



Public Hearing

CUP-21-17

Mr. Exotics Steakhouse

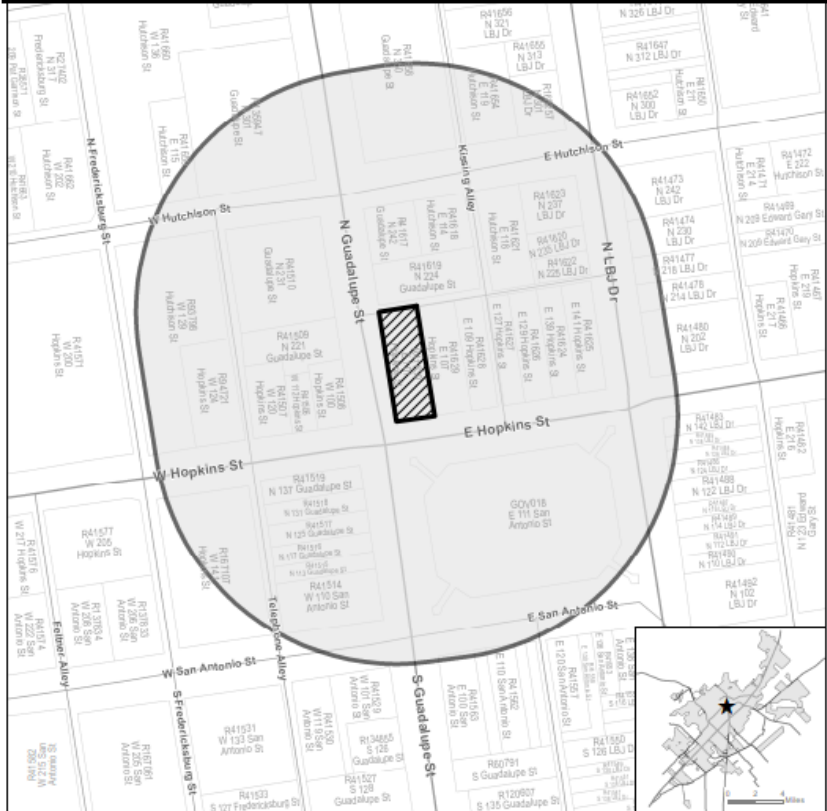
Hold a public hearing and consider an appeal the decision of the Planning and Zoning Commission to deny CUP-21-17, a request by John Mark Slack, on behalf of Mr. Exotics Steakhouse, for a new Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 101 and 105 East Hopkins Street.



CUP-21-17
400' Notification Buffer
Mr. Exotics Steakhouse — 101 and 105 East Hopkins Street

Property Information

- Approximately 0.2076 acres
- Corner of East Hopkins Street and North Guadalupe Street



★	Site Location	<p>0 100 200 400 Feet</p>
	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: 8/3/2021



Context & History

- Currently vacant
- Surrounding Uses
 - Blue Dahlia Bistro
 - The Vault
 - Hays County Courthouse Square
- High preservation priority within Hays County Courthouse National Register of Historic Places District

CUP-21-17
Aerial View
Mr. Exotics Steakhouse — 101 and 105 East Hopkins Street

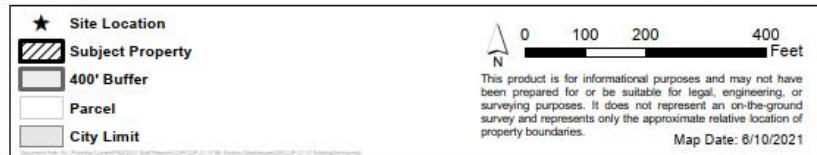
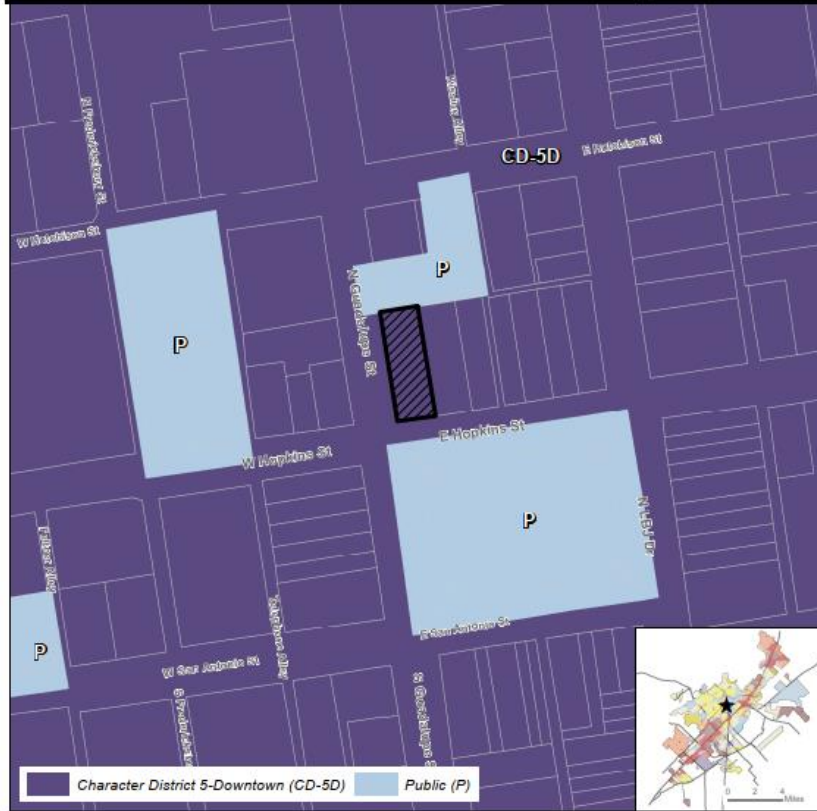




Context & History

- Existing Zoning: Vacant
- Proposed Use: Steakhouse Restaurant
 - Specializing in exotic game meats
 - Hours of operations are 10:00 AM to 11:00 PM (Tues-Sun)
- Code Enforcement issued Stop Work Order on 4/1/21

CUP-21-17
Existing Zoning
Mr. Exotics Steakhouse — 101 and 105 East Hopkins Street



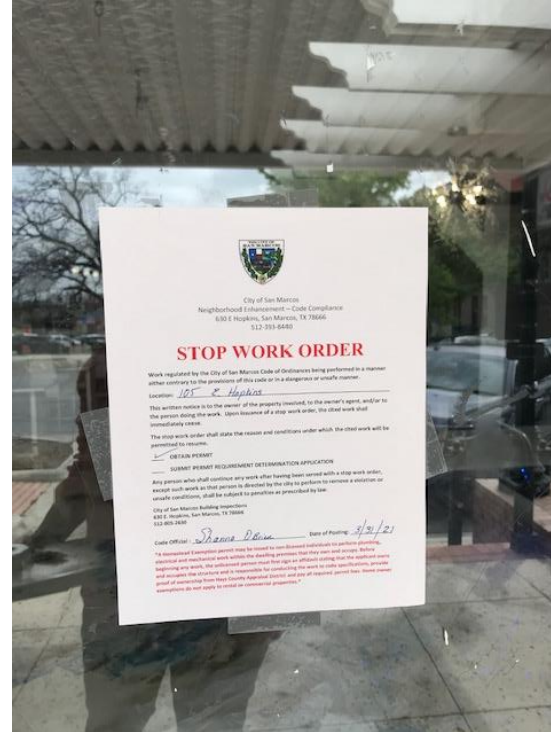


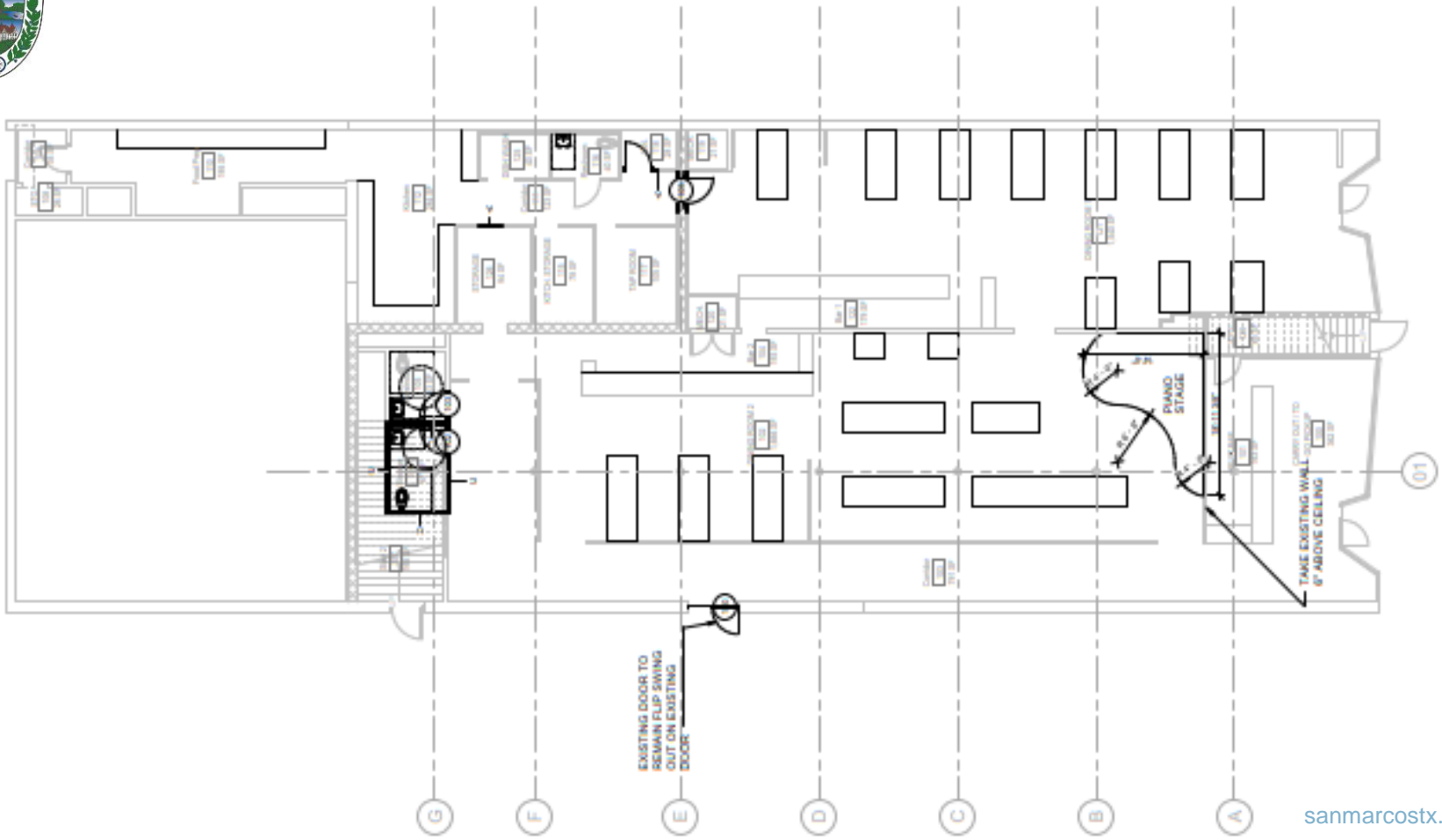
• Photos from April 1 Code Enforcement Site Visit:





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Mr. Exotics

Steakhouse & Home of the Exotic Drink
105 E Hopkins San Marcos TX 78666

Chiefs Top Choices

. Wagyu rib-eye 8oz \$68 . Churrasco Picanha \$42

. Top Steak Kebabs \$30

Sides

. Mash potatoes . Asparagus . Bake potatoes . Green Beans.
. Broccoli . Salad .

Appetizers

Steak bread \$12

Flame dose \$12

Lobster tail bites
\$15

Charcuterie
board \$16

Entrees

Bone-In Ribeye
18oz \$29.99

Filet mignon
6oz \$20 8oz \$29

Center cut sirloin
8oz \$16 11oz \$19

New York strip
16oz \$26

Ribeye
12oz \$23 15oz \$26

T-Bone Steak
22oz \$32

Eye of round
8oz \$24



Recommendation

Staff provided this request to the Planning and Zoning Commission and recommended **APPROVAL** of the Conditional Use Permit with 12 conditions

At their regular meeting on June 22, 2021 the Planning and Zoning Commission heard the request and voted to **DENY** the new Conditional Use Permit with an 8-0 vote.

The applicant submitted an application for the appeal on July 6, 2021, meeting the requirements of Section 2.8.3.6 of the San Marcos Development Code.

*A super majority vote of the City Council is required to reverse the decision of the Planning and Zoning Commission.



Alternatively, should the City Council choose to approve the request, staff recommends the following conditions:

1. The permit is valid for six (6) months, provided standards are met.
2. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5(4)(b), Eating Establishments – Downtown CBA Boundary.
3. The hours of operation shall be limited to Tuesday – Sunday: 11 AM – 10 PM, as stated in the application.
4. Inside amplified music shall be limited to the hours of operation as presented (11 AM – 10 PM).
5. Use of the second floor is prohibited unless a building permit or Certificate of Occupancy for the space has been obtained.
6. The permit shall be effective upon completion of a functioning kitchen that meets all Environmental Health requirements to allow for food preparation.



Recommendation (Cont'd.)

- Staff recommends approval of the request with the following conditions:
 7. The permit shall be effective upon compliance with the approved Administrative Certificate of Appropriateness (HPC-21-04).
 8. The permit shall be effective upon compliance with the decision of the Historic Preservation Commission in Case HPC-21-06.
 9. The permit shall be effective upon issuance of an interior remodel permit.
 10. The permit shall be effective upon issuance of Permit 2021-35473 (Tenant Finish Out).
 11. The permit shall be effective upon the issuance of a Certificate of Occupancy.
 12. The permit shall be posted in the same area and manner as the Certificate of Occupancy.