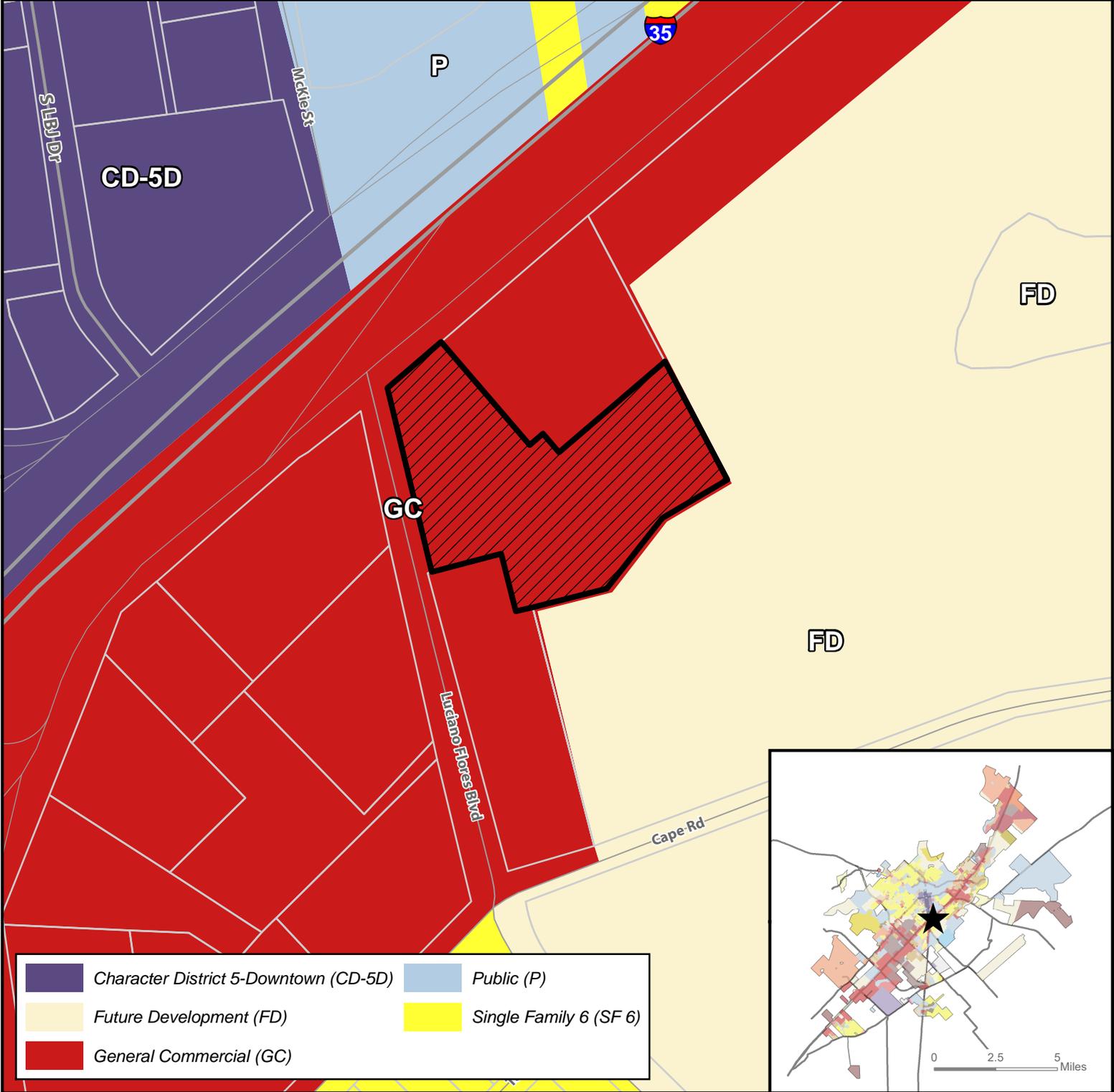
-  **Site Location**
-  **Subject Property**
-  **Parcel**
-  **City Limit**



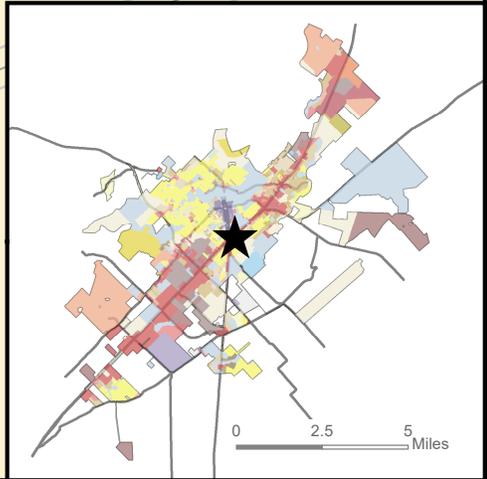
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/17/2020

# CUP-20-15 Existing Zoning Hooter's Renewal — 310 North IH-35



	Character District 5-Downtown (CD-5D)		Public (P)
	Future Development (FD)		Single Family 6 (SF 6)
	General Commercial (GC)		



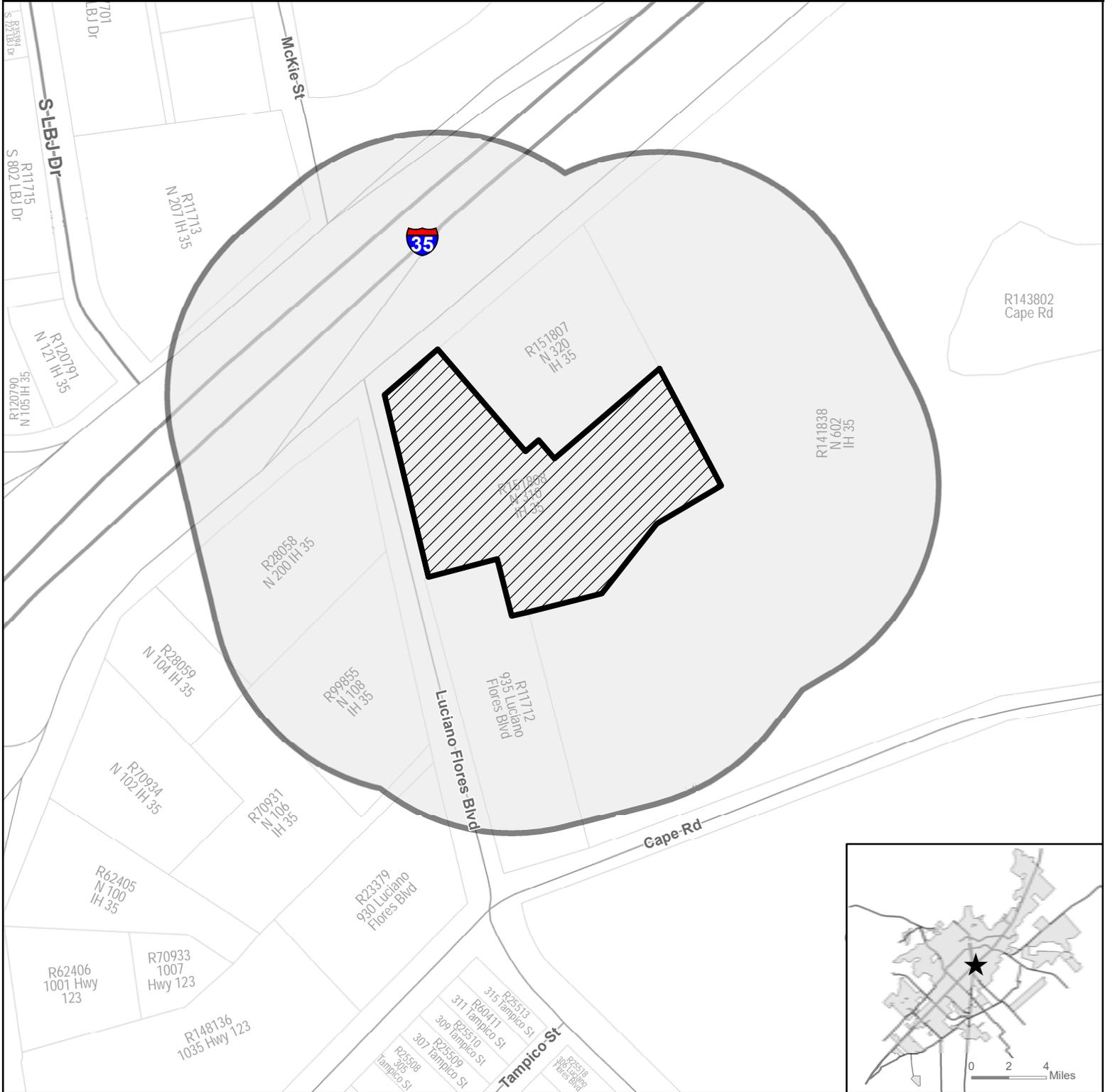
-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/17/2020

# CUP-20-15 400' Notification Buffer Hooter's Renewal — 310 North IH-35



- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/17/2020

## Notification List CUP-20-15

Property ID	Property Address	Owner Name	Owner Address 1	Owner Address 2	Owner City	Owner State	Owner Zip
28058	200 IH 35	I35 FLORES, LLC	5444 WESTHEIMER RD	STE 1650	HOUSTON	TX	77056
151807	310 IH 35	LITTLE SCOTT & LISA	1507 LIVE OAK LN		ANDREWS	TX	79714-2306
28059	104 IH 35	PRUDENT HOSPITALITY USA LLC	% COMFORT SUITES-SAN MARCOS	104 N IH 35	SAN MARCOS	TX	78666
23379	930 LUCIANO FLO	PUETT NELSON MORTGAGE CO	P O BOX 9038		AUSTIN	TX	78766-9038
141838	IH 35	SAN MARCOS RIVER FOUNDATION	P.O. BOX 1393		SAN MARCOS	TX	78667
11712	MCKIE CO	SPAR CATHY	337 MADISON		SAN ANTONIO	TX	78204
99855	108 IH 35	TRIDENT HOTEL GROUP LTD	A TEXAS LIMITED PARTNERSHIP	% SHILPA AMIN GEN PARTNER (Attn: RAJNI PATEL)	SAN MARCOS	TX	78666
70931	106 IH 35	TRI-STAR HOTEL GROUP LP	A TEXAS LIMITED PARTNERSHIP	% STONEBRIDGE HOTELS	SAN MARCOS	TX	78666
14713	207 IH 35	VISION BUSINESS VENTURES	8870 BUSINESS PARK DR	UNIT 100	AUSTIN	TX	78759-7519
		Anita De La Cruz	303 Tampico		SAN MARCOS	TX	78666



**PLANNING AND DEVELOPMENT SERVICES**

**8/21/2020**

**CUP-20-15**

**Notice of Public Hearing  
Conditional Use Permit  
Hooters  
310 North IH-35, Suite 201**

On **Tuesday, September 8, 2020**, the San Marcos Planning & Zoning Commission will consider the following:

*Hold a public hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).*

The Planning & Zoning Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 400 feet of the subject property, we would like to notify you of the public hearing and seek your opinion of the request.

The public hearing will be conducted via a virtual meeting on **Tuesday, September 8, 2020, at 6:00 p.m.** You may join and participate in the public hearing using the following link: <https://sanmarcostx.gov/541/PZ-Video-Archives>. All interested citizens are invited to join and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

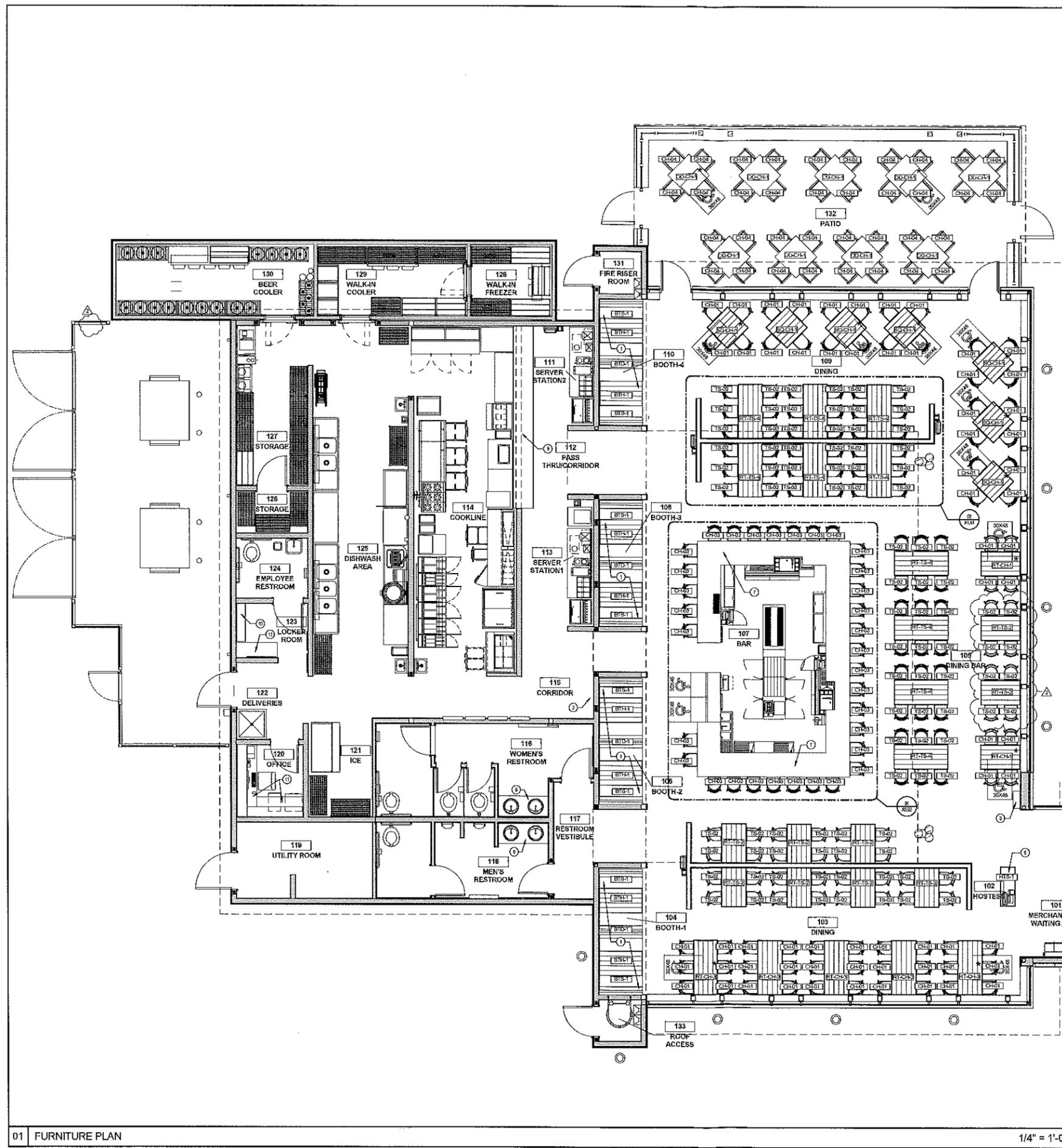
Development Services-Planning  
630 East Hopkins  
San Marcos, TX 78666  
[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)

Your written comments will be given to the Planning & Zoning Commission **and will be read aloud to the public** if they are received before 5 PM on the day of the meeting.

As of the date of this notice, there are no other means of participating in the public hearing. However, please check for updates on the City's website at: [www.sanmarcostx.gov](http://www.sanmarcostx.gov) to see if other means of participating in the public hearing become available.

For more information regarding this request, contact the case manager, Shavon Caldwell, at 512-805-2649. When calling, please refer to case number **CUP-20-15**

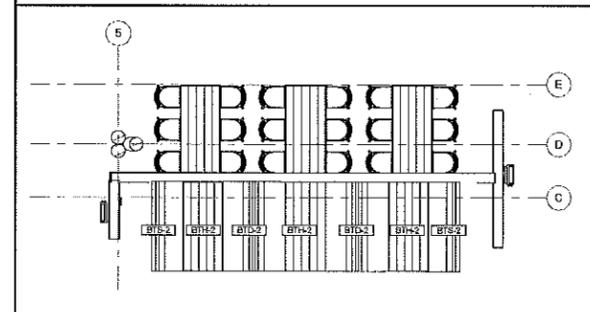
*The City of San Marcos does not discriminate on the basis of disability in the admission or access to its services, programs, or activities. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 512-393-8074 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov)*



### FURNITURE SCHEDULE

KEY	DESCRIPTION	MODEL	FINISH	FABRIC	REMARKS	COUNT
BH-1	WOOD BENCH		STAINED TO MATCH S-1 AND S-2	N/A	SEE DETAILS FOR STAIRLOCATIONS	2
BOOTH						
BS-1	6' DOUBLE SIDED BOOTH	CUSTOM	BACKDROP	BACK-SPRAYING MIMACE, MAJ-248 GROUSE, SEAT-SPRAYING SILVERTEX, ST-3000 TALPE		6
BS-2	6' DOUBLE SIDED BOOTH	CUSTOM	BACKDROP	BACK-SPRAYING MIMACE, MAJ-248 GROUSE, SEAT-SPRAYING SILVERTEX, ST-3000 TALPE		2
BS-1	5' SINGLE SIDED BOOTH	CUSTOM	BACKDROP	BACK-SPRAYING MIMACE, MAJ-248 GROUSE, SEAT-SPRAYING SILVERTEX, ST-3000 TALPE		16
BS-2	6' SINGLE SIDED BOOTH	CUSTOM	BACKDROP	BACK-SPRAYING MIMACE, MAJ-248 GROUSE, SEAT-SPRAYING SILVERTEX, ST-3000 TALPE		2
HIS-1	HOSTESS STAND	CUSTOM	WALNUT WAINSCOT STAIR	N/A	SHelves-FRUITWOOD 10 STAIR 10' ALUMINUM STEPS	2
CH-1	DRINKING CHAIR	FLS-555	WALNUT	SPRAYING MIMACE MAJ-248 SANDSTONE		140
CH-2	SWIVEL BAR STOOL WITH CUSHION BACK	657415 LARA NEVISA	VINTAGE GOLD	SPRAYING SILVERTEX ST-3011 BRANDISH		66
CH-3	VALENCIA BARNEL OUTDOOR	STOOL, STANDARD HEIGHT	POWDER COAT KARI	N/A	PROVIDE ALTERNATE FOR CH-1	72
15-2	TALL DRINKING CHAIR	FLS-528	WALNUT	SPRAYING MIMACE MAJ-248 SANDSTONE		164
TABLE						
BT-1	BOOTH TABLE 30"X42" DRINKING HEIGHT 30" (3) 1" BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		16
BT-2	BOOTH TABLE 30"X42" DRINKING HEIGHT 30" (2) 1" BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		3
OD-CH-1	5' X 3' STANDARD HEIGHT OUTDOOR; SOLID ALUMINUM W/ ROUNDED EDGE; BASE-6"X3" DRINKING BASE	55A6	POWDER COAT KARI	N/A		16
RT-CH-1	RECTANGLE TOP 30"X42" DRINKING HEIGHT 30" (2) 1" BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		6
RT-CH-3	RECTANGLE TOP 30"X42" DRINKING HEIGHT 30" (2) 1" BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		10
RT-CH-2	RECTANGLE TOP 30"X42" BAR HEIGHT 42" (2) 1" BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		18
RT-CH-4	RECTANGLE TOP 30"X42" BAR HEIGHT 42" (2) 1" BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		20
SD-CH-1	SQUARE TOP 3' X 3' STANDARD HEIGHT 30" CROSS BASE CIB 2245; SEATING HTS 36"X12"		STANDARD RED CEDAR WITH BLONDE TRIM	N/A		14

\*IN TAG INDICATED MEED FOR AN ALTERNATE BASE, USE (1) BASE CIB 2245 INSTEAD OF BASE DESCRIBED IN SCHEDULE ABOVE. (SEE PLAN). REFER KITCHEN DRAWINGS FOR KITCHEN, SERVICE AREAS & BAR EQUIPMENT #10



02 FURNITURE PLAN ALTERNATE 1/4" = 1'-0"

### FURNITURE CALCULATIONS

INTERIOR SEATING	PARTIES	SEATS
DRINKS		
4 TOP FREESTANDING TABLE	18	72
6 TOP FREESTANDING TABLE	18	36
4 TOP BOOTH	8	32
BAR STOOLS	-	33
BAR STICKLES	-	33
<b>TOTAL INTERIOR SEATING</b>	<b>41</b>	<b>227</b>
EXTERIOR PATIO		
4 TOP FREESTANDING TABLE	8	36
<b>TOTAL INTERIOR + EXTERIOR SEATING</b>	<b>49</b>	<b>263</b>

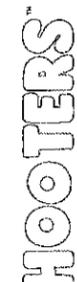
- ### FURNITURE CODED NOTES
- OWNER PROVIDED BOOTH MILLWORK. GC TO INSTALL. SEE FURNITURE SCHEDULE FOR UPHOLSTERY FINISH DETAILS.
  - HIGH CHAIR STORAGE LOCATION
  - WALL MOUNTED AIRE BOX
  - MERC-HOUSE STAND LOCATION PROVIDED BY OWNER, INSTALLED BY GC.
  - HOSTESS STAND. SEE DETAIL 02 / A7.12
  - RESTROOM COUNTER TOP. SEE 03 / A5.01
  - BAR. REFER TO 01 / A5.02
  - WAITING BENCH. SEE DETAIL 01 / A7.12
  - COUNTER TOP. SEE DETAIL 06 / A4.07
  - EMPLOYEE CUBICLES: MILLWORK. SEE 06 / A7.12
  - MILLWORK COUNTER TOP. SEE TYPICAL DETAIL 03 / A7.12



Architecture/Development  
 15901 Glenview Drive  
 Suite 200  
 Dallas, Texas 75244  
 Ph: (972) 238-0884  
 Fax: (972) 238-0854



PROFESSIONAL ARCHITECT  
 STATE OF TEXAS



PROVIDE MILLWORK FOR THE HOOTERS RESTAURANT  
 #16 LUCIANO FLORES BLVD., SAN MARINO, TX 75086  
 NEW FURNITURE RESTAURANT

2015-02-12 ISSUED FOR CONSTRUCTION  
 2015-11-02 ISSUED FOR PERMIT

DO NOT SCALE DRAWINGS  
 CONTRACTOR TO VERIFY  
 ALL EXISTING CONDITIONS AND  
 DIMENSIONS-NOTIFY ARCHITECT  
 OF ANY DISCREPANCIES PRIOR  
 TO BEGINNING CONSTRUCTION

**DRAWING ISSUE**

NO.	DESCRIPTION	DATE
01	GENERAL COORDINATION	09/12/10

**FURNITURE PLAN**

PROJECT NUMBER  
**150200**

SHEET NUMBER  
**A1.41**

DATE OF THIS PRINT: 03/19/2016 4:05:58 PM

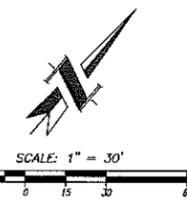
01 FURNITURE PLAN

1/4" = 1'-0"

C:\Users\gha\Documents\150200\_Hooters of America\_San\_Marino\_Plan\_gm\150200.dwg

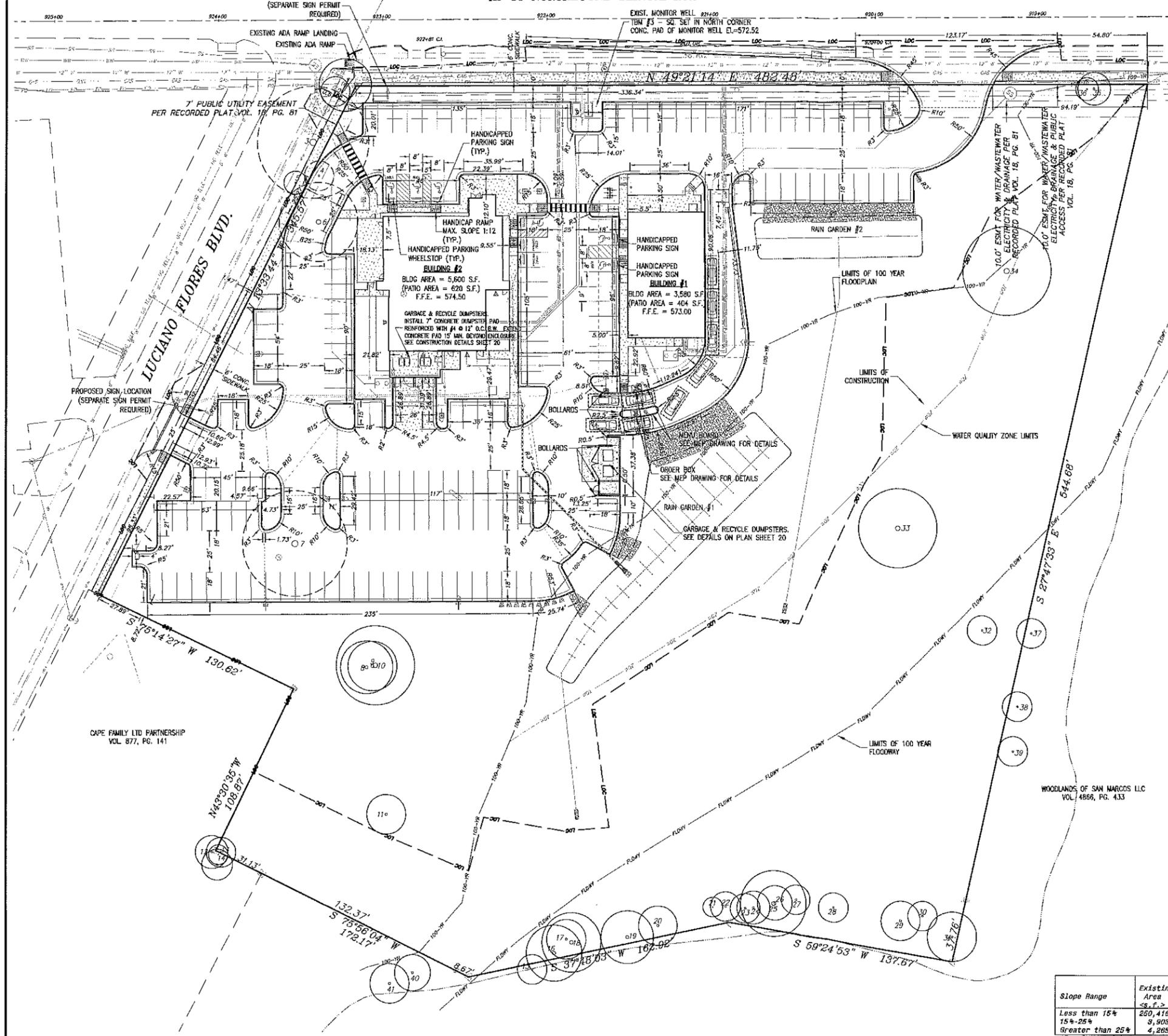
# I.H. 35

## IH-35 NORTHBOUND SERVICE ROAD



### LEGEND:

- FIRE LANE (TYPICAL) WITHIN 150' OF ALL PORTIONS OF BUILDING EXTERIORS.
- 100-YR LIMITS OF 100-YEAR FLOODPLAIN
- FLDWY LIMITS OF 100-YEAR FLOODWAY
- WOZ LIMITS OF WATER QUALITY ZONE



### NOTES:

1. PROPERTY OWNER TO BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE IN ROW.
2. ALL HANDICAPPED RAMPS HAVE A MAX. SLOPE OF 1:12.
3. ALL VAN ACCESSIBLE HANDICAPPED SPACES ARE 18' DEEP AND 8' WIDE WITH AISLE ADJACENT TO THE PARKING SPACE OF 8' WIDE. STANDARD HANDICAPPED SPACES ARE 18' DEEP AND 8' WIDE WITH AISLE ADJACENT TO THE PARKING SPACE OF 5' WIDE.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. THE EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
6. SIDEWALKS REQUIRED PROPERTY LINE TO PROPERTY LINE ALONG BOTH PUBLIC STREETS.
7. SCREENING IS REQUIRED FOR UTILITIES, INCLUDING TRANSFORMERS, FROM ALL PUBLIC STREET VIEWS.

### SITE AREA CALCULATIONS:

TOTAL LOT AREA = 258,584.5 S.F.  
 TOTAL DEVELOPED SITE AREA = 175,045 S.F. (EXCLUDED AREA WITHIN WOZ)  
 10% OF DEVELOPED SITE AREA = 17,504.5 S.F.

REQUIRED PLANTINGS: 1 TREE (2" CALIPER) & 3-5 GAL. SHRUBS PER 1,000 S.F. REQUIRED LANDSCAPE AREA

SEE LANDSCAPE PLAN FOR TREE & SHRUB PLANTING REQUIRED & PROVIDED.

### LANDSCAPE PLANTING NOTES:

1. TREES PLANTED IN LANDSCAPE ISLANDS SHALL BE AT LEAST 4' FROM PAVEMENT.
2. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS.
3. ALL UTILITY AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY/STREET. SHRUBS AND LANDSCAPING ARE SUFFICIENT SCREENING MECHANISMS.

### PARKING CALCULATIONS

BUILDING	USE	NUMBER OF FLOORS	GROSS FLOOR AREA (S.F.)	PARKING SPACES REQUIRED
#1	RESTAURANT	1	3,984	40
#2	RESTAURANT	1	6,220	62
TOTAL PARKING SPACES REQUIRED				102
TOTAL PARKING SPACES PROVIDED				161
(TOTAL INCLUDES ADA & TO-GO PARKING)				
TOTAL HANDICAP SPACES PROVIDED				6
TOTAL TO GO PARKING PROVIDED				2
TOTAL STANDARD PARKING PROVIDED				153

PARKING REQUIRED FOR RESTAURANT: 1 PE 100 GFA

SITE IS WITHIN THE GC ZONING DISTRICT

### IMPERVIOUS COVER CALCULATIONS:

Slope Range	ImperVIOUS Cover				Proposed ImperVIOUS Cover <S.F.> <%>	Allowable ImperVIOUS Cover* <S.F.> <%>
	Existing Area <S.F.>	Bldg, Patio, Sidewalk <S.F.>	Concrete Pavement <S.F.>	PerVIOUS Brick Pavers <S.F.>		
Less than 15%	250,416	13,833	55,610	5,673*	75,115	30.00%
15%-25%	3,903	0	0	0	0	20.00%
Greater than 25%	4,265	0	0	0	0	10.00%

\*PerVIOUS Brick Pavers used 10,909 s.f. (13,238 s.f. - 70% pervious, 5,673 s.f. - 30% impervious)

These drawings are the property of Vigil & Assoc. and shall not be used on other work without our approval.

If this sheet does not measure 24"x36" it has been modified.

COPYRIGHT: 2015

NO.	REVISION DESCRIPTION



**VIGIL & ASSOC.**  
 FIRM REGISTRATION NO. F-4768  
 P.O. BOX 163314, AUSTIN, TEXAS 78716-3314  
 TEL 512-326-2667

**SITE PLAN**  
**RIVER VIEW**  
 LOT 1, THORNTON ADDITION  
 310 I.H. 35  
 SAN MARCOS, TX. 78666

APPROVED BY: HV  
 DRAWN BY: LE  
 DESIGNED BY: LE

Update 1: Nov 6, 2015  
 DATE: Sept. 30, 2015

SHEET: 5 of 22



# EATS & DRINKS

PART OF A HEALTHY DIET

GET IT  
HERE



OR  
HERE →



..... ORDER.HOOTERS.COM • TO-GO ORDERING .....

Delivery too!



L12 12-2019

# GIVE A HOOT

HOOTERS GIRLS ARE FAMOUS FOR THEIR GOOD WORKS, AND IF THERE IS ONE CAUSE THAT EVOKES THEIR PASSION, IT'S THE FIGHT AGAINST BREAST CANCER. THE HOOTERS KELLY JO DOWD BREAST CANCER RESEARCH FUND HAS CONTRIBUTED OVER \$6 MILLION TO SUPPORT THIS FIGHT. HOOTERS WILL DONATE \$1 PER DRINK TO SUPPORT THE FIGHT AGAINST BREAST CANCER.



## PINK PASSION

Enjoy the delicious mix of Beach Whiskey Island Coconut, DeKuyper O3 Orange Liqueur, Lime Sour, Mango Pureé and fruit juices. A tasty drink and a good cause. You are one great philanthropist. 350 cal = 8.99

## PEEKABOO

Toast to the cause with Beefeater Pink Gin, Malibu Coconut Rum, Strawberry Puree and pineapple juice. 300 cal = 6.39

## COSBRO

Cheers to support with Bacardi Lime Rum, Agave Nectar, Citrus Sour and cranberry juice. Making a difference with each sip. 200 cal = 6.99

# TEA TIME

## MOONSHINE LONG ISLAND ICED TEA

Oh yes we did! Ole Smoky White Lightnin' Moonshine, Bacardi Superior Rum, Tanqueray Gin, DeKuyper O3 Orange Liqueur, Lime Sour and a splash of Cola. 250 cal = 7.99

## THE LONG ISLAND ICED TEA

Notorious for having a good time. Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, DeKuyper O3 Orange Liqueur, Lime Sour and Cola. 250 cal = 7.99

## WHISKEY LONG ISLAND ICED TEA

Brace yourself as you embark on the full flavors of Jim Beam Bourbon, Maker's Mark Bourbon, Jameson Irish Whiskey, DeKuyper O3 Orange Liqueur, Lime Sour, a splash of Cola and awesomeness. 240 cal = 8.79

## BLACKBERRY LONG ISLAND ICED TEA

Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, Blackberry Puree, Lime Sour and a splash of Cola. Trust us, it's berry, berry good. 250 cal = 8.69

## TROPICAL LONG ISLAND ICED TEA

A sweet blend of Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, Passion Fruit Puree, Lime Sour and cranberry juice. 250 cal = 8.69



MOONSHINE  
LONG ISLAND  
ICED TEA

Additional nutrition information available upon request.  
2,000 calories a day is used for general nutrition advice, but calorie needs vary.



# SHOW STOPPERS



SUMMER  
FLING

## SUMMER FLING

Excite your tastebuds with Malibu Coconut Rum, Absolut Lime Vodka and Lime Sour blended with Passion Fruit Purée. 280 cal = 8.79



BEACH  
RETREAT

## BEACH RETREAT

Kick back and relax with Malibu Coconut Rum, DeKuyper Blue Curaçao, Strawberry Purée and Red Bull Coconut Berry Edition. 290 cal = 8.79



KRYPTONITE  
COOLER

## KRYPTONITE COOLER

Overworked? Smirnoff Citrus Vodka, DeKuyper Blue Curaçao, Lime Sour, pineapple juice and a splash of Mtn Dew will do the trick. 230cal = 7.79

## HOOT PUNCH

Put a smile on your face with Smirnoff Citrus Vodka, Malibu Coconut Rum, Lemonade, tropical fruit juices and a splash of Mtn Dew. This drink packs a punch! 210 cal = 6.79

# HOOTERADES



ALL OF OUR SIGNATURE HOOTERADES ARE MADE WITH THE THIRST-QUENCHING AND EXHILARATING TASTE OF MOUNTAIN DEW®

## ORANGE HOOTERADE

Enjoy Smirnoff Orange Vodka, DeKuyper O3 Orange Liqueur, Mango Purée, Passion Fruit Purée, and tropical fruit juices. 250 cal = 7.79

## BLUE HOOTERADE

AKA "the blue drink that is awesome" made with UV Blue Vodka, Lemonade, DeKuyper Blue Curaçao, Agave Nectar and Mtn Dew. You just can't help but order it. 220 cal = 7.79

## MANGO HOOTERADE

Rated first in overall thirst-quenching. Bacardi Mango Rum, Mango Purée, lemonade, pineapple juice and a splash of Mtn Dew. 190 cal = 7.79



WATERMELON RITA



RITA GONE WILD BLACKBERRY



THE LEGENDARY RITA

# MARGARITAS

## THE LEGENDARY RITA

Our infamous house margarita made with Sauza Blue 100% Agave Tequila and Lime Sour with orange and lime juices. 250 cal = 6.79

## SKINNY RITA

Satisfy your taste with el Jimador 100% Blue Agave Silver Tequila, Agave Nectar, Lime Sour, crisp Lemon-Lime Soda and less guilt. 190 cal = 7.79

## SWEET HEAT MARGARITA

This balance is rita-up your alley! Dulce Vida Pineapple Jalapeño Tequila, DeKuyper O3 Orange Liqueur, pineapple juice, Agave Nectar and fresh lime juice. 170 cal = 7.79



## WATERMELON RITA

It's summer all year long with this tasty treat. Altos Plata Tequila, DeKuyper O3 Orange Liqueur, Lime Sour and Watermelon Purée. 380 cal = 7.79

## PERFECT 10 MARGARITA

Enjoy Patrón Silver Tequila, DeKuyper O3 Orange Liqueur, Lime Sour, Agave Nectar and orange juice served straight up with a lime wedge. 340 cal = 10.49

### PASSION FRUIT

### MANGO

### PEACH

### STRAWBERRY

### BLACKBERRY

## RITA GONE WILD

Go wild with el Jimador 100% Blue Agave Reposado Tequila, DeKuyper O3 Orange Liqueur, Lime Sour and orange juice served frozen or on the rocks. Regular 280 cal = 7.79 Add your favorite flavor add 50 cal = .30

# SHOTS

**JÄGER BOMB** 130 cal = 7.49  
Jägermeister + Red Bull Energy Drink

**VEGAS BOMB** 120 cal = 8.79  
Crown Royal Canadian Whisky + Malibu Coconut Rum + DeKuyper Peach Schnapps + Red Bull Energy Drink

**PURPLE HOOTER** 130 cal = 6.39  
Absolut Vodka + Raspberry Liqueur + cranberry juice

**TUACA LEMON DROP** 130 cal = 6.79  
Tuaca Original Brandy + Lime Sour + sugar rim + lemon wedge

**TEQUILA TIME** 130 cal = 8.39  
Chilled Dulce Vida Pineapple Jalapeño Tequila

**SOCO 'N LIME** 90 cal = 6.39  
Southern Comfort Original + fresh lime juice

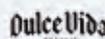
**'MERICA** 130 cal = 6.79  
Chilled American Born Bourbon

**ROYAL FLUSH** 130 cal = 6.39  
Crown Royal Canadian Whisky + Raspberry Liqueur + Peach Schnapps + cranberry juice

**CHERRY BOMB** 130 cal = 7.49  
Pinnacle Cherry Vodka + Grenadine + Red Bull Energy Drink

**FIREBERRY BOMB** 130 cal = 5.89  
Fireball Cinnamon Whisky + cranberry juice

2,000 calories a day is used for general nutrition advice, but calorie needs vary.



# ICONIC POURS

## STRAWBERRY DAIQUIRI

Our blend of Bacardi Superior Rum, Strawberry Purée and Myers's Dark Rum is a sweet, frozen work of art. And it's red, you know, because of the strawberries. 310 cal = 7.69

## AMERICAN MULE

What every mule needs ... a taste of good ole American pride! Tito's Handmade Vodka, ginger and fresh lime juice. 190 cal = 8.39

## HULA HOOP PIÑA COLADA

Get caught in the rain with a delicious frozen blend of Malibu Coconut Rum, pineapple juice and Cream of Coconut Purée and topped with a floater of Myers's Dark Rum. 310 cal = 6.79

## HURRICANE

Get the party started with Southern Comfort Original, Captain Morgan Spiced Rum, fruit juices and a float of Myers's Dark Rum. 230 cal = 6.79

## 3 MILE ISLAND® BLOODY MARY

Absolut Vodka, our signature 3 Mile Island® Bloody Mary mix, bacon, jalapeños, fresh lime, celery and olives. 180 cal = 7.99



.....  
ALL BOURBONS ARE WHISKEYS.  
YUP, ALL OF THEM.  
BOOM, MIND BLOWN!  
.....

OLD  
FASHIONED

JACK'S WHISKEY  
MAI TAI

# WHISK[E]Y

## JACK'S WHISKEY MAI TAI

A new take on Tiki. Jack Daniel's Tennessee Whiskey, Disaronno, orange juice, Lime Sour and a splash of grenadine. 190 cal = 8.39

## WHISKEY BLUES

We turn that frown upside down with Jack Daniel's Tennessee Whiskey, DeKuyper Blue Curaçao, Lime Sour and Lemon-Lime Soda. 210 cal = 8.79

## MANHATTAN

Man up with Jim Beam Bourbon, Sweet Vermouth and Angostura Bitters. 130 cal = 10.49

## OLD FASHIONED

Tried and true. Jack Daniel's Tennessee Whiskey, Agave Nectar, maraschino cherry and a fresh orange twist. 130 cal = 7.79

## WHISKEY SOUR

The perfect balance of Maker's Mark Bourbon, Agave Nectar and fresh lemon juice. 250 cal = 8.39

## SOUTHERN COMFORT BLACK 80 'N COLA

A robust smooth-drinking American whiskey with subtle spice, paired with Cola. 140 cal = 6.39

## AMERICAN BORN 'N BRED

Freedom, Liberty and Bourbon for all. Proudly sip on American Born Bourbon mixed with ginger ale and fresh lime. 210 cal = 6.79

## PROPER NO. 12 WHISKEY

Triple distilled Irish Whiskey. Founded by Conor McGregor. Named for his neighborhood of Crumlin, Dublin 12. 210 cal = 8.39



MYERS'S

ABSOLUT



Captain Morgan



JIM BEAM

SOUTHERN COMFORT



Maker's Mark

AMERICAN BORN

L12\_H0A

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

# PERFECT POURS

## VODKA

ABSOLUT  
ABSOLUT CITRUS  
ABSOLUT LIME  
GREY GOOSE  
KETEL ONE  
PINNACLE CHERRY  
SMIRNOFF  
SMIRNOFF CITRUS  
SMIRNOFF ORANGE  
TITO'S HANDMADE  
UV BLUE

## GIN

BEEFEATER PINK  
BOMBAY  
TANQUERAY

## MOONSHINE

OLE SMOKY WHITE LIGHTNIN'

## RUM

BACARDÍ  
BACARDÍ LIME  
BACARDÍ LIMÓN  
BACARDÍ MANGO FUSION  
BLUE CHAIR BAY BANANA  
CAPTAIN MORGAN SPICED  
MALIBU COCONUT  
MYERS'S DARK

## TEQUILA

ALTOS BLANCO  
DULCE VIDA PINEAPPLE JALAPEÑO  
e! JIMADOR  
100% BLUE AGAVE SILVER  
e! JIMADOR  
100% BLUE AGAVE REPOSADO  
PATRÓN SILVER  
SAUZA BLUE 100% AGAVE

## SCOTCH

DEWAR'S WHITE LABEL  
DEWAR'S 12 YEAR OLD  
GLENLIVET 12 YEAR OLD

## WHISK[E]Y

### BOURBON · RYE

AMERICAN BORN BOURBON  
BEACH WHISKEY ISLAND COCONUT  
CROWN ROYAL CANADIAN WHISKY  
CROWN ROYAL APPLE  
FIREBALL CINNAMON WHISKY  
JACK DANIEL'S TENNESSEE WHISKY  
JACK DANIEL'S TENNESSEE FIRE  
JACK DANIEL'S TENNESSEE HONEY  
JACK DANIEL'S TENNESSEE RYE  
JAMESON IRISH WHISKY  
JAMESON BLACK BARREL  
JAMESON IPA  
JIM BEAM BOURBON  
MAKER'S MARK BOURBON  
OLE SMOKY SALTY CARAMEL  
PROPER 12 WHISKY  
SOUTHERN COMFORT ORIGINAL  
SOUTHERN COMFORT BLACK 80  
WOODFORD RESERVE

## CORDIALS

### COGNACS 'N MORE

BAILEYS IRISH CREAM  
DISARONNO  
GOLDSCHLÄGER  
DEKUYPER O3 ORANGE LIQUEUR  
GRAND MARNIER  
HENNESSY VS  
JÄGERMEISTER  
KAHLÚA  
MARTELL VS SINGLE DISTILLERY  
MIDORI MELON LIQUEUR  
SWEET VERMOUTH  
DRY VERMOUTH  
TUACA ORIGINAL BRANDY  
*We proudly pour*  
DEKUYPER CORDIALS  
& FINEST CALL MIXERS

# WINE

## WOODBIDGE

by ROBERT MONDAVI



### CABERNET SAUVIGNON

110/370 cal

Our Cabernet Sauvignon opens with aromas of cherries, berries, cedar, brown sugar and toast. Flavors of berries, toasted marshmallow, chocolate and graham cracker follow with a toasty caramel finish.

### MERLOT

120/400 cal

This full-bodied wine displays rich aromas of cherry, chocolate and red berries with enticing flavors of cherry cola and toasty mocha oak.

### CHARDONNAY

120/400 cal

This vibrant, medium-bodied Chardonnay boasts aromas of tropical fruit with a hint of cinnamon and maple, leading to a rich, toasty finish.

### PINOT GRIGIO

100/330 cal

With aromas of nectarine and fresh peach, our crisp and refreshing Pinot Grigio is a food-friendly wine.

### WHITE ZINFANDEL

110/370 cal

Bright and crisp, with hints of cherry and juicy red fruits from a proprietary blend of grape varieties, the wine's fruity aromas and flavors come alive through watermelon and strawberry notes.

### MOSCATO

120/400 cal

With its fragrant aromas of orange blossom and citrus, our Moscato displays lightly sweet flavors with notes of Fuji apple and lemon cream. Its residual sugar is balanced out by a bright acidity.

### SANGRIA

Revitalize your senses with our sangria made with Beso Del Sol Red Sangria mix and fresh oranges  
260 cal - 8.39



# IN THE MOOD FOR A BEER?



**CHECK OUT OUR EXTENSIVE BEER MENU TO FIND YOUR FAVORITE DOMESTIC, IMPORT AND LOCAL CRAFT SELECTIONS.**

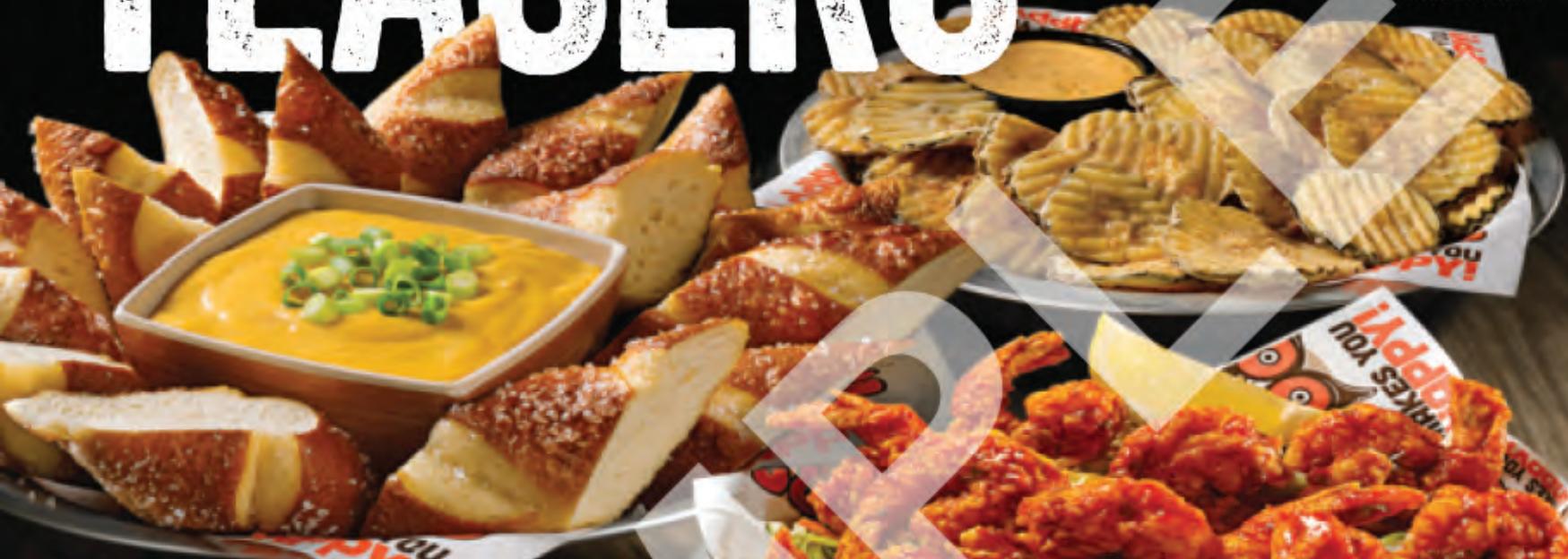
2,000 calories a day is used for general nutrition advice, but calorie needs vary.

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# TEASERS

HOOTERS ORIGINAL  
FRIED PICKLES



BEER CHEESE  
& PRETZELS



HOOTERS ORIGINAL  
BUFFALO SHRIMP



HOOTERS ORIGINAL  
BUFFALO PLATTER

## HOOTERS ORIGINAL BUFFALO CHICKEN DIP

Who's got tender, shredded chicken, spicy Buffalo sauce and creamy melted cheese? This guy! We top the whole thing with your choice of ranch or bleu cheese. Comes with warm, seasoned tortilla chips for dipping!

1130 cal = 9.59

## BEER CHEESE & PRETZELS

Creamy cheese gets a shot of stout beer, and is served up with salted Bavarian pretzels. It's beer. It's cheese. What's not to love?

1100 cal = 9.59

## CHIPS & QUESO

It ain't rocket surgery. It's a creamy blend of melted cheeses mixed with roasted red and green peppers, topped with housemade pico de gallo. Scoop it up with fresh-made corn chips.

840 cal = 7.79

Add chili to queso to make chili con queso add 50 cal +.99

## LOTS-A-TOTS

This one practically named itself. A pile of tots fully loaded with bacon, cheese, sour cream and green onions.

1310 cal = 7.99

## ONION RING BASKET

Sweet onions, breaded and fried, piled high and served with your choice of dipping sauce.

1400 cal = 8.59

## FRIED JALAPEÑOS

Keep it spicy with lightly breaded jalapeño slices served with a tangy dipping sauce.

1090 cal = 7.79

## HOOTERTIZER COMBO

Enjoy cheese sticks, onion rings and fried pickles served together like one happy family.

1180 cal = 8.99

## MOZZARELLA STICKS

Fried mozzarella cheese with marinara sauce. Enough said.

620 cal = 7.79

## TEX MEX NACHOS

You've struck gold. Fresh chips loaded with cheese and chili, piled high with fresh guacamole, lettuce, pico de gallo, jalapeños, sour cream and zesty chipotle sauce.

1360 cal = 9.99

Grilled chicken instead of chili add 60 cal +.99

TEX MEX NACHOS



## HOOTERS ORIGINAL BUFFALO PLATTER

When you gotta have Hooters, but decisions just aren't your thing. It's six Original Hooters Buffalo Shrimp, six Boneless Wings and six Original Hooters Style Wings, all smothered in your choice of our legendary sauces.

1276-1450 cal = 17.59

## HOOTERS CHICKEN CHIPS

It's hand-breaded, pickle-brined chicken breast, in chip form! Dip 'em, share 'em, dip 'em again. Comes with your choice of two Hooters wing sauces or dressings.

600-1410 cal = 8.59

HOOTERS CHICKEN CHIPS



## CHICKEN BREAST STRIPS

These aren't your daddy's chicken strips. Plump and juicy, fried up good and crispy. Dip 'em in your favorite sauce or we can do all the work for you!

540-920 cal = 9.99

## HOOTERS ORIGINAL FRIED PICKLES

Yep, we take fresh, er, pickled pickles, fry 'em up to order and serve 'em up with a tangy dipping sauce.

1160 cal = 7.79

## HOOTERS ORIGINAL BUFFALO SHRIMP

Hooters was born at the beach in Florida so it didn't take long before fans started asking for their favorite sauce on their favorite seafood. Hand-breaded and crispy, tossed in whatever sauce you're craving.

12 pcs 410-790 cal = 10.99 | 24 pcs 820-1590 cal = 19.99

## SLIDERS

Choose from fresh ground beef stacked with cheese, mustard and pickles or Buffalo chicken tossed with your choice of wing sauce, topped with pickles. Served with curly fries.

Mix and match 2 of each  
1000-1680 cal = 10.79

SLIDERS



\*NUESTROS HAMBURGUESAS Y FILETES SE PUEDEN COCINAR A LA ORDEN. CONSUMIR CARNES CRUDAS O POCO COCIDAS, INCLUYENDO POLLO, CERDO, PESCADO, MARISCOS O HUEVOS FRESCOS PUEDE AUMENTAR EL RIESGO DE ENFERMEDAD PRODUCIDA POR LOS ALIMENTOS, ESPECIALMENTE SI USTED TIENE CIERTAS CONDICIONES MEDICAS.  
2,000 calories a day is used for general nutrition advice, but calorie needs vary.

# WE'RE REINTRODUCING THE HOOTERS MILE HIGH BURGERS.\*

Build it exactly how you like, with the toppings you like. Handcrafted double-patty wonders featuring a great new taste we promise will make your mouth a happy place. Want to add more burger to your burger? Make it a Triple or a Home Run.

## BUILD IT FOR \$10.99



2 · ¼ LB ALL BEEF PATTIES 370 cal  
BUILD A TRIPLE 660 cal + 2.00  
BUILD A HOME RUN 740 cal + 3.00

GRILLED CHICKEN BREAST 230 cal  
CRISPY CHICKEN BREAST 300 cal

### MEAT



BRIOCHE BUN 240 cal  
TEXAS TOAST 240 cal

### BUN



AMERICAN 70 cal  
PROVOLONE 100 cal  
BLEU CHEESE 100 cal  
CHEDDAR 110 cal

PEPPER JACK 70 cal  
MONTEREY JACK 70 cal  
SWISS 100 cal  
*Extra Cheese +.49*

### CHEESE



LETTUCE 5 cal  
TOMATO 5 cal  
ONION 5 cal  
PICO DE GALLO 10 cal

### VEGGIES



CHOOSE ANY OF OUR UNIQUE SAUCES TO TAKE YOUR BURGER TO THE NEXT LEVEL 5 - 190 cal

### SAUCE



*+.49 each*  
SAUTÉED GREEN PEPPERS 5 cal  
SAUTÉED ONIONS 5 cal  
SAUTÉED MUSHROOMS 10 cal  
FRESH JALAPEÑOS 5 cal

*+.99 each*  
BACON 40 cal  
FRESH GUACAMOLE 70 cal  
CHILI 50 cal

### EXTRAS



TRIPLE

HOME RUN

BURGERS ARE SERVED WITH A SIDE OF CURLY FRIES (ADD 320 CAL) OR BIG DIPPER FRIES (ADD 240 CAL)

\*OUR BURGERS CAN BE COOKED TO ORDER. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, PORK, FISH, SHELLFISH, OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.

# THE BETTER BURGER



DOUBLE

SUBSTITUTE FRIES WITH TOTS (ADD 400 CAL),  
ONION RINGS (ADD 300 CAL)  
OR A SIDE SALAD (ADD 180-400 CAL) +.99

WE UNDERSTAND  
BUILDING BURGERS CAN  
BE A MASSIVE TASK.  
GET YOUR NAPKIN READY,  
OUR BURGER BRAINS DID  
SOME CREATIVE THINKING  
JUST. FOR. YOU.

## THE BACON MAC & CHEESE BURGER\*

Experience burger bliss with crispy bacon and creamy macaroni and cheese on our ½ pound burger topped with shredded cheddar cheese. 1350 cal - 11.99

## TWISTED TEXAS MELT\*

Yippee Kai Yay, hungry trucker! Beef meets caramelized onions, bacon and cheddar cheese, fully loaded with a layer of our Daytona Beach® sauce and served on Texas toast. 1170 cal - 11.99

## WESTERN BBQ BURGER\*

It's like a burger with spurs. BBQ sauce, melted cheddar, bacon and onion rings all wrangled into a toasted brioche bun. 1010 cal - 11.99

A BURGER'S BEST DAY IS  
**TUESDAY**

EVERY TUESDAY GET \$1 OFF  
THE REGULAR PRICE OF ALL  
BURGERS ON THE MENU

*Not applicable to lunch specials.  
Dine in only.*

ONE  
DOLLAR  
OFF

\*NUESTRAS HAMBURGUESAS Y FILETES SE PUEDEN COCINAR A LA ORDEN. CONSUMIR CARNES CRUDAS O POCO COCINADAS, INCLUYENDO POLLO, CERDO, PESCADO, MARISCOS O HUEVOS FRESCOS PUEDE AUMENTAR EL RIESGO DE ENFERMEDAD PRODUCIDA POR LOS ALIMENTOS, ESPECIALMENTE SI USTED TIENE CIERTAS CONDICIONES MEDICAS. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.

## ORIGINAL

### HOOTERS *Style* WINGS

Every bit as good as the day we invented them over 35 years ago. It all starts with fresh chicken from family farms, hand-breaded and cooked to order, then tossed in your favorite sauce ... or try two if you're feelin' saucy!

6pc 840-1080 cal • 9.79  
10pc 1400-1800 cal • 12.49  
15pc 2100-2700 cal • 16.99  
20pc 2800-3600 cal • 21.77  
50pc 7000-9000 cal • 51.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

### HOOTERS DAYTONA BEACH® STYLE WINGS

Another Hooters original. Naked wings tossed in our one-of-a-kind Daytona Beach® sauce and then seared on the grill to create all that unique smoky, sweet and spicy flavor that made 'em famous. They take a little longer to make, but hey, they're worth it.

6pc 660 cal • 9.99  
10pc 1100 cal • 12.99  
15pc 1650 cal • 19.49  
20pc 2200 cal • 24.79  
50pc 5500 cal • 56.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

### HOOTERS SMOKED WINGS

Our traditional bone-in wings are marinated overnight, then smoked over hickory chips to seal in that rich, smoky flavor. Choose from Texas BBQ, Jerk or Garlic Habanero dry rub — or get them tossed in your favorite wing sauce. With only half the calories. We've made hickory history.

6pc 360-600 cal • 9.99  
10pc 600-1000 cal • 12.99  
15pc 900-1500 cal • 19.49  
20pc 1200-2000 cal • 24.79  
50pc 3000-5000 cal • 56.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

### HOOTERS BACON WRAPPED WINGS

Two great tastes that go great together. It's shocking we didn't come up with this sooner. Naked wings wrapped in bacon and tossed in our signature Daytona Beach® sauce. Then we grill 'em to crisp 'em.

6pc 720 cal • 10.99  
10pc 1200 cal • 15.99  
15pc 1800 cal • 21.99  
20pc 2400 cal • 27.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

### HOOTERS ROASTED WINGS

We've done it again. Starting with traditional bone-in wings marinated overnight, we then oven-roast them until crispy, keeping all that delicious flavor, but only half the calories! Try 'em tossed with Lemon Pepper — or really any rub or sauce, you can't go wrong.

6pc 360-600 cal • 9.99  
10pc 600-1000 cal • 12.99  
15pc 900-1500 cal • 19.49  
20pc 1200-2000 cal • 24.79  
50pc 3000-5000 cal • 56.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

### NAKED WINGS

OK, so these are the same juicy, crispy wings but without the breading or all that marketing talk.

6pc 540-780 cal • 8.99  
10pc 900-1300 cal • 11.49  
15pc 1350-1950 cal • 16.49  
20pc 1800-2600 cal • 21.49  
50pc 4500-6500 cal • 50.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

### BONELESS WINGS

The best of the wing, without any pesky bones to slow you down. Hand-breaded and served with your favorite wing sauce.

8pc 480-800 cal • 9.59  
10pc 600-1000 cal • 10.99  
16pc 960-1600 cal • 16.59  
22pc 1320-2200 cal • 20.79  
50pc 3000-5000 cal • 42.99  
Choice of lite ranch or  
bleu cheese, add 200/260 cal

MADE FRESH

# WING



ORIGINAL HOOTERS  
STYLE WINGS



NEW  
TRY ME!

# EXTRAS

EXTRA SAUCE 0-380 cal • .99

EXTRA LITE RANCH OR  
BLEU CHEESE DRESSING  
200/260 cal • .99

# WINGS

TO ORDER

BONELESS WINGS



HOOTERS ROASTED WINGS

CELERY 0 cal + .99  
 CELERY WITH LITE RANCH OR BLEU CHEESE DRESSING 200/260 cal + 1.59

SUBSTITUTE ALL DRUMS OR FLAPPERS add 0 cal + .10 per piece  
 EXTRA CHARGE FOR DAYTONA BEACH SAUCE\* + .10 per wing

## SAUCES\*\*

### — TRADITIONAL — BUFFALO SAUCES

- 🔥🔥🔥 3 MILE ISLAND\* 20 cal
- 🔥🔥🔥 911 20 cal
- 🔥🔥 HOT 90 cal
- 🔥 MEDIUM 140 cal
- MILD 220 cal

### — SIGNATURE SAUCES

- 🔥🔥🔥🔥🔥 SPICY GARLIC 340 cal  
Hotter than 911, with a kick of roasted garlic.
  - 🔥🔥🔥 HABANERO BBQ 100 cal  
Tangy BBQ sauce packed with a peppery punch.
  - 🔥🔥 DAYTONA BEACH\* 90 cal  
A little sweet, a little hot, then thrown back on the grill to sear in the awesome.
  - 🔥🔥 GENERAL TSO'S 140 cal  
Slightly sweet, faintly spicy with an orange and gingery twist.
  - 🔥🔥 HONEY SRIRACHA 170 cal  
The name says it all — a little heat, a little sweet, a lot of flavor!
  - 🔥🔥 CHIPOTLE HONEY 160 cal  
Chipotle turns up the heat on the sweet in this sauce.
  - 🔥 CAJUN 380 cal  
A New Orleans-themed blend of spices and herbs.
  - SAMURAI TERIYAKI 160 cal  
A tasty Teriyaki treat that boasts a sensational zest.
  - PARMESAN GARLIC 160 cal  
Creamy Parmesan with a rich flavor of garlic.
  - BBQ 100 cal  
That familiar sugary sweet traditional taste.
- ### — DRY RUBS —
- 🔥🔥 GARLIC HABANERO 50 cal
  - 🔥 CHESAPEAKE 0 cal
  - 🔥 LEMON PEPPER 410 cal
  - 🔥 TEXAS BBQ 80 cal
  - 🔥 CARIBBEAN JERK 0 cal

\*\*Calories based on two ounces of sauce per 10 wings.

\*DINE-IN ONLY. FOR A LIMITED TIME ONLY. NOT AVAILABLE WITH ANY OTHER PROMOTIONAL OFFER OR DISCOUNT. ASK YOUR HOOTERS GIRL FOR MORE DETAILS. ALL-YOU-CAN-EAT ONLY VALID ON MONDAY. WINGSDAY VALID ONLY ON WEDNESDAY. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.

# ALL YOU CAN EAT

EVERY MON

BONELESS 14.99

ORIGINAL 16.99

NAKED 16.99



PRICING IS PER PERSON  
 There is no "we" in "food." No sharing!

## 10 BONELESS WINGS, FRIES & DRESSING\*

EVERY WED

960-1340 cal  
 Choice of lite ranch or bleu cheese Add 200/260 cal

## WINGSDAY

MAKE IT AN ALL-YOU-CAN-EAT SITUATION FOR ONLY

10.99

5 BUCKS MORE



\*12.99 COMBO EVERY OTHER DAY

L12\_HO

# SANDWICHES

SANDWICHES ARE SERVED WITH CHOICE OF CURLY FRIES (ADD 320 CAL) OR BIG DIPPER FRIES (ADD 240 CAL). SUBSTITUTE FRIES WITH TOTS (ADD 400 CAL), ONION RINGS (ADD 300 CAL) OR A SIDE SALAD (ADD 180-400 CAL) +.99

## BLACKENED MAHI-MAHI SANDWICH

Funny name-name, but it's good-good. Fresh, ocean-caught Mahi-Mahi seared in our own special blackening spice. Served on a toasted bun, topped with housemade coleslaw, tomatoes and remoulade. **780 cal = 12.59**

## HOOTERS ORIGINAL CHICKEN STRIP SANDWICH

Cheesy, chickeny, downright sneaky in its simplicity. Chicken strips tossed in your favorite Hooters wing sauce, topped with provolone and cheddar cheese and served on Texas toast. **920-1300 cal = 10.99**

## HOOTERS ORIGINAL BUFFALO CHICKEN TACOS

We'll Buffalo chicken pretty much anything. Grilled or crispy chicken tossed in your favorite wing sauce, topped with cabbage, pico de gallo and your choice of ranch or bleu cheese inside flour tortillas.

*Grilled 400-780 cal | Fried 580-960 cal = 10.59*

*Add guacamole 70 cal + .99*

*Choice of lite ranch or bleu cheese, add 310/380 cal*

## PHILLY CHEESESTEAK SANDWICH

Yo, Adrian ... I made you a sandwich! Steak or chicken topped with sautéed onions, green peppers, mushrooms and provolone cheese and served on a hoagie roll. *Beef 920 cal | Chicken 1000 cal = 11.99*

*Make it a Texas Cheesesteak with beef, queso, pico de gallo,*

*Daytona Beach® sauce and sliced jalapeños 670 cal + .99*

## SMOTHERED CHICKEN SANDWICH

A plump, juicy, grilled chicken breast smothered in melted provolone cheese, sautéed onions, green peppers and mushrooms, and served on a toasted brioche bun. It's big and a little messy. Like family. **800 cal = 10.99**

## HOOTERS ORIGINAL BUFFALO CHICKEN SANDWICH

When you crave wings, but only a sandwich will do. Hey, it happens. Hand-breaded chicken breast, your favorite wing sauce, lettuce and tomato, served on a toasted brioche bun.

*Grilled 590-970 cal | Fried 700-1080 cal = 10.99*



HOOTERS ORIGINAL  
BUFFALO CHICKEN  
SANDWICH



TEXAS  
CHEESESTEAK



SMOTHERED CHICKEN  
SANDWICH

# SEAFOOD



SNOW CRAB LEGS

SEAFOOD? WE'VE GOT THAT.  
IT MAKES SENSE, SEEING AS HOW THE FIRST HOOTERS  
WAS BUILT IN CLEARWATER, FL.

SNOW CRAB LEGS? YUP. • STEAMED SHRIMP? CHECK.

ICONIC HOOTERS GIRLS? YES, WE'VE GOT THAT TOO.  
SO ORDER UP, DIVE RIGHT IN AND ENJOY THE VIEW.

## SNOW CRAB LEGS

Wild-caught, premium crab legs steamed to perfection and served with a side of butter. This is how Hooters does upscale.

1 lb | 520 cal = market price when available

## OYSTERS\*

One Dozen. Raw on the half shell.

280 cal = market price when available

## STEAMED SHRIMP

Fresh steamed shrimp. Comes with lemon for squeezin', cocktail sauce and butter. Get peelin'.

1/2 lb 660 cal = 11.99 | 1 lb 860 cal = 21.99

## SHRIMP PLATTER

Dive right into deliciously fried shrimp served with housemade coleslaw and your choice of fries and cocktail sauce.

1280-1690 cal = 12.99

Substitute fries with onion rings or side salad 1450-1670 cal + .99

## FISH & CHIPS

Battered and fried to crispy perfection, guv'ner. Served with housemade coleslaw and your choice of fries and tartar sauce.

1590 cal = 12.59

Add 6 shrimp to make it a combo! 200-440 cal + 3.99

Substitute fries with onion rings or side salad 1450-1670 cal + .99

## BAJA FISH TACOS

Like a Mexican vacation, in taco form. Get 'em grilled or fried crispy. Served on warm tortillas with pico de gallo, fresh cabbage and a special sauce. Feeling fancy? Upgrade to blackened Mahi-Mahi.

Grilled 700 cal | Fried 850 cal = 10.99

Upgrade to blackened Mahi-Mahi 790 cal + .99

Add guacamole 70 cal + .99

## BAJA SHRIMP TACOS

We grill seasoned shrimp, then wrap them in flour tortillas with an un-shrimp amount of cabbage, pico de gallo and special sauce. Welcome to flavor beach.

670 cal = 10.99

Add guacamole 70 cal + .99



BAJA SHRIMP TACOS



STEAMED SHRIMP

\*THE DEPARTMENT OF HEALTH ADVISES THAT EATING RAW OR UNDERCOOKED MEAT, POULTRY, EGGS, OR SEAFOOD POSES A HEALTH RISK TO EVERYONE, BUT ESPECIALLY THE ELDERLY, YOUNG CHILDREN UNDER AGE 4, PREGNANT WOMEN, AND OTHER HIGHLY SUSCEPTIBLE INDIVIDUALS WITH COMPROMISED IMMUNE SYSTEMS. THOROUGH COOKING OF SUCH ANIMAL FOODS REDUCES THE RISK OF ILLNESS. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.

# SALADS

## **HOOTERS** ORIGINAL BUFFALO CHICKEN SALAD

Spring mix greens stacked with breaded chicken tossed in your favorite wing sauce. Topped with diced tomatoes, bleu cheese crumbles, onions and cilantro and your choice of bleu cheese or ranch dressing. Technically, it's still a salad.

*Grilled 430-810 cal | Fried 450-770 cal + 10.59*

*Choice of lite ranch or bleu cheese, add 310/380 cal*

*Substitute grilled shrimp for chicken 340-810 cal + 1.99*

## **CHICKEN CAESAR SALAD**

Fresh chopped romaine, Parmesan cheese and crispy seasoned croutons with a creamy Caesar dressing. Topped with grilled or fried chicken.

*Grilled 890 cal | Fried 930 cal + 10.59*

*Salad only, hold the chicken 610 cal + 7.59*

*Substitute grilled shrimp for chicken 750 cal + 1.99*

## **CHICKEN GARDEN SALAD**

Spring mix greens piled with diced tomatoes, crisp cucumbers, cheddar cheese, Monterey Jack cheese and croutons and your choice of salad dressing. Choose grilled or fried chicken.

*Grilled 610 cal | Fried 640 cal | dressings Add 40-480 cal + 10.59*

*Salad only, hold the chicken 320 cal | dressings Add 40-480 cal + 7.59*

*Substitute grilled shrimp for chicken 780 cal + 1.99*



**CHICKEN  
CAESAR SALAD**



**CHICKEN  
GARDEN SALAD**



**HOOTERS ORIGINAL  
BUFFALO CHICKEN SALAD**

## Dressings

**LITE ITALIAN**  
40/20\* cal

**LITE RANCH**  
310/160\* cal

**BALSAMIC  
VINAIGRETTE**  
270/140\* cal

**THOUSAND ISLAND**  
360/180\* cal

**HONEY DIJON**  
420/110\* cal

**BLEU CHEESE**  
380/190\* cal

**CAESAR**  
480/240\* cal

\*Denotes value for side salad.

# Wise Choice

IT'S THE SMARTER SIDE OF HOOTERS FOR THOSE LOOKING TO CUT SOME CALORIES.  
WHETHER OR NOT YOU USE THOSE CALORIES ON BEER IS UP TO YOU.

## TEASERS

### STEAMED SHRIMP

1/2 pound served with lemon and cocktail sauce. 250 cal = 11.99

### SNOW CRAB LEGS

Served with cocktail sauce and no butter. 160 cal = Market Price when Available

### GRILLED BLACKENED SHRIMP

Served with fresh-made guacamole, seasoned tortilla chips, and pico de gallo. 540 cal = 9.59

## TACOS

### WISE CHOICE FISH TACOS

Three grilled fish tacos served the wise choice way. 520 cal = 10.99

### WISE CHOICE SHRIMP TACOS

Three grilled shrimp tacos served the wise choice way. 510 cal = 10.99

## SOUP + SALAD

### WISE CHOICE SALAD

Spring mix greens piled with diced tomatoes, crisp cucumbers and cheese. 150 cal = 7.59  
Wise Choice Side Salad 80 cal = 3.99

### CHILI

Traditional chili served the wise choice way. 450 cal = 5.79

### WISE CHOICE SOUP + SALAD

Chili and a wise choice side salad. 520 cal = 8.59

## WINGS

### HOOTERS SMOKED WINGS

Just because you're making wise choices, doesn't mean you pass up on flavor. Choose from one of our three dry rubs — Texas BBQ, Jerk or Garlic Habanero. Indulge wisely. Choice of Lite ranch or bleu cheese, add 200/240 cal

6pc 360-400 cal = 9.99  
10pc 600-1000 cal = 12.99 20pc 1200-2000 cal = 24.79  
18pc 900-1500 cal = 19.49 50pc 3000-5000 cal = 56.99

## SANDWICHES

### GRILLED BLACKENED MAHI-MAHI SANDWICH + WISE CHOICE SALAD

Grilled, blackened Mahi-Mahi with lettuce, tomato and sliced onion, served on a toasted bun. No sauce or slaw 660 cal = 13.49  
Side Salad add 80 cal | Hold the roll minus 240 cal

### BIG FISH SANDWICH + WISE CHOICE SALAD

Grilled fish sandwich with lettuce and tomato, served on a fresh hoagie roll. 540 cal = 11.99  
Side Salad add 80 cal | Hold the roll minus 240 cal

### GRILLED CHICKEN SANDWICH + WISE CHOICE SALAD

Grilled chicken with sautéed onions, green peppers and mushrooms, served on a toasted brioche bun. 690 cal = 11.99  
Side Salad add 80 cal | Hold the roll minus 240 cal



KETEL  
'N SODA

LIVIN'  
LIGHT

SMOKED  
WINGS

## DRINKS

### KETEL ONE 'N SODA

No guilt given with Ketel One Vodka, Soda and fresh lime. 80 cal = 9.00

### GREY GOOSE 'N SODA

Keep your eye on the prize with Grey Goose Vodka, Soda and fresh lime. 80 cal = 8.39

### LIVIN' LIGHT

It's light, tight and bright! Bacardi Lime Rum and Red Bull Coconut Berry Edition. 260 cal = 9.00

### SKINNY RITA

Satisfy your taste with el Jimador 100% Blue Agave Silver Tequila, Agave Nectar, Lime Sour, crisp Lemon-Lime Soda and less guilt. 190 cal = 7.79

### MICHELOB ULTRA

95 cal



# ON THE SIDE



MAC 'N CHEESE

- MAC 'N CHEESE** 400 cal = 4.29
- ROASTED MIXED VEGGIES** 160 cal = 4.29
- SIDE GARDEN SALAD** 180-400 cal = 4.29
- SIDE CAESAR SALAD** 380 cal = 4.29
- COLESLAW** *Made fresh daily* 190 cal = 1.99
- TOTS** 960 cal = 4.79
- ONION RINGS** 300 cal = 5.59
- CURLY FRIES** 640 cal = 4.39
  - » *With Cheese Sauce* 860 cal = .99
- BIG DIPPER FRIES** 490 cal = 4.39
  - » *With Cheese Sauce* 710 cal = .99



MIXED VEGGIES



TOTS



BIG DIPPER CHILI CHEESE FRIES

## BIG DIPPER CHILI CHEESE FRIES

It's what Big Dipper fries were born for. Topped with chili, cheese and chipotle cream sauce.

860 cal = 7.59

- CHILI** 500 cal = 5.79
  - Topped with cheese and onions* 620 cal = .49

2,000 calories a day is used for general nutrition advice, but calorie needs vary.

# DESSERTS

**DESSERT SHOOTERS** 210-330 cal = 2.99 each

Ask your Hooters Girl for featured flavors

**CHOCOLATE MOUSSE CAKE** 1070 cal = 5.79

**CARAMEL FUDGE CHEESECAKE** 900 cal = 5.79

**KEY LIME PIE** 740 cal = 5.79

## BANANA BERRY COLADA

Blue Chair Bay Banana Rum, Coco Cream of Coconut Pureé, Blackberry Pureé and pineapple juice.

Need we say more? 230 cal = 8.39

## OLE SMOKY SALTY CARAMEL WHISKEY



Served chilled a straight up. The perfect blend of sweet and savory, to finish your meal. 130 cal = 8.39

## CINNAMON TOAST SHOT

It's not just for breakfast anymore. Fireball Cinnamon Whisky and Baileys Irish Cream 210 cal = 6.39



BANANA BERRY COLADA

CHOCOLATE MOUSSE CAKE



CARAMEL FUDGE CHEESECAKE



KEY LIME PIE



# REFRESHERS

**BOTTLED WATER** 0 cal = 1.99

**SOFT DRINKS** 0-270 cal = 2.99

**MILK** 100 cal = 2.59

**COFFEE** 0 cal = 1.99

**ICED TEA | LEMONADE** 0-130 cal = 2.99

Flavor it up! Passion Fruit, Mango, Peach, Strawberry or Blackberry add 50 cal = .30

**RED BULL ENERGY DRINK**

Regular, Sugarfree, Tropical, Tangerine or Coconut Berry 5-120 cal = 4.99



2,000 calories a day is used for general nutrition advice, but calorie needs vary. ALL BRANDS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.

## Caldwell, Shavon

---

**From:** Marcus Schwartz <Marcus@txliquorlaw.com>  
**Sent:** Friday, August 7, 2020 11:38 AM  
**To:** Caldwell, Shavon  
**Subject:** [EXTERNAL] Project CUP-20-15  
**Attachments:** Project CUP-20-15 - Payment Required Notification

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Ms. Caldwell,

In response to the attached email, please find this email to confirm that outside an updated menu (which was attached to the online submission), there have been no changes made since the previous application.

Nonetheless, should you need an updated application or any additional information, please do not hesitate to let me know.

Best regards,  
Marcus

### **Marcus Schwartz**

*Partner*

#### **BrackinSchwartz & Associates**

511 W. 7<sup>th</sup> St.

Austin, TX 78701

P: 512-549-8904

F: 512-549-8902

[marcus@txliquorlaw.com](mailto:marcus@txliquorlaw.com)

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# CONDITIONAL USE PERMIT (ALCOHOL OUTSIDE CBA) APPLICATION

Updated: March, 2017

Case # CUP- 17-27 (renewal)



## CONTACT INFORMATION

Applicant's Name	TW Restaurant Holder, LLC d/b/a Hooters	Property Owner	Scott and Lisa Little
Applicant's Mailing Address	1815 The Exchange, Atlanta, GA 30339	Owner's Mailing Address	1507 Live Oak Lane, Andrews, TX 79714
Applicant's Phone #	512-542-7012	Owner's Phone #	432-448-5363
Applicant's Email	sfulton@hooters.com and mschwartz@gardere.com	Owner's Email	scott@rresources.net

## PROPERTY INFORMATION

Subject Property Address: 310 N IH 35, Suite 201, San Marcos, TX 78666

Zoning District: GC (General Commercial) Tax ID #: R 151808

Legal Description: Lot 1B Block 1B Subdivision Thornton Addition

Number of Parking Spaces: 161

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

## DESCRIPTION OF REQUEST

Business Name: TW Restaurant Holder, LLC d/b/a Hooters  Restaurant  Bar  Other: \_\_\_\_\_

NEW  RENEWAL  Mixed Beverage  Beer & Wine  Late Hours

Hours of Operation: Mon 11am-11pm Tue 11am-11pm Wed 11am-11pm Thurs 11am-11pm Fri 11am-12am Sat 11am-12am Sun 11am-11pm  
(ex. Mon 12pm-1am)

Indoor Seating Capacity: 227 Outdoor Seating Capacity: 50 Gross Floor Area: 6618 sq. ft.

## AUTHORIZATION

All required application documents are attached. I understand the fees for and the process to obtain a Conditional Use Permit and understand my responsibility to be present at meetings regarding this application.

Initial Filing Fee \$750 Technology Fee \$11 TOTAL COST \$761

Renewal/Amendment Filing Fee \$400 Technology Fee \$11 TOTAL COST \$411

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

To be completed by Staff: \_\_\_\_\_ Accepted By: \_\_\_\_\_ Date Accepted: \_\_\_\_\_

Proposed Meeting Date: \_\_\_\_\_ Application Deadline: \_\_\_\_\_

**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS  
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.***
- 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 \$85 plus an \$11 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 \$85 plus an \$11 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: 8/9/17

Print Name: Marcus Schwartz

To be completed by Staff: Case # \_\_\_\_\_

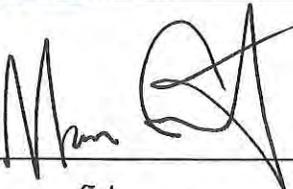
**AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER**

I, Scott and Lisa Little (owner) acknowledge that I am the rightful owner of the property located at 310 N IH 35, Suite 201, San Marcos, TX 78666 (address).

I hereby authorize Marcus Schwartz, Gardere Wynne Sewell LLP (agent name) to serve as my agent to file this application for Conditional Use Permit (Alcohol Outside CBA) (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner:  Date: 8/8/17

Printed Name: Scott Little

Signature of Agent:  Date: 8/9/17

Printed Name: Marcus Schwartz

To be completed by Staff: Case # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

## **BUSINESS DETAILS**

Applicant Entity Name: TW Restaurant Holder, LLC

Business Trade Name: Hooters

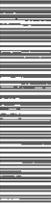
Type of Entity: Limited Liability Company, LLC

Entity Contact Person, Address, Email, and Phone Number:

- 1) Shauna Fulton, 1815 The Exchange, Atlanta, GA 30339; [sfulton@hooters.com](mailto:sfulton@hooters.com); (770)799-2316
- 2) Marcus Schwartz, 600 Congress Ave., Ste. 3000, Austin, TX 78701; [mschwartz@gardere.com](mailto:mschwartz@gardere.com); (512) 542-7012



45820341000820101



HOOTERS  
1815 THE EXCHANGE  
ATLANTA GA 30339

Dear Licensee/Permittee

Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.

Sincerely,

A. Bentley Nettles

**676989**

**TEXAS ALCOHOLIC BEVERAGE COMMISSION**

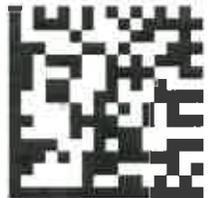
**MB 930571**

**EXPIRES 12/28/2021**

**RENEW  
SIGN =BLUE**

MIXED BEVERAGE PERMIT  
BEVERAGE CARTAGE PERMIT  
CATERER'S PERMIT  
FOOD AND BEVERAGE CERTIFICATE  
MIXED BEVERAGE LATE HOURS PERMIT

HOOTERS  
310 IH 35N SUITE 201  
SAN MARCOS HAYS



TW RESTAURANT HOLDER LLC

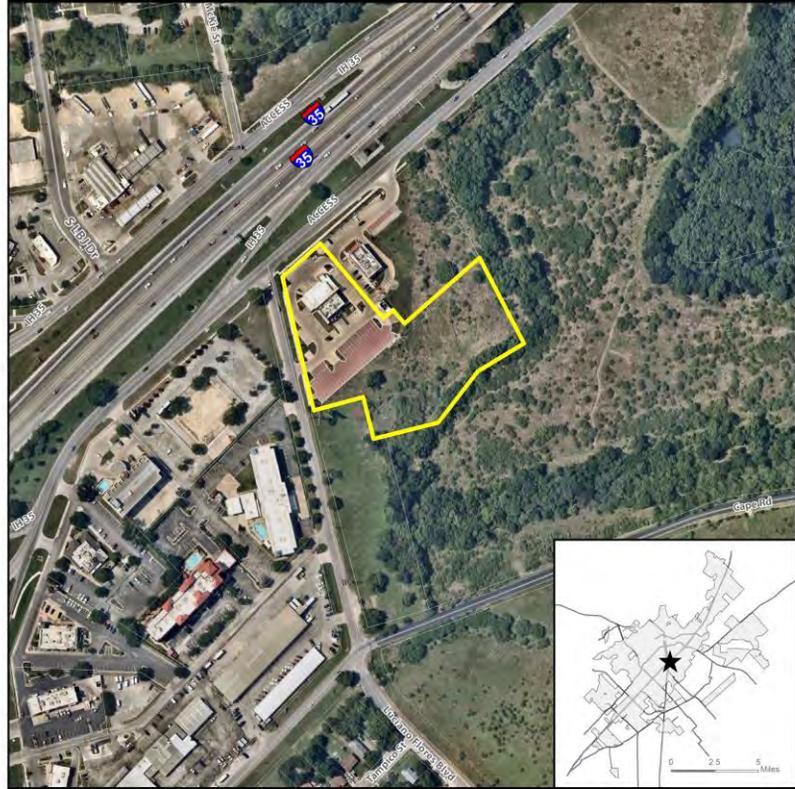
EXECUTIVE DIRECTOR

## CUP-20-15 (Hooters)

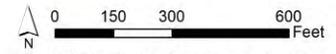
Hold a public hearing and consider a request by TW Restaurant Holder LLC, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35, Suite 201 (S. Caldwell).

## Location:

- Property is located at the intersection of the North IH-35 access road and Luciano Flores Boulevard
- Located within a High Intensity Zone as designated on the Preferred Scenario Map.



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit

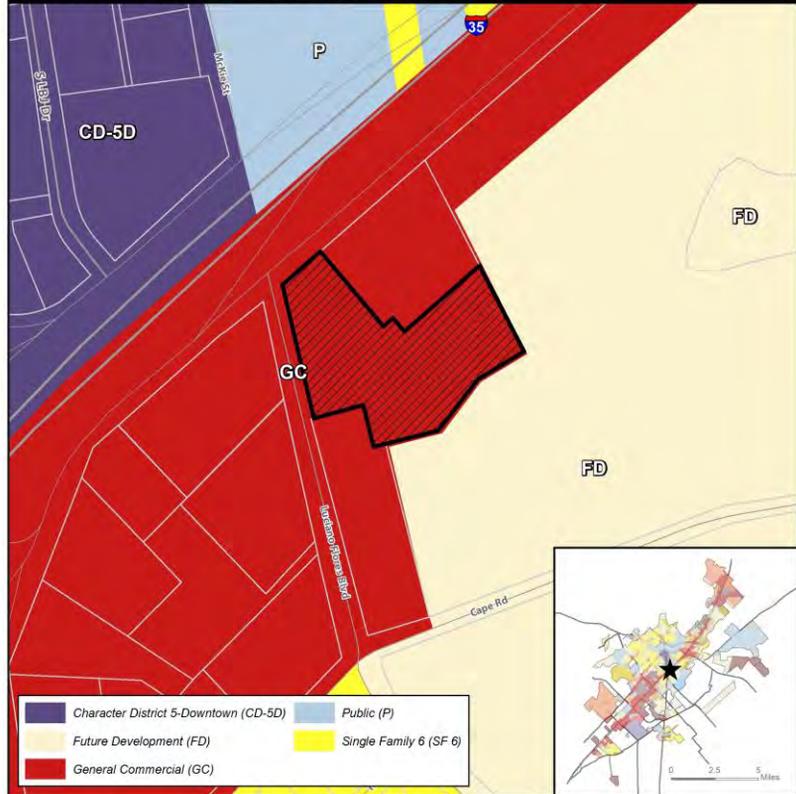


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.  
Map Date: 8/17/2020

## Context & History:

- 6,618 square foot restaurant
  - Covered patio fronting Luiciano Flores Boulevard
- Seating
  - 233 indoor seats, 80 outdoor seats
- Hours
  - Sunday – Thursday  
11 a.m. to 11:00 p.m.
  - Thursday – Saturday  
11 a.m. to 12:00 a.m.
- Previous CUPs approved for 1 year in 2015 (in effect upon C of O) and for 3 years in 2017

### CUP-20-15 Existing Zoning Hooter's Renewal — 310 North IH-35

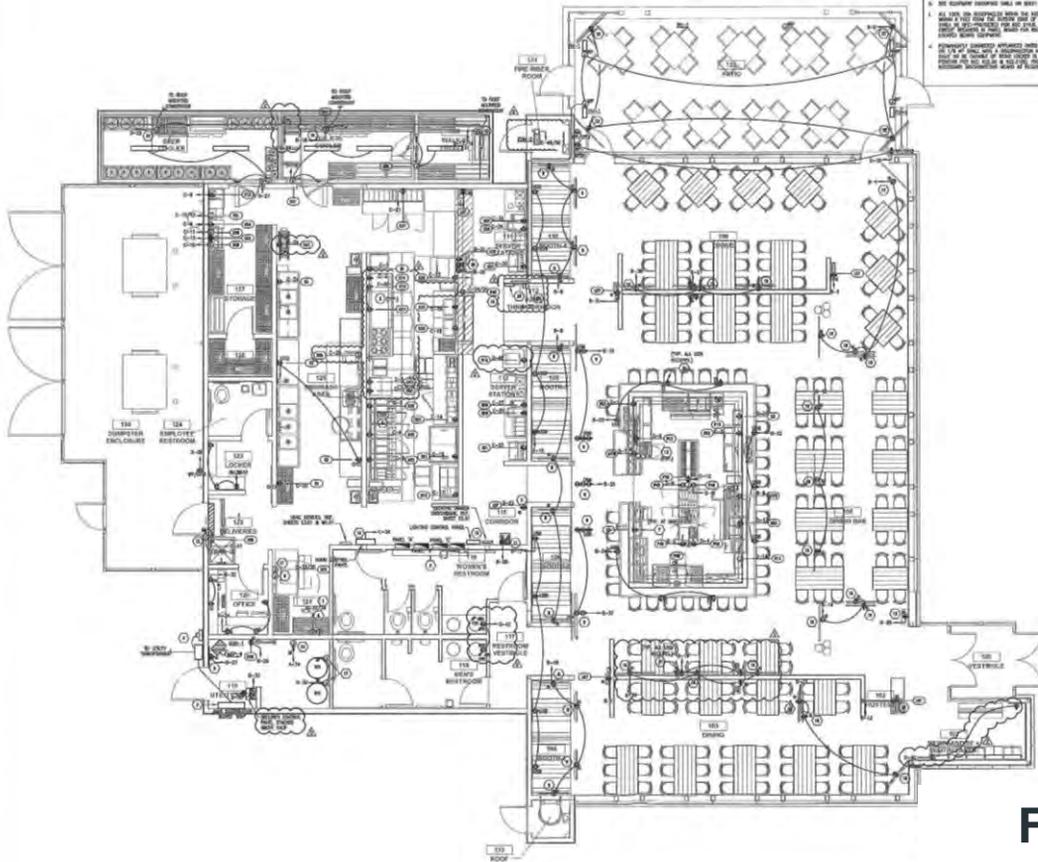


- ★ Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 8/17/2020



- GENERAL NOTES**
1. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.
  2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE COMMENCEMENT OF WORK.
  3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE COMMENCEMENT OF WORK.
  4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE COMMENCEMENT OF WORK.
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  19. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE COMMENCEMENT OF WORK.
  20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE COMMENCEMENT OF WORK.

**Floor Plan**



## Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- 1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**