

Legislation Text

File #: CUP-21-17, Version: 1

AGENDA CAPTION:

CUP-21-17 (Mr. Exotics Steakhouse) Hold a public hearing and consider 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. (A. Brake) Meeting date: June 22, 2021

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: N/A

City Council Strategic Initiative:

N/A

Comprehensive Plan Element (s):

- □ Economic Development
- □ Environment & Resource Protection
- □ Land Use
- □ Neighborhoods & Housing
- □ Parks, Public Spaces & Facilities
- □ Transportation
- □ Core Services
- \boxtimes Not Applicable

Master Plan:

N/A

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Background Information:

The applicant is requesting a CUP to serve Mixed Beverages for a new steakhouse, specializing in steaks made from exotic game. Located on the ground level of a two-story building in the Downtown Square, the space used to be home to River Rose retail shop and the Central Texas Ballet Studio.

Code Enforcement received a complaint regarding construction occurring to the interior of the building. After inspection of the property, Code Enforcement found no evidence of permits being issued for the work and staff issued a Stop Work Order on April 1, 2021.

Restaurant and Bar uses serving alcohol within the downtown CBA are subject to specific Use Standards which include limitations on noise, cleanliness of immediately adjacent areas, serving meals to customers, and 3 year maximum terms of CUP validity. Staff's recommended conditions correspond with concerns received from other departments.

Council Committee, Board/Commission Action:

N/A

Alternatives:

N/A

Recommendation:

Staff has reviewed the application with criteria from Sections 2.8.3.4 and 5.1.5.5 of the San Marcos Development Code and recommends **approval** with 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. No alcoholic beverages may be consumed on premises after the posted hours of operation.
- 4. Inside amplified music shall be limited to the posted hours of operation.
- 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.
- 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.

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- 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.

Conditional Use Permit	101 & 105 East Hopkins Street	SAN N
CUP-21-17	Mr. Exotics Steakhouse	

ANY MARKET

Summary

Request:	New Conditional Use Permit			
Applicant:	John Mark Slack	Property Owner:	Carl Aiken	
	714 Burleson Street		242 Whitney Run	
	San Marcos, TX 78666		Buda, TX 78610	
CUP Expiration:	N/A	Type of CUP:	Restaurant / Mixed	
			Beverage	
Interior Floor Area:	3,000 sq. ft.	Outdoor Floor Area:	N/A	
Parking Required:	0 spaces	Parking Provided:	N/A	
Days & Hours of	Monday: CLOSED Tue	Monday: CLOSED Tuesday – Sunday: 11am-10pm		
Operation:				

Notification

Application:	N/A	Neighborhood Meeting:	N/A	
Published:	N/A	# of Participants:	N/A	
Posted:	June 4, 2021	Personal:	June 4, 2021	
Response:	None as of the date of this report			

Property Description

Legal Description:	Original Town of San Marc	os, Block 20, Lot W ¾ of 8			
Location:	Corner of East Hopkins Str	Corner of East Hopkins Street and North Guadalupe Street			
Acreage:	0.2076 acres	PDD/DA/Other:	N/A		
Existing Zoning:	CD-5D	Proposed Zoning:	CD-5D		
Existing Use:	Vacant	Proposed Use:	Steakhouse Restaurant		
Preferred Scenario:	Downtown High Intensity	Proposed Designation:	Same		
CONA Neighborhood:	Downtown	Sector:	8		
Utility Capacity:	Adequate	Floodplain:	No		
Historic Designation:	Downtown Historic District; Hays County Courthouse District National Register of Historic Places	My Historic SMTX Resources Survey	Yes; High Preservation Priority		

Surrounding Area	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	218 Co-Op Gallery	Downtown High Intensity
South of Property:	CD-5D	Hays County Courthouse	Downtown High Intensity
East of Property:	CD-5D	Blue Dahlia Bistro	Downtown High Intensity
West of Property:	CD-5D	The Vault	Downtown High Intensity

Conditional Use Permit

101 & 105 East Hopkins Street



CUP-21-17

Mr. Exotics Steakhouse

Staff Recommendation

Approval as SubmittedXApproval with ConditionsDenialStaff has reviewed the application with criteria from Sections 2.8.3.4 and 5.1.5.5 of the San MarcoCode and recommends approval with the following conditions:	os Development
	s Development
Code and recommends annroyal with the following conditions:	3 Development
code and recommends <u>approval</u> with 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	e 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 st	tated 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 f	•
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.	
 The permit shall be effective upon compliance with the approved Administrative Certificat 	to of
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- 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.

Staff: Alison Brake, CNU-ATitle: Historic Preservation OfficerDate: June 17, 2021

Conditional Use Permit

101 & 105 East Hopkins Street





History

CUP-21-17

The applicant is requesting a CUP to serve Mixed Beverages for a new steakhouse, specializing in steaks made from exotic game. Located on the ground level of a two-story building in the Downtown Square, the space used to be home to River Rose retail shop and the Central Texas Ballet Studio.

Code Enforcement received a complaint regarding construction occurring to the interior of the building. After inspection of the property, Code Enforcement found no evidence of permits being issued for the work and staff issued a Stop Work Order on April 1, 2021.

Additional Analysis

Restaurant and Bar uses serving alcohol within the downtown CBA are subject to specific Use Standards which include limitations on noise, cleanliness of immediately adjacent areas, serving meals to customers, and 3-year maximum terms of CUP validity. Staff's recommended conditions correspond with concerns received from other departments. See additional analysis below.

Commonte from	Other Departments
	<u>Other Departments</u>
Police	The Police Department is concerned with the piano stage shown on Page 6 of the
	plans submitted and believe that without adequate seating, this is an attempt to run a
	bar under the guise of being a restaurant.
Fire	The Fire Department raised no concerns with proposed use of the space. However,
	they would like a better understanding of what occupancy type the applicant is
	intending for the second story space. (At this time, there is no plan to utilize the
	second story.)
Public Services	No Comment
Engineering	No Comment
Convention and	The CVB has concerns with the size of the kitchen stating that it appears to be
Visitor Bureau	inadequate for a steakhouse or a fully operational restaurant and small or an
(CVB)	inadequate kitchen size traditionally leads to poor customer service. Steakhouse type
	restaurants require a higher standard of service. Their concern is that the focus of this
	project appears as a dance club or bar rather than a restaurant.
Code Enforcement	Code Enforcement has verified that work on the interior of the building without the
	proper permits being issued has continued since the Stop Work Order was issued;
	work verified through video footage of people entering and exiting the property at
	night and on the weekends. The property owner allowed Code Enforcement staff into
	the building where staff verified that an interior wall has been removed, allowing
	passage between 101 and 105 E. Hopkins St. Additionally new plumbing and a
	restroom was installed without proper permits.

Conditional Use Permit CUP-21-17

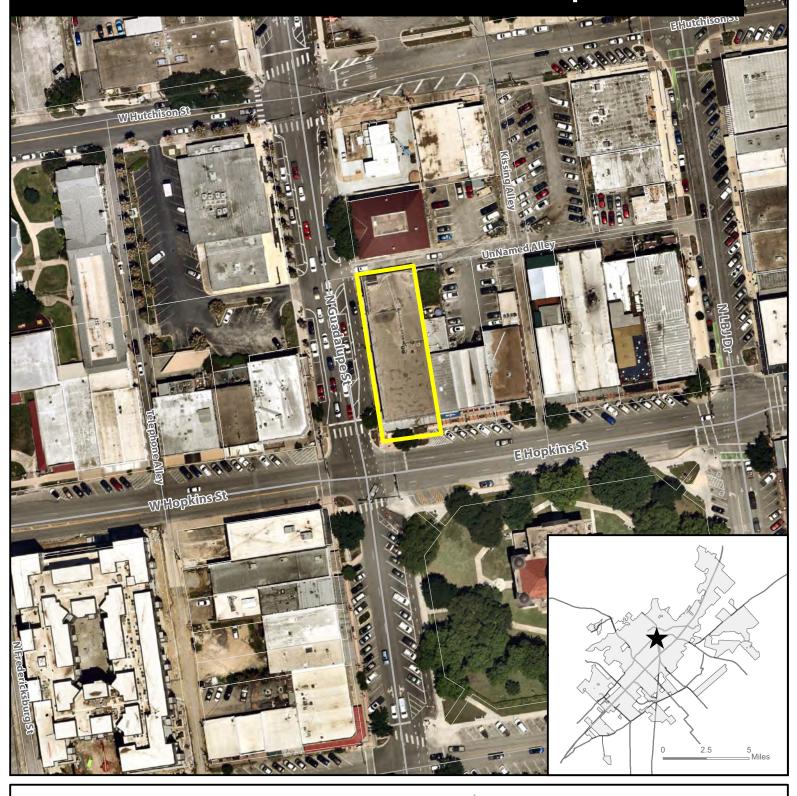
101 & 105 East Hopkins Street

Mr. Exotics Steakhouse



Consistant	Evaluation Inconsistent	Neutral	Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	mconsistent	Neutrai	The proposed use at the specified location is consistent with the policies
<u>X</u>			embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. Studies were not complete at the time of this request.
<u>x</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. The proposed use is consistent with the general intent of the zoning district. Character District 5-Downtown zoning allows retail and service type uses by right and allows businesses that sell alcohol for on-premise consumption through the Conditional Use Permit process.
<u>×</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. <i>The location is adjacent to other properties utilized as bars and restaurants with alcohol sales.</i>
<u>×</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.
		X	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. The use is not incorporating adjustments or control devices to reduce or eliminate traffic.
		<u>×</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. The applicant is not proposing any new additional improvements to the site.
<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>×</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>×</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.

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





Site Location

Subject Property

Parcel

City Limit



0

Map Date: 6/3/2021

250

Feet

125

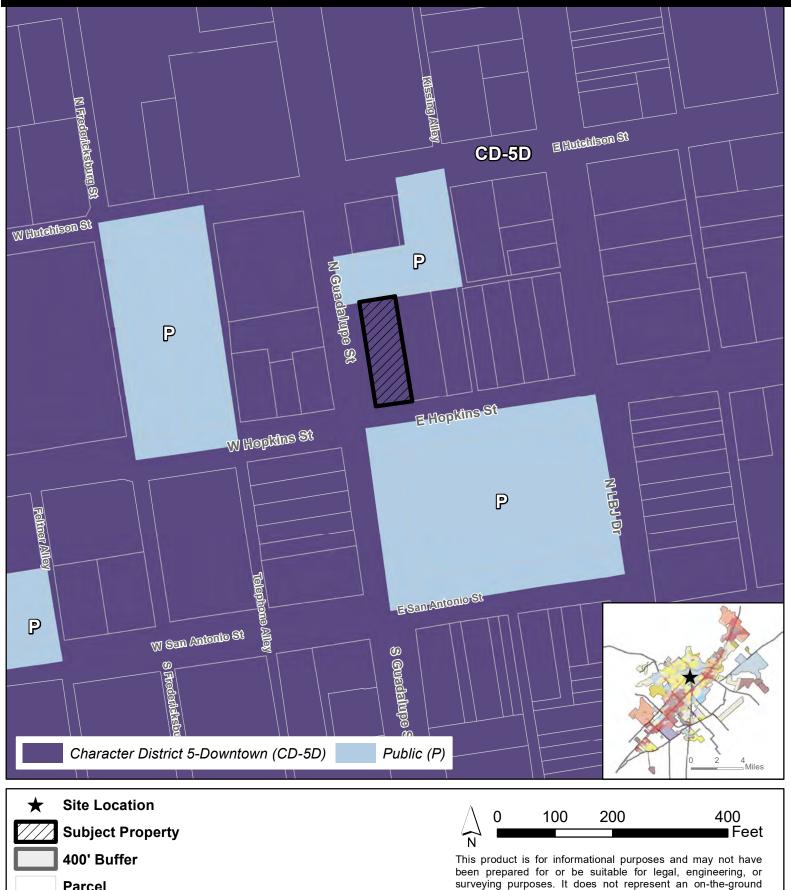
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or

surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of

62.5

property boundaries. Imagery from 2017.

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



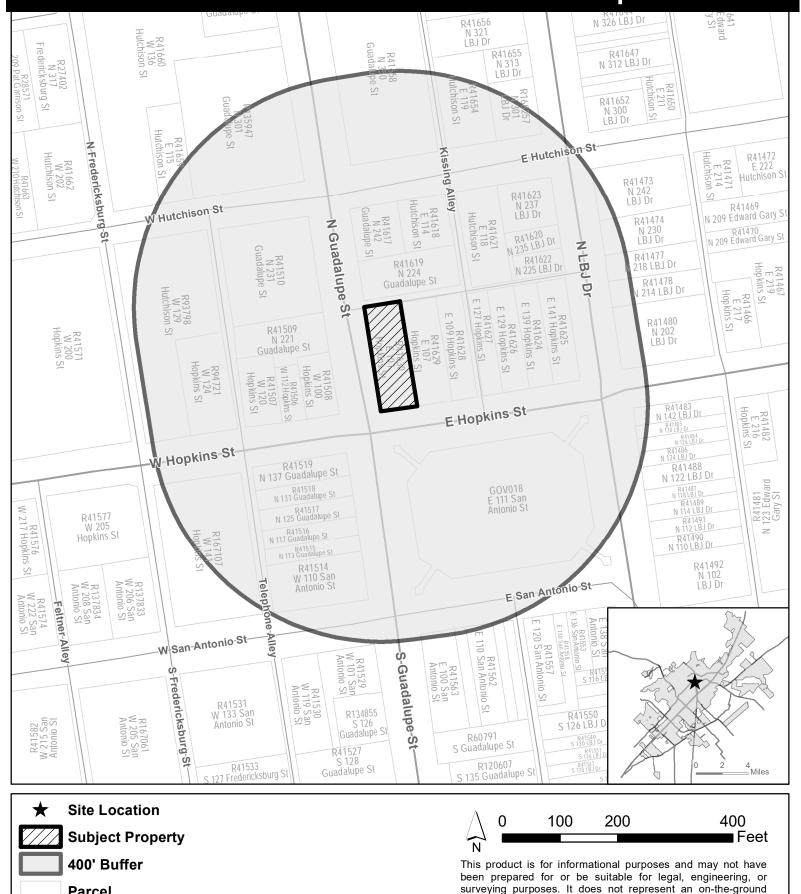
Parcel

City Limit

survey and represents only the approximate relative location of

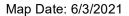
property boundaries.

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



Parcel

City Limit



survey and represents only the approximate relative location of

property boundaries.

PLANNING AND DEVELOPMENT SERVICES

06/03/21



CUP-21-17

Notice of Public Hearing Conditional Use Permit – On Premise Consumption of Mixed Beverages Mr. Exotics Steakhouse 101 and 105 East Hopkins Street

CUP-21-17 (Mr. Exotics Steakhouse CUP) Hold a public hearing and consider a request by John Mark Slack, on behalf of Mr. Exotics Steakhouse, for a Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 101 and 105 East Hopkins Street. (A. Brake)

The San Marcos Planning and Zoning Commission will consider the above request at an upcoming public hearing to obtain citizen comments and will either approve, approve with conditions, or deny the request. 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 following public hearings and seek your opinion of the request:

 A public hearing will be conducted by the Planning and Zoning Commission via virtual meeting on Tuesday, June 22, 2021 at 6:00 p.m. You may watch the public hearing on Grande channel 16 or Spectrum channel 10 or by using the following link: <u>http://sanmarcostx.gov/541/PZ-Video-Archives</u>. Or email <u>planninginfo@sanmarcostx.gov</u> or call 512-393-8230 to request a link or phone number to participate in the public hearing by computer, mobile device, or phone.

Due to the State Disaster Declaration enacted by the Governor, Public Hearings will be held in a virtual meeting. <u>All interested citizens are invited to watch or participate in the public hearing by the means described above.</u> If you cannot participate in the virtual public hearing of the Planning and Zoning Commission but wish to comment, you may write to the below address. Your written comments will be given to the Planning & Zoning Commission if they are received before 12 PM on the day of the meeting.

For Planning & Zoning Commission

Planning and Development Services 630 East Hopkins San Marcos, TX 78666 planninginfo@sanmarcostx.gov

For more information regarding this request, contact the case manager, **Alison Brake**, at **512.393.8232**. When calling, please refer to case number <u>CUP-21-17</u>.

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: <u>www.sanmarcostx.gov</u> to see if other means of participating in the public hearing become available.

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 <u>ADArequest@sanmarcostx.gov</u>

PLANNING AND DEVELOPMENT SERVICES Enclosure: Map (See Reverse)

Property ID	Property Address	Owner Name	Owner Address	Owner City, State, Zip
41487	118-120 N LBJ DR, SAN MARCOS, TX 78666	118-120 N LBJ LLC	118-120 N LBJ DR	SAN MARCOS, TX 78666
41485	138 N LBJ DR, SAN MARCOS, TX 78666	126 & 138 N LBJ SERIES	901 E CESAR CHAVEZ ST	AUSTIN, TX 78702-4205
41480	202 N LBJ DR, SAN MARCOS, TX 78666	202 NORTH LBJ VENTURE GROUP LP	2606 RANCH ROAD 620 N	AUSTIN, TX 78734-2628
41475	230 N LBJ DR, APT #201, SAN MARCOS, TX 78666	230 N LBJ LLC	912 NARANJO DR	GEORGETOWN, TX 78628
41506	106-112 W HOPKINS ST, SAN MARCOS, TX 78666	AIKEN, C H	242 Whitney RUN	Buda, TX 78610-3008
41625	145 E HOPKINS ST, SAN MARCOS, TX 78666	B L SCOFIELD INC	127 E Hopkins ST	San Marcos, TX 78666-5611
41620	235 N LBJ DR, SAN MARCOS, TX 78666	BURNSIDE JOHN & ELLEN	1045 ERICKSON RD	HELENA, MT 59602-8323
41517	125 N GUADALUPE ST, SAN MARCOS, TX 78666	CARBAJAL GUADALUPE R & DIANA L	714 WILLOW CREEK CIR	SAN MARCOS, TX 78666-5058
41478	212 N LBJ DR, SAN MARCOS, TX 78666	CARSON FAMILY PROPERTIES	407 S STAGECOACH TRL, STE 203	SAN MARCOS, TX 78666-5063
41623	237-245 N LBJ DR, SAN MARCOS, TX 78666	CASEY MANAGEMENT TRUST C/O CASEY JAMES NEWMAN TRUSTEE	7801 HEATHERCREST CIRCLE	AUSTIN, TX 78731
41622	225 N LBJ DR, SAN MARCOS, TX 78666	CHRYSTAL JANAA & TOM	1447 FRIENDLY PATH	NEW BRAUNFELS, TX 78132-4608
41628	109-119 E HOPKINS ST, SAN MARCOS, TX 78666	EAST HOPKINS LLC	1801 CHALK ROCK CV	AUSTIN, TX 78735-1733
41486	124 N LBJ DR, SAN MARCOS, TX 78666	EFW HOLDINGS INC	124 NORTH LBJ DR	SAN MARCOS, TX 78666
93798	129 W HUTCHISON ST, SAN MARCOS, TX 78666	FIRST UNITED METHODIST CHURCH	129 W HUTCHISON ST	SAN MARCOS, TX 78666
41516	115 N GUADALUPE ST, SAN MARCOS, TX 78666	FORREAL LTD	215 W SAN ANTONIO ST	SAN MARCOS, TX 78666-5549
41617	242 N GUADALUPE ST, SAN MARCOS, TX 78666	GREATER TEXAS FEDERAL CREDIT UNION	6411 N LAMAR BLVD	AUSTIN, TX 78752
41507	120 W HOPKINS ST, SAN MARCOS, TX 78666	GREGSON J SCOTT	120 W HOPKINS ST, APT 200	SAN MARCOS, TX 78666-5637
41658	350 N GUADALUPE ST, SAN MARCOS, TX 78666	GUADALUPE BOBCAT 350 LTD %ENDEAVOR REAL ESTATE GROUP	500 W 5th STREET, SUITE 700	AUSTIN, TX 78701
135947	301 N GUADALUPE ST, SAN MARCOS, TX 78666	GUADALUPE-REAL PROPERTY & INVESTMENTS LLC	PO BOX 5382	SHERMAN OAKS, CA 91413-5382
41518	131 N GUADALUPE ST, SAN MARCOS, TX 78666	HAYS COUNTY OF	HAYS COUNTY COURTHOUSE RM 103	SAN MARCOS, TX 78666
41508	100 W HOPKINS ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC	PO BOX 160896	AUSTIN, TX 78716-0896
41510	231 N GUADALUPE ST, SAN MARCOS, TX 78666	HOPKINS SQUARE LLC - FROST CORNER #2 PROPERTY SERIES	900 BLUEBONNET LN	AUSTIN, TX 78704
41519	137 N GUADALUPE ST, SAN MARCOS, TX 78666	MLKSM LLC	510 HEARN ST # 200	AUSTIN, TX 78703-4516
41626	129 E HOPKINS ST, SAN MARCOS, TX 78666	ONIONS R US LLC	129 E HOPKINS ST STE 120	SAN MARCOS, TX 78666-5636
41483	142 N LBJ DR, SAN MARCOS, TX 78666	OUSEY, MICHAEL	211 CLAREMONT DR UNIT 180	SAN MARCOS, TX 78666-7335
41514	101-109 N GUADALUPE ST, SAN MARCOS, TX 78666	PAPLPC TRUST	415 N GUADALUPE ST	SAN MARCOS, TX 78666
41479	214 N LBJ DR, SAN MARCOS, TX 78666	SAN MARCOS COMMUNITY PARTNERS LLC % LATIPAC COMMERCIAL	P O BOX 162304	AUSTIN, TX 78716-2304
		SERUR JOHN & JUDITH L LIVING TRUST C/O SERUR JOHN & JUDITH L		
41488	122 N LBJ DR, SAN MARCOS, TX 78666	CO-TRUSTEES	14550 NUTTY BROWN RD	AUSTIN, TX 78737-8856
41624	139 E HOPKINS ST, SAN MARCOS, TX 78666	SHY GROUP LP	2686 BLACK BEAR DR	NEW BRAUNFELS, TX 78132-4179
41476	232 N LBJ DR, STE #101, SAN MARCOS, TX 78666	SLACK JOHN MARK	112 DOLLY ST	SAN MARCOS, TX 78666
167107		SML OWNER I LLC	1933 WEST WELLINGTON AVE	CHICAGO, TX 60657
41477	218-220 N LBJ DR, SAN MARCOS, TX 78666	TARRANT, LINDA LEWIS	P O BOX 199	HUNT, TX 78024-0199
		TEXAS STATE UNIVERSITY - SAN MARCOS Attn: VP FOR FINANCE		
41619	224 N GUADALUPE ST, SAN MARCOS, TX 78666	AND SUPPORT SERVICES	601 UNIVERSITY DR	SAN MARCOS, TX 78666

101 EAST HOPKINS ST

101 East Hopkins s San Marcos TX 78666

TILBROOK ARCHITECTS

Architecture - Engineering - Interiors 1499 Parton rd. Canyon Lake , TX 78133

Tilbrook Architects, PLLC

Architece 1499 Parton rd. Canyon Lake TX 78133

DRAWING INDEX

Δ

CORRIDOR CARPET CARPET BASE CERAMIC TILE CERAMIC TILE B CERAMIC TILE W

CERAMIC TILE V COUNTERSINK CUBIC YARD

ARCHITECTURAL ABBREVIATIONS

GENERAL G1.0

LIFE SAFE LS2.0

A3.0 A3.1 A3.2 A7.0 A7.1 A7.2 A7.3

COVER SHEET

LIFE SAFET

TING - FLOOR PLAN

EXISTING - FLOOR PLAN DEMO - FLOOR PLAN FLOOR PLAN INTERIOR FRAME DETAILS PARTITION TYPES PARTITION DETAILS DOOR SCHEDULE

CODE INFORMATION

IT IS THE INTENT OF THIS PROJECT TO WORK WITHIN THE LIFE SAFETY REQUIREMENTS SET FORTH BY THE EXISTING FIRE SAFETY FEATURES, AREA OF SEPERATION WALLS, AND TYPE OF CONSTRUCTION. NEW ELEMENTS WITHIN THE BUILDING WILL BE BUILT ACCORDING TO THE FOLLOWING CODES ADOPTED BY THE CITY OF SAN MARCOS

Building Code: 2015 International Building Code Mechanical Code: 2015 International Mechanical Code -Electrical Code: 2014 National Electrical Code Fuel Gas Code: 2015 International Fuel Gas Code ergy Code: 2015 International Energy Conservation Code



DRAWING INDEX DRAWING INDEX DRAIN DOUBLE DEMOLISH, DEMI DEPARTMENT DRINKING FOUNT DIAMETER DIMENSION DEVISION DEVISION DEVISION DOWN DOWN SPOUT DRY STAND PIPE DETAIL DRAWING FIRE RESISTANT TREATE FOOT FURRING FABRIC WALL COVERING ABV ACOUS ADJ AFF ALUM ALT ANOD APPRO AWP ABOVE ACOUSTICAL ADJUSTABLE ABOVE FINISI ALUMINUM ALTERNATE ANODIZED APPROXIMAT ACOUSTICAL FRT FT FURR FWC D DBL DEMO DEPT DF DIA or Ø DIM DIV DL DN DS DSP DTL DWG M MAS MAS MDF MED MEMB MTL MFGR MH MIN MIN MIN MOD MOD MID MUL CALLOE TRACE OF LOOPENING CALLYANIZED CRAB BAR GENERAL CONTRACTOR GLAZED CMU GALYANIZED IRON GLASS BLOCK GLASS MOSAC TILE GLASS MOSAC TILE GLASS MOSAC TILE GUASS MOSAC TILE GYPEUM GYPEUM GYPEUM GA GALV GB GC GCLU GI BD BLDG BOT BW BM GI GL GMT GMTW GR GYP GYP BD BUILDING BOTTOM BOTH WAYS BENCH MARK EAST EACH EPOXY FLOOR EPOXY FLOOR BAS EXPANSION JOINT END GUARD ELEVATION E EA EF EG EL ET ETB ELECT EMER ENCL EP EQUIP EQUIP EXD EXD EXT CHANNEL CUBICAL CURTAIN CORNET CHAIX BOARD CONTRACTOR FURNISH CONTRACTOR INSTALL N NAT NIC NO or a NOM NRC NTS HOLLOW CORE HEADER HARDWARE HARDWOOD HEIGHT HOLLOW METAL HORDONTAL HORDONTAL HORDONTAL HANDRAIL HANDRAIL HC HDR HDWD HGT HM HORIZ HP HR HVAC ELEVATION EPOXY TERRAZZO FLOOR EPOXY TERRAZZO FLOOR ELECTRICAL ENTRANCE MAT ENTRANCE MAT ENTRANCE MAT ENTRANCE MAT EQUAL EQUIPMENT EQUIPMENT ELECTRIC WATER COOLER EXTERIOR CONTRACTOR FURNISH OWNER INSTALL OC OD OFD OFF OFOI OFCI OVH OH OPNG OPP NING INSIDE DIAMETER INCLUDING INSULATION INTERIOR IRON PIPE SIZE ID INCL INSUL INT IPS CROWN MOLDING PAINTED CROWN MOLDING STAINED CERAMIC MOSAIC TILE CERAMIC MOSAIC TILE BASE CERAMIC MOSAIC TILE BASE CONCRETE MASO FIRE ALARM FURNISHED BY OTHEI FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER (FINISH FLOOR ELEVA) JOIST JANITOR JOINT FA FBO FD FE FEC FFE FHC FHVC FE FLR FOC FOF FOM FOM FOM P PARA PBD PCF PERF PERI PL PLAM PLAS PLYWD PP PPB PPW BD RETE CONSTRUCT CHAIR RAIL CORRIDOR KITCHEN KNOCKOUT

FINISH FLOOR ELEVA FIRE HOSE CABINET FIRE HOSE VALVE CA FINISHED END FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF FINISH FACE OF FINISH FACE OF STUDS FIREPROOFING

LENGTHLONG LABORATORY LAMINATE LEFT HAND LINOLEUM LINOLEUM TILE LIVE LOAD L LAB LAM LH LI LIB LIT

METER MAGONY MAGNILM MEDIAM DEHSTY / BER BCARD METIAM METIA MANHOLE MANHOLE MANHOLE MILMETER MASORY FORMA MILMETER MASORY FORMA MILMETER MASORY FORMA MILMETER NORTH NATURAL NOT IN CONTRACT NUMBER NOMINAL NOISE REDUCTION COE NOT TO SCALE ON CENTER OUTSIDE DIAMETER OVERLOW ROOF DRAIN OFFICE OWNER FURNISH OWNER INSTA OWNER FURNISH CONTRACTOR OWNER FURNISH CONTRACTOR OPPOSITE HAND OPPOSITE F OPENING OPPOSITE OPHORIE PARTIED PARTIELE BOARD POLINDS FER CURE FOOT PERFORATER PERFORATER POLINDS FER LINEAR FOOT PLASTIC LANNAITE PLASTIC LANNAITE PLASTIC LANNAITE PORCELAN PARER MALL PAR

PSF PSI PT POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PRESSURE TREATED QT QTB QUARRY TILE QUARRY TILE BASE RI R RCP RD REF REFR REFR REQ REV RH ROW RVWC RUBBER BASE REFLECTED CELLIN ROOF DRAIN REFERENCE REFRIGERATOR REINFORCING REQUIRE(D) (ING) REVISION RIGHT HAND ROOM(S) RIGHT OF WAY RIGHD VINYL WALL SOUTH SPLEAS HELCK SOLID CORE SCHEORE SCHEOLE SECTION SECTION SECURCATION(S) SPECIFICATION(S) SPECIFICATION(S) SPECIFICATION(S) SPECIFICATION(S) SPECIFICATION(S) SPECIFICATION(S) SPECIFICATION(S) STONE CONTENTION STONE CONTENTION STONE CONTENTION STONE BASE STANED CONCRETE S SCHED SCHED SHR SIM SPK SPK SPK SPK SPK SS STC STC STC STC STC STC STL STC STL STC STL STAINED CON STANDARD STEEL STORAGE STRUCTURAL SHEET VINYL SHEET VINYL SHEET VINYL C SYMMETRICAL SYSTEM SV SVB SYM

ANI TACK BOARD TOP OF CURB 19. SEJ TOP OF STRUCTURAL STEEL TELEPHONE THICK TOP OF BANA TOP OF BANA TOP OF BANA TOP OF STEEL (BOTTOM OF ROOF DECK) TOP OF STEEL (BOTTOM OF ROOF DECK) TOLET #ARTIN TELEVISION TB TOC TOSC TEL THK TOP TOP TOM TOS TP TV TYP TZ TZB TELEVISION TYPICAL TERRAZZO TERRAZZO BASE UNDERCUT UNLESS OTHERWISE NOTED UNDER SEPARATE CONTRAC UC UNO USC VARNISH VAPOR BARRIER VINYL BAGE VINYL COMPOSITION TILE VERTICAL VESTIBULE VINYL TILE VINYL TILE VINYL WALL COVERING VAR VB VCT VERT VEST VT VTR VWC VINT WALL COVERING WEST WITH WOOD BASE PAINTED WOOD BASE STAINED WOOD PAISE STAINED WOOD PAISE STAINED WITH OLD T WOOD PAISE ING PAIRTED WOOD PAISE ING PAIRTED WOOD PAISE ING PAIRTED WOOD PAISE ING PAIRTED WATER STOP WAINSCOT WEIDED WRE FABRIC WBP WBS WC WD WDS WIN WP WPD WPP WPS WS WSCT WT WWF



105 EAST HOPKINS

105 E Hopkins St, San Marcos, TX 78666,

PERMIT SET 03/31/2021

GENERAL PROJECT

NOTES

ALL ACCESSIBLE ROUTES (OTHER THAN RAMPS) SHALL NOT EXCEP A SLOPE OF 1:20, AND CROSS SLOPES SHALL NOT EXCEED A SLOP

THE DRAWINGS INDICATE BOILDRAY GONDATION THE CONTRACTOR SHALL ANTICIPATE POSSIBLE SLIGHT DEVIATION

REMOVE ALL BUILDING PARTS AND/OR OTHER ITEMS TO ALLOW FOR THE INSTALLATION AND CONNECTION OF NEW WORK, COORDINATE THE WORK WITH THE HVAC, PLUMBING AND ELECTRICAL

REMOVAL OF THE BUILDING PARTS SHALL BE PERFORMED IN A SAFE, ORDERLY AND CAREFUL MANNER, WITH THE CONSIDERA AT ALL TIMES FOR THE SAFETY AND WELFARE OF THE OWNER.

ANY DUES ITONS CONCERNING OWNERSHIP OF SALVAGEABLE MATERIAL SHALL BE ANSWERED BY THE OWNERS ON OWNERS REPRESENTATIVE. ALL ITEMS OTHER THAN FINISH MATERIALS TO BE REMOVED AS PART OF THIS CONTRACT ARE INDUCTED WITH DASHED LINES ON DEMOLITION SHEETS. DISPOSE OF THESE

NEW FINISHES, INCLUDING BUT NOT LIMITED TO: PLUMBING FIXTURES, SIGNAGE, SWITCH PLATES, TELEVISION BRACKETS, WA OUTLET COVERS, TOILET ACCESSORIES, CORNER G SAVE FOR REINSTALLATION AFTER COMPLETION OF . PROTECT ALL EXISTING FINISHES, DOOR FRAMES, EQUIPMENT AN MATERIAS THAT ARE TO REMAIN IN PLACE. DAMAGE TO EXISTIN COMPONENTS BY CONTRACTOR SHALL BE REPLACED WITH NEW MATERIAL OF LIKE KIND AND QUALITY THAT MATCH THE EXISTING STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR PREPARAM EXISTING SURFACES TO RECEIVE NEW FINISHES SCHEDULED. 2. REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWING ADJACENT AREAS (POSSIBLY ON OTHER FLOORS). REMOVE AND REINSTALL (OR REPLACE) CEILING TILES AND GRID AS REQUIRED DEMONSTALL (OR REPLACE) CEILING TILES AND GRID AS REQUIRED

AND TERMINATED AT DESIGNATED POINTS, BERVICE CONTROL TO SHALL BE SAFELY REMOVED, CAPPED OR PLUGGED IN CONFORMIT WITH LOCAL LAWS AND ORDINANCES, REQUIREMENTS OF PUBLIC UNDERWRITERS, AND IN SUCH MANNER AS NOT TO INTERFERE WIT THE USE OF THE OCCUPIED SPACES IN THE BUILDING.

19. SEAL ALL PENETRATIONS, NEW AND EXISTING, ABOVE CEILINGS AT RATED FIRE WALLS IN AREAS OF WORK.

DAMAGED DURING CONSTRUCTION ARE TO BE I 18. IMMEDIATELY SEAL ALL PENETRATIONS IN EXISTING

LITEMS AND ASSOCIATED

OPENED DURING DEMOLIT AND/OR WATERPROOFING

RAWINGS. REFER TO J DETAILS FOR EXTEN

THE CONTRACTOR SHALL SUPERVISE AND DIREC USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL

NOTES APPLY TO ALL SHEETS 2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS EQUIPMENT, AND RELATED ITEMS REQUIRED TO COMPLETE THE

3. CONTRACTOR TO VERIFY ALL DIMENSIONS.



Project

EXOTICS - STEAKHOUSE EAST HOPKINS ppkirs \$1, 5an Matcos, 1X 78666.

MR. E 105 Hop

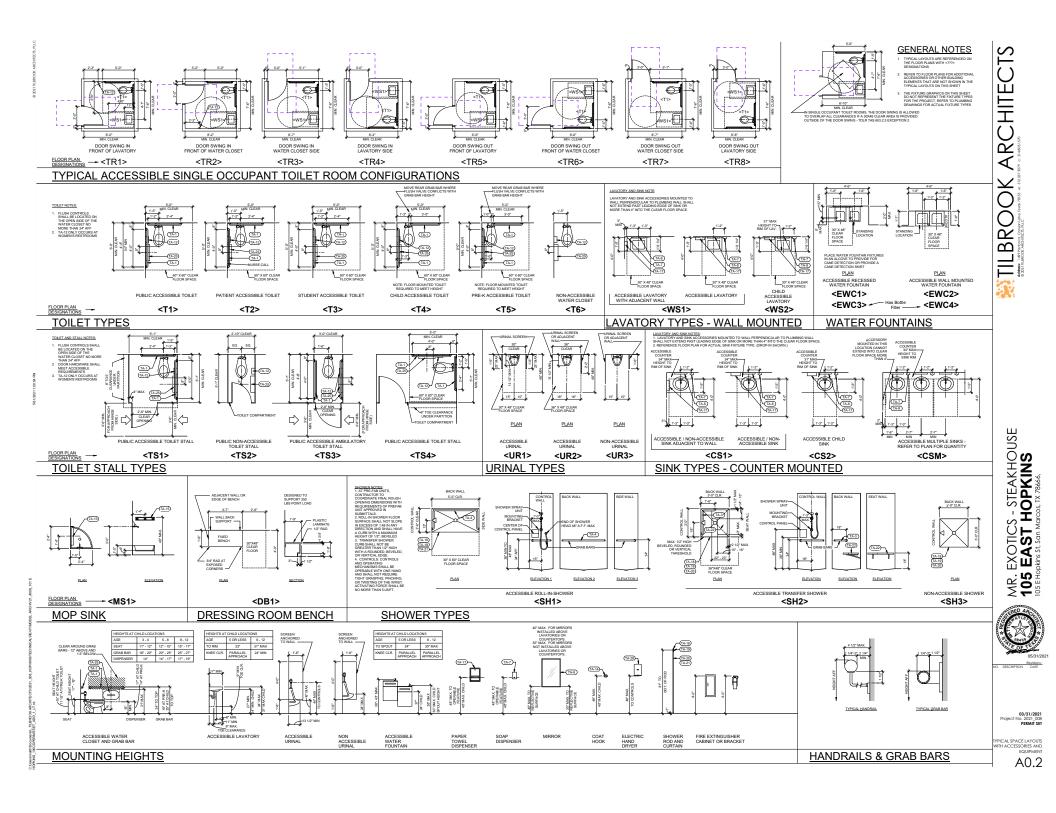
COVER SHEET G1.0

	LIFE SAFETY LEGEND	TILBROOK ARCHITECT
1/2 Comparing 1003.1 1 201 Comparing 1012.1 1 201 1012.1 201 10		MR. EXOTICS - STEAKHOUSE MR. EXOTICS - STEAKHOUSE 101 & 105 EAST HOPKINS 101 * 105 EMST * 106 101 * 105 EMST * 106 101 * 105 EMST * 106 105 * 105 EMST * 105 105 *
ﺩ. ﺩ		UFE SAFETY
		LS2.0

|S

BUILDING	<u>co</u>	DE ANALYSIS - PHASE		
OWNER: OR PROJECT NUMBER:				
PROJECT:	101 E/	AST HOPKINS ST		
LOCATION:	101 E	ast Hopkins St. San Marcos, TX 78666		
JURISDICTION				
APPLICABLE CODES:		International Building Code National Electrical Code		
		Jniform Plumbing Code		
	2015 L	Jniform Mechanical Code		
	2015 1	nternational Fire Code nternational Energy Conservation Code		
		Fexas Accessibilities Standards		
Gross Square Footage	04.000	105		
Building Height	24,900 2 Stori	es		
CODE CHAPTER		DESCRIPTION	SECTION	PAG
INTERNATIONAL BUILDING CODE				
CHAPTER 3: Use and Occupancy Classification	Group	8-2	303.3	50
	Group	104	505.5	
CHAPTER 4: Special Detailed Requirements Senaratio	n Walis	Walls separation dwelling/sleeping units must be fire partitions	420.2	92
Horizontal Sep	aration	Floor assemblies separating dwelling unit must be horizontal assemblies, see Section 711	420.3	92
Autometic Sprinkler			420.5	92
CHAPTER 5: General Building Heights and Areas Allowable	Height	60 ft, 3 Story	504.3, 504.4	98, 9
Aliowable Buildin	ng Area	21,000 Laundry = Separated per 420, area < 10%	506.2 508.2	103
	bry Ose	Laundry - deparated per 420, area < 10%	500.2	107
CHAPTER 6: Types of Construction Construction Classi		Time V R	602	113
Fire Resistance Rating Requir	ements	Type V-B	Table 601	113
Strucutral Bearing Walts (e		0 hr	Table 601 Table 601	113
Bearing Walls (interior)	0 hr	Table 601	113
Nonbearing Walls and Partitions (e Nonbearing Walls and Partitions (i	exterior)	0 hr	Table 602 Table 601	113
Floor Cons	truction	0 hr	Table 601	113
Roof Cons Fire Separation D	truction	0 hr	Table 601 602	113
Fire Resistance	Ratings	0 hr	602	114
CHAPTER 7: Fire-Resistance-Rated Construction				
Maximum Area of Exterior Wall Op	penings	Unlimited Comply with 1021.1, 1/2 hr rating	705.8	98 128
Fit	e Walls	2-hour between buildings	706.5.1.2	128
Separatio Horizontal Asse	n Walls	1/2 hr, per 420.2	708.1, 708.3	128
Horizontal Ass	embres	1/2 hr	/11.2.4.3, 420.3	130
CHAPTER 8: Interior Finishes		Exit Enclosures & Passageways - Class C (FS 76-100 / SD 0-450)	803.11	205
Based on Residential Occ	upancy	Corridors - Class C (FS 76-100 / SD 0-450)	803.11	205
	_	Rooms and Enclosed Spaces - Class C (FS 76-100 / SD 0-450)	803.11	205
CHAPTER 9: Fire Protection Systems				
Automatic Sprinkler S	lystems	Required	903.2.2.8	211
Fire Alarm S	lystems	Not required Required	907.2.9	227
	uishers	Exception: 1 per unit with a minimum rating of 1-A:10 B-C	906.1	221
Fire Exting				
CHAPTER 10: Means of Egress				
CHAPTER 10: Means of Egress Max: Floor Area Allowances per Oc			Table 1004.1.2	251
CHAPTER 10: Means of Egress Max. Floor Area Allowances per Oc Occupa Egres	nt Load s Width	First Floor: 63, Second: 72 2 in per occupant	1005.3.2	253
CHAPTER 10: Means of Egress Max. Floor Area Allowances per Oc Cocupa Egres Common Parh o	nt Load s Width f Travel	First Floor: 63, Second: 72 2 in per occupant 125 feet at R-2 occupancies	1005.3.2	253 253
CHAPTER 10: Means of Egress Max. Floor Area Allowances per O Cocupa Egres Common Pah o Exit.Access Travel O Minirum.Number.	nt Load s Width f Travel listance of Exits	First Floor: 63, Second: 72 2 in per occupant 125 feet at R-2 occupancies 250 feet max at R-2 occupancies 2	1005.3.2 1006.2.1 1017.2 1021.2.4	253 253 277 280
CHAPTER 10: Means of Egress Max. Floor Area Allowances per Oc Occupa Egres Common Parto Exit Access Travel D Exit Access Travel	nt Load s Width f Travel listance of Exits	First Floor: 63, Second: 72 2 in per occupant 125 feet all: A cocupandies 260 feet max at R-2 occupandies 2 2 Within unit = 36"	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2	253 253 277 280 279
CHAPTER 10: Means of Egress Max. Floor Area Allowances per Cocopa Egres Common Parto Extra Access Tarves D Minimum Nationa Minimum Condo	nt Load s Width f Travel listance of Exits r Width ir Width	First Pioce 63, Second 72 2 h ppc occupant 125 feet at R-2 occupancies 265 feet mar at R-2 occupancies 2 2 Within unit - 30° Elsewhere - 44° 44°	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2	253 253 277 280 279 252 268
CHAPTER 10: Means of Egress Max. Poor Area Allowarcos per CO Cocapa Egres Common Paho Eck Access Travel D Minismum Number Minismum Contrido	nt Load s Width f Travel listance of Exits r Width ir Width	Firef Floor 63, Becond 72 2) ngo coccupantia 125 feat at R-2 accupantia 200 feat mait at R-2 accupantia 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005	253 253 277 280 279 252
CHAPTER 10 Mann of Egress. Mar. Floor Ana. Altowarton per Co Egre Control Control Control Edit Ansona Tradi Materiana Casto Materiana Casto Edit Ansona Tradi Materiana Casto Edit Ansona Tradi	nt Load s Width f Travel listance of Exits r Width ir Width	First Pioce 63, Second 72 2 h ppc occupant 125 feet at R-2 occupancies 265 feet mar at R-2 occupancies 2 2 Within unit - 30° Elsewhere - 44° 44°	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2	253 253 277 280 279 252 268
CHAPTER 10: Means of Egress Max. Floor Area Allowances per Cocopa Egres Common Pana Extra Access Tarves D Minimum Nationa Minimum Cardio Minimum Cardio	nt Load s Width f Travel listance of Exits r Width ir Width airways	Firef Floor 63, Becond 72 2) ngo coccupantia 125 feat at R-2 accupantia 200 feat mait at R-2 accupantia 2 2 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2	253 253 277 280 279 252 268
CHAPTER 10 Maars of Egress Mar. Floor Anna Absounces per Co Egre Control Control Control Ent Access Tard Meterum Control Meterum Control Ent Access Tard Meterum Control Ent Access Tard	nt Load a Width f Travel listance of Exits r Width airways STC	Prier Floor 63, Second 72 Ja per occupant 125 feet af 82 occupancies 205 feet mars af 82 occupancies 206 feet mars af 82 occupancies 207 feet mars 397 Eleventrus - 44° 44° A Raing Required, Atsmospherically communicate between only ters donies.	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2 1019.3.1	253 253 277 280 279 252 268 278
CHAPTER 10 Maars of Egress Mar. Floor Anna Absounces per Co Egre Control Control Control Ent Access Tard Meterum Control Meterum Control Ent Access Tard Meterum Control Ent Access Tard	nt Load a Width f Travel listance of Exits r Width airways STC	Prof. Pacer 72 21 hour a for a per conquert 21 hour a for a conqueries within an an Ar Conqueries 20 hours a for a conqueries 20 hours a for Castran a for No Rute Request. Atmospherically communicate bateven only as dones a status.	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2 1019.3.1	253 253 277 280 279 252 268 278
CHAPTER 10 Mans of Epres. Mark Foor Area Atomacols per Co Company Common Egre Common Egre Common Egre Common Egre Est Access Teo Est A	nt Load s Width f Travel listance of Exits r Width ir Width alrways STC IIC	Pres Paco 43, Sacond 12 2 per ecologies 2 per	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2 1019.3.1 1207.1	253 253 277 280 279 252 268 278 278
CHAPTER 15 Maris of Epent Mis Floor Area Albumores per Co Ocception Councer Fairs End Access Taria Bioline State Mission Fairs Chapters 12: Indee Environment UNIFORM PLANEING CODE UNIFORM PLANEING CODE	nt Load s Width f Travel listance of Exits e Width ir Width airways STC IIC	Pre-Parce 13, Sacout 12 12 per conjunct 20 har no at 8, 2 conjuncts 20 har no at 8, 2 conjuncts Pre-Parce 14, 2 Pre-Parce 14, 2 Pre-Parc	1005.3.2 1006.2.1 1017.2 1021.2.4 1020.2 1005 1011.2 1019.3.1	253 253 277 280 279 252 268 278 278 314
CHAPTER 10 Mans of Epres Mar. Foor Area Atomacols per Co Occupant Common Egre Common Egre Common Egre Common Egre Est Access Teo Universe Teo Universe Common Est Access Teo ComPER 12 Industr Environment UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE	nt Load s Width f Travel listance of Exits r Width always STC IIC acilities Closets Casetory	Pres Paco 63, Salono 12 2 per ecologie 2 ecol	1005.3.2 1006.2.1 1007.2 1021.2.4 1020.2 1005 1011.2 1019.3.1 1207.1 422.1 422.1	253 253 277 2800 279 252 268 278 278 314 314 38 38 38
CHAPTER 10 Mans of Epres Mar. Foor Area Atomacols per Co Occupant Common Egre Common Egre Common Egre Common Egre Est Access Teo Universe Teo Universe Common Est Access Teo ComPER 12 Industr Environment UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE UNIVCRM PLIABEND CODE	nt Load s Width f Travel listance of Exits r Width always STC IIC acilities Closets Casetory	Pres Paco 63, Salono 12 2 per ecologie 2 ecol	1005.3.2 1008.2.1 1007.2 1021.2.4 1020.2 1005 1011.2 1019.3.1 1207.1 1207.1 422.1	253 253 277 280 279 252 268 278 314 314 38 38
CHAPTER 12 Manual d'Epeni Mais Tror Ana Albunances per co Concert Parts Concert Parts Concert Parts Concert Parts Concert Parts Manual Concert Concerter La Manual Concerter Con	nt Load s Width f Travel istance of Exiss e Width ar Width arways STC IIC acilities Closets avaities Shower en Sink	Prac Face 7 53, Sacout 72 2 a per ecologiest 201 test may a 62 sociaparolas 201 test may 62 social 201 test may 63 social 201 test may	1005.3.2 1005.2.1 1007.2 1021.2.4 1020.2 1001.2 1011.2 1011.2 1011.3 1011.3 1207.1 422.1 422.1 422.1	253 253 2777 280 279 252 268 278 278 314 314 38 38 38 38 38 38 38

Reimath Desumers, TILBROCK RICHTECTS (2021, C08, HOPKINS)TECHNICAL RENTWODEL ARCHW21, MOR., 101 E KKIS 100020ERMARTSTT, 400, 1, 1, 1, 64

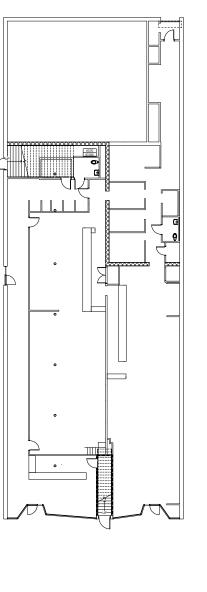






XISTING - FLOOR PLAN

03/31/2021 Project No. 2021_008 PERMIT SET



2) LEVEL 1 EXISTING FLOOR PLAN

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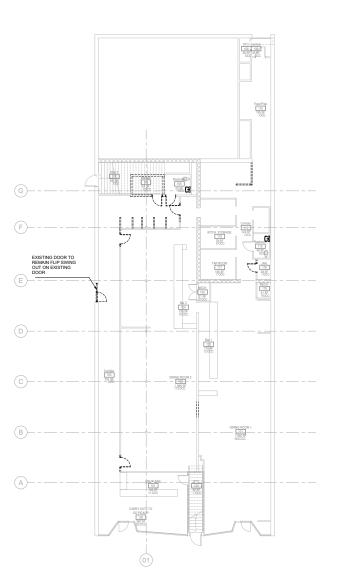




GENERAL DEMOLITION NOTES

- . THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND RELATED ITEMS REQUIRED TO COMPLETE THE DEMOLITION WORK AS INDICATED BT THE CONTRACT DOCUMENTS
- 2. THE CONTRACTOR SHALL SUPERVISE AND DRECT THE WORK, USING HIS BEST SKILL AND ATTENTION HE SHALL BE SOLELY RESPONSIBLE FOR ALL DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND FORCEDURES, AND FOR CONTRACT.
- THE CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES AND INSPECTIONS REQUIRED FOR THE EXECUTION OF THE WORK
- HIS CONTRACTIONS HALL BE ARELY REMOVED, CAPPED OR PLUGGED IN COMPORTY WITH LOCAL LWIS AND ORIGINANCES, RECURREMENTS OF LOCAL UTLITY COMPANIES, AUCH MANNER AST DN OT DIFFERENCE WITH USE OF THE SUCH PLUGGED IN COMPANIES AND DIFFERENCE WITH USE OF THE OCCUPIED SPACES IN THE BUILDING
- 5. REMOVE ALL MISCELLANEOUS DEVICES AS REQUIED TO INSTALL NEW FNISHES, INCLUDED BUT NOT LIMITED TO PLUMBING FXTURES, SIGNAGE, SWITCH PLATES, TELEVISH BRACKETS, WALL OUTLET COVERS, ETC. SWIF FOR REINSTALLATION AFTER COMPLETION OF FINISH WORK
- CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE FOR INFECTIOUS CONTROL MEASURES DURING CONSTRUCTION
- DASHED WALLS INDICATE WALLS DOORS, FIXTURES, CASEWORK, ETC. TO BE REMOVED IN THEIR ENTIRETY
 ANY QUESTIONS CONCERNING OWNERSHIP OF SALVAGEABLE MATTERIAL SHALL BE ANSWERED BY THE OWNER, OR THE OWNERS R SERPESSINTATIVE
- OWNERS'S REPRESENTATIVE 9. IMMEDIATELY SEAL ALL PENETRATIONS IN EXISTING SLAB OPEN DURING DEMOLITION WITH FIRESTOPPING MATERIAL AND WATERPROOFING
- 10. SEAL ALL PENETRATIONS, NEW AND EXISTING, ABOVE CEILING AT FIRE RATED AND SMICKE PARTITIONS IN AREAS OF WORK AS RECUIRED TO MAINTAIN RATING

KEYNOTE LEGEND



2 LEVEL 1 DEMOLITION FLOOR PLAN

DEMO - FLOOR PLAN

Δ

03/31/2021 Project No. 2021_008 PERMIT SET

06/01/2021 Revision: DESCRIPTION DATE ADDENDUM 1 05/31/21 ADDENDUM 2 06/01/21



STO.---Contidor 108 - 355F 26 SF

Food Pre

Kitchen 112 284 SF

Corridor 125 123 SF

Restored 105FQ

28 St 105 119 21 SF

STORAGE 126 94 SF

KITCH. STORAG 115 78 SF

> TAP ROOM 117 105 SF

> > 121 1.540 SF

MECH. 120 21 SF

Bar 2 104 193 SF

Bar 1 122 179 SF

PIANO STAGE

DINING ROO 102 1,666 SF

> 5RUIZ BAR 101 163 SP

TAKE EXISTING WALL COPICKUP 6" ABOVE CEILING

165 56 301 165 56 200 165 57

EXISTING DOOR TO REMAIN FLIP SWING OUT ON EXISTING DOOR

 \mathcal{D}

Corridor 103 791 SF



06/01/2021 Revisions: DESCRIPTION DATE ADDENDUM 1 05/31/21 ADDENDUM 2 06/01/21

03/31/2021 Project No. 2021,008 PERMIT SET FLOOR PLAN A3.2

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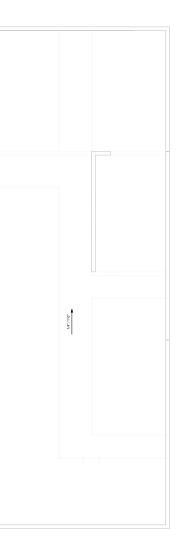
(A)

TILBROOK

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roof plan A3.3

C:Users/math/Documents/_TILBROOK ARC HOPKINS_100CDPERMITSET_ADD_1_LT.

1) ROOF PLAN

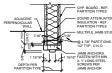
Revisions:



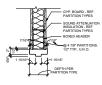


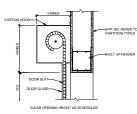
STUD-DOOR JAMB DETAIL

Rents/ TILBROOK/



6 STUD-DOOR HEAD DETAIL

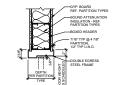






INT. DBL EGRESS STEEL DOOR JAMB @ M.S. SCILE 1107*170

INT. DOUBLE EGRESS STEEL DOOR HEAD @ M.S. SCALE 1 127 = 127



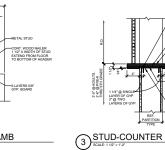
2 COILING COUNTER JAMB

DOOR GUIDE-

CURTAIN

COUNTER-

PARTITION TYPE



ADJACET TO THE POWER THE STREAM OF THE POWER NULL THE ADJACET TO THE POWER NULL THE ADJACET TO THE POWER TO THE POWER THE POWER STREAM OF THE POWER ST

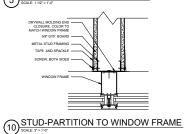
SCREWS WITH PHILIPS FLAT HEA (§ 12° O.C. INSTALL SCREWS WITHIN 6° FROM EACH END OF THE COUNTER

DNT. LAYERS OF 3/4" APA

CONT. PLYWOOD NAILER, 1/2" EXT. GRADE VENEER CORE PLYWOOD, WIDTH OF PARTITION

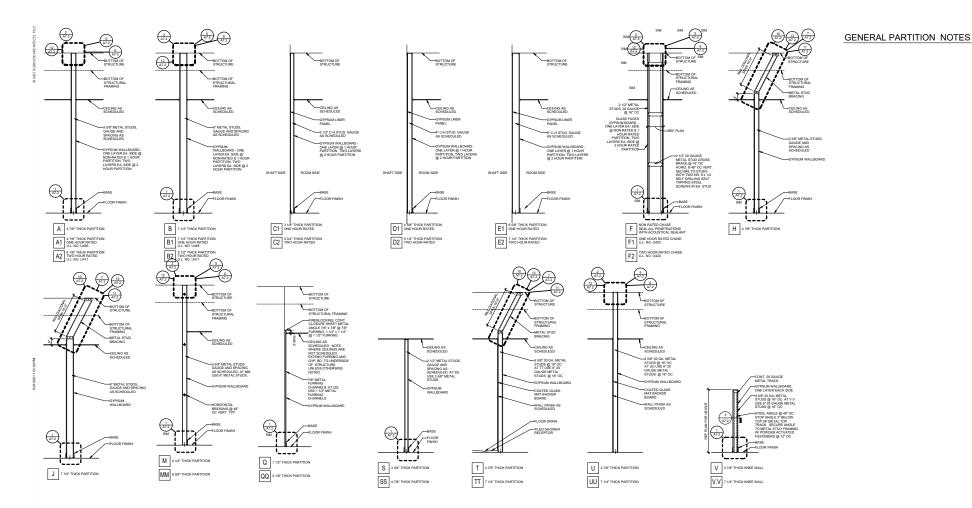
METAL TRACK

ADHERE COUNTER IN THE FIELD TO THE PLYWOOD NAILER -16 GA., 304 STAINLESS STELL COUNTER, NO. 4 FINISH LAMINATED TO PLYWOOD



5 STUD-INT. STEEL DOOR HEAD



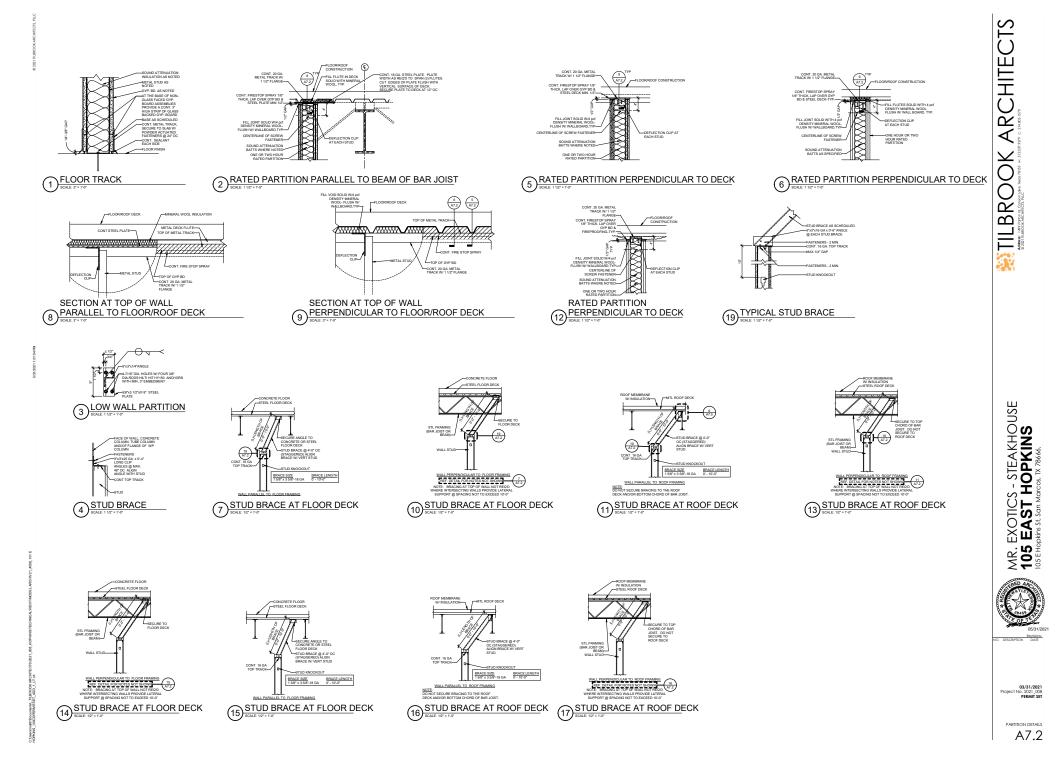


INDER IN

TILBROOK ARCHITECTS



03/31/2021 Project No. 2021_008 PERMIT SET



DOOR AND FRAME SCHEDULE																	
	DOOR						FRAME										
	SIZE						DETAIL					FAL					
			WI	DTH			1								TYP	FIRE RATING	1
MARK	DESCRIPTION	WIDTH	PANEL 1	PANEL 2	HEIGHT	THICK	MAT'L	TYPE	MAT'L	TYPE	DEPTH	HEAD	JAMB	SILL	Е	MINUTES	NOTES
400	SINGLE	21 AL	21.02		6' - 10"	134*		FGAL		AL:1	4.1/2*						
102	SINGLE	3'-0"	3'-0"		7'-0"	1 3/4*	WD	FWD	STL	AL: I STL1	53/4*			-			
103	SINGLE	3' - 0"	3' - 0"		7" - 0"	1 3/4*	WD	FWD	STL	STL1	7"						
105	SINGLE	3' - 0"	3' - 0"		7' - 0"	1 3/4*	WD	FWD	STL	STL1	1' - 3"						
106	SINGLE	3' - 0*	3' - 0"		7' - 0"	1 3/4*	WD	FWD	STL	STL1	4 7/8*	-					
201	SINGLE	3' - 0"	3' - 0"		7" - 0"	134*	STL	LSTL	STL	STL1	5 3/4*						

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A7.3

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 1%oz \$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



STOP WORK ORDER

Work regulated by the City of San Marcos Code of Ordinances being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the Building Official / Code officer is authorized to issue a stop work order.

Location:

This written notice is to the owner of the property involved, to the owner's agent, and/or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease.

The stop work order shall state the reason and conditions under which the cited work will be permitted to resume.

105 E Ho? Kins OBTAIN PERMIT OBTAIN AUTHORIZED INSPECTION and the second se OTHER

Any person who shall continue any work having been served with a stop work order, except such work as that person is directed by the city to perform to remove a violation or unsafe conditions, shall be subject to penalties as prescribed by law.

City of San Marcos Building Inspections- 512-805-2630

City of San Marcos, 630 E. Hopkins, San Marcos, TX 78666

Jeff Dorneh. Inspector: 🔹

_____ Date of Posting: APril 19031

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN CBA)



Updated: September, 2020

CONTACT INFORMATION

Applicant's Name	John Mark Slack	Property Owner	Carl Aiken				
Company		Company					
Applicant's Mailing Address	714 burleson street	Owner's Mailing Address					
Applicant's Phone #	8302558733	Owner's Phone #	5128205858				
Applicant's Email	Johnmark1819@gmail.com	Owner's Email	chaja76@gmail.com				
PROPERTY INFORMATION Subject Property Address: 105, 101 east hopkins street, san marcos							
Zoning District: ^{T5} Tax ID #: R_41630							
Legal Description: Lot <u>W 3/4 of 8</u> Block 20 Subdivision							
Number of Parking Spaces: _0 Is property more than 300' from church, school, hospital, or residential district? Y							
DESCRIPTION OF REQUEST							
Business Name: <u>Mr Exotics</u> X Restaurant X Bar Other:							
Mixed Beverage Beer & Wine Late Hours Hours of Operation(ex. Mon 12pm-1am): Mon Tue 11am-10pm Hours 10pm Hours 10pm Hours 10pm Hours 10pm							
11am,10pm 11am,10pm 11am,10pm Thurs Fri Sat Sun							
Indoor Seating Capacity: Outdoor Seating Capacity: Gross Floor Area:							

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 OWN	ER AUTHORIZATION				
	(owner name) on behalf of (company, if applicable) acknowledge that I/we				
am/are the rightful owner of the property located 105 east hopkins street san marcos					
John Mark Slack I hereby authorize	(agent name) on behalf of				
(a	gent company) to file this application for				
	(application type), and, if necessary, to work with				
the Responsible Official / Department on my behalf throughout the process.					
Signature of Owner: Land Liber.	Date: <u>4/30/2021</u>				
Printed Name, Title: Carl Aiken					
Signature of Agent: John Mark Slack CC316190E80848B Printed Name, Title: John Mark Slack	Date: <u>4/30/2021</u>				
Form Updated October, 2019					

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

The City of San Marcos Development Code requires public notification in the form of notification signs on the subject property, published notice, and / or personal notice based on the type of application presented to the Planning Commission and / or City Council.

- Notification Signs: if required by code, staff shall place notification signs on each street adjacent to the subject property and must be placed in a visible, unobstructed location near the property line. It is unlawful for a person to alter any notification sign, or to remove it while the request is pending. However, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification requirements. *It shall be the responsibility of the applicant to periodically check sign locations to verify that the signs remain in place had have not been vandalized or removed. The applicant shall immediately notify the responsible official of any missing or defective signs. It is unlawful for a person to alter any notification sign, or to remove it while the case is pending; however, any removal or alteration that is beyond the control of the applicant shall not constitute a failure to meet notification.*
- 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: John Mark Slack	4/28/2021 Date:				
Print Name:					
Form Updated October, 2019					



Public Hearing CUP-21-17 Mr. Exotics Steakhouse

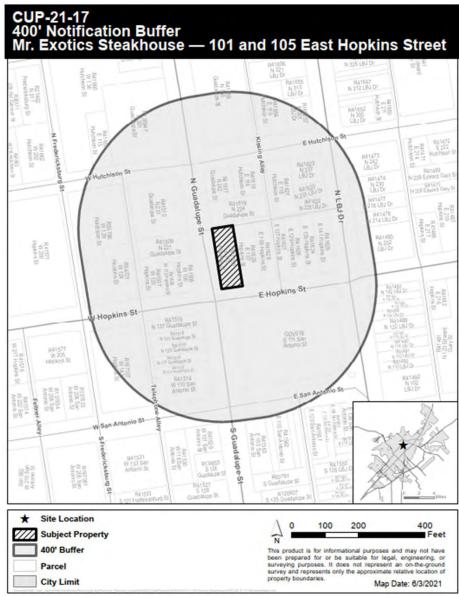
Hold a public hearing and consider a request by John Mark Slack, on behalf of Mr. Exotics Steakhouse, for a Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 101 and 105 East Hopkins Street. (A. Brake)

sanmarcostx.gov



Property Information

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



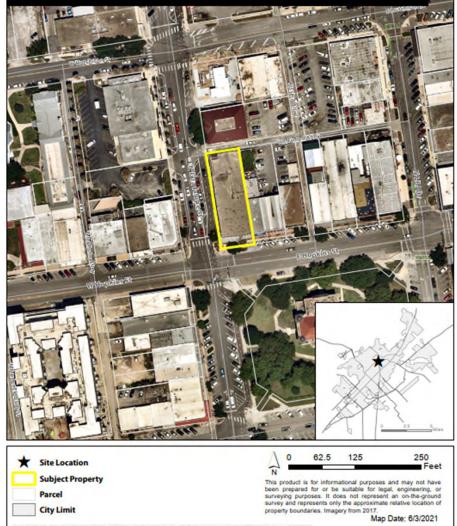
2



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



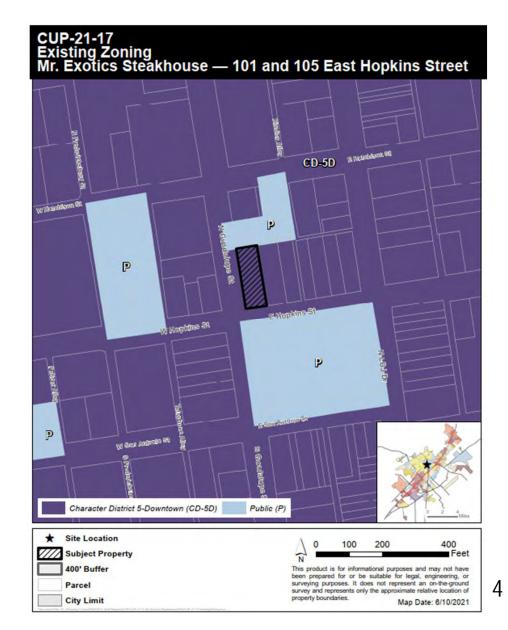


3



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





Photos from April 1 Code Enforcement Site Visit:



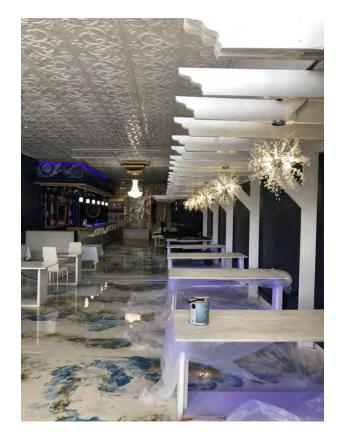




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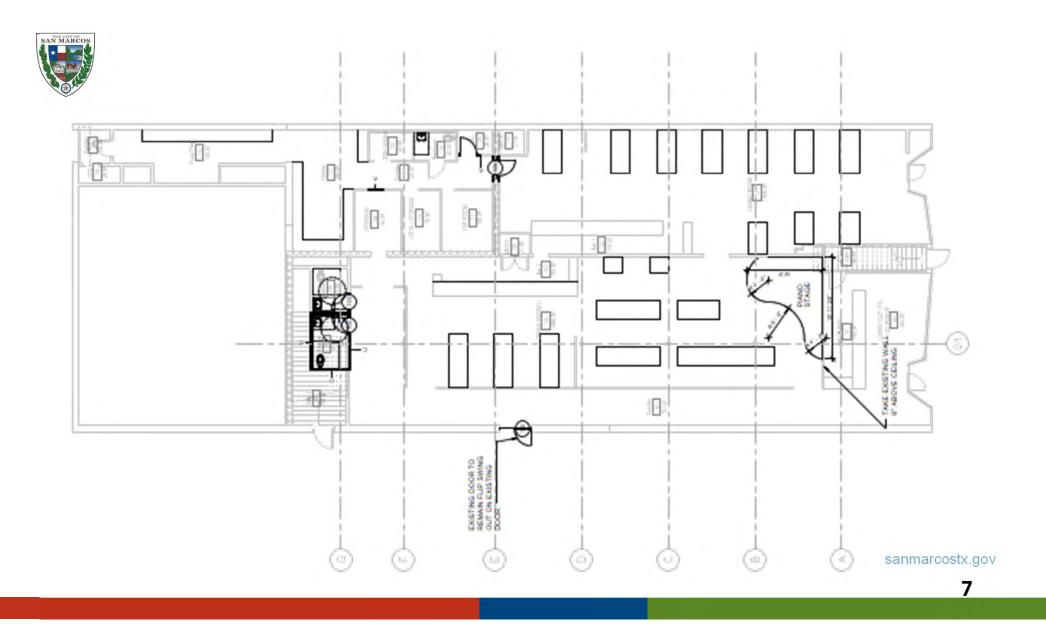
• Photos from April 1 Code Enforcement Site Visit:





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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

Appetizers

Steak bread \$12

Flame dose \$12

Lobster tail bites \$15

Charcuterie board \$16

Entrees

Bone-In Ribeye 1802 \$29.99 Filet mignon 602 \$20 802 \$29 Center cut sirloin 802 \$16 1102 \$19 New York strip 1602 \$26 Ribeye 1202 \$23 1502 \$26 T-Bone Steak 2202 \$32

Eye of round 8oz \$24

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



- Staff recommends **approval** of the request with 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.
 - The permit shall be effective upon completion of a functioning kitchen that meets all Environmental Health requirements to allow for foodnarcostx.gov 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_{sanmarcostx.gov} Certificate of Occupancy.