



# **Public Hearing**

## **CUP-21-17**

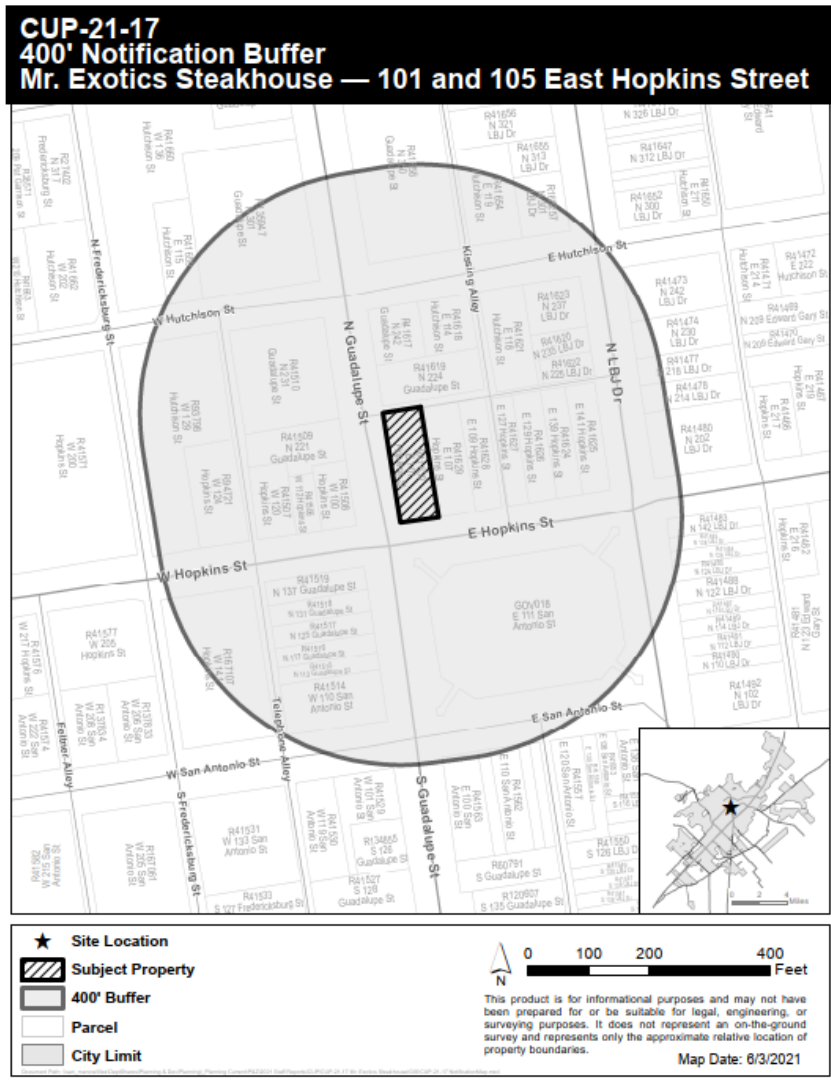
### **Mr. Exotics Steakhouse**

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)



# Property Information

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





# 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

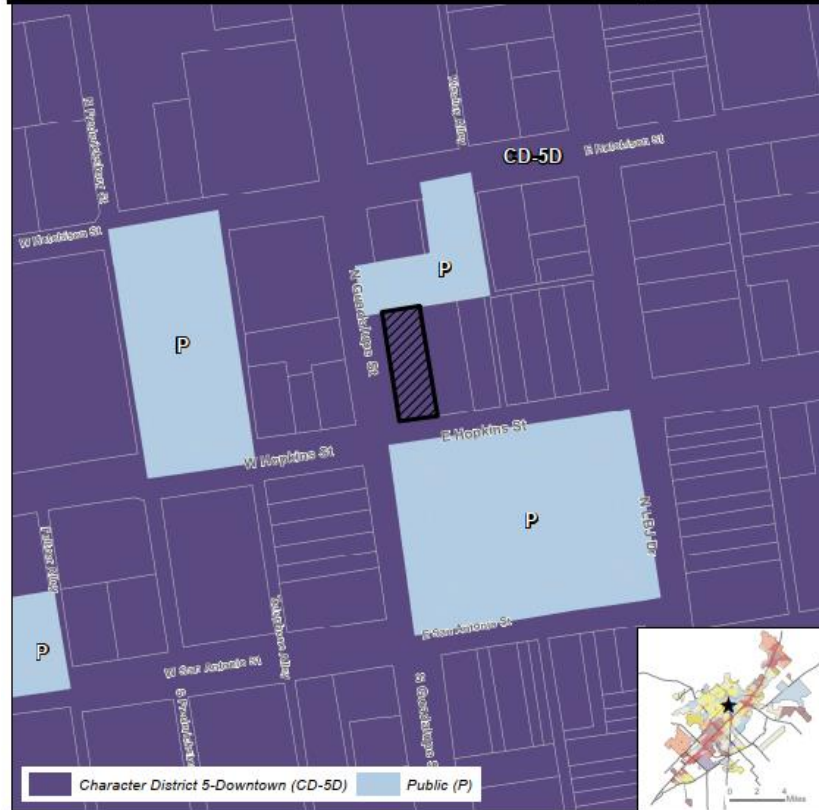




# Context & History

- 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**



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

0 100 200 400  
Feet

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: 6/10/2021



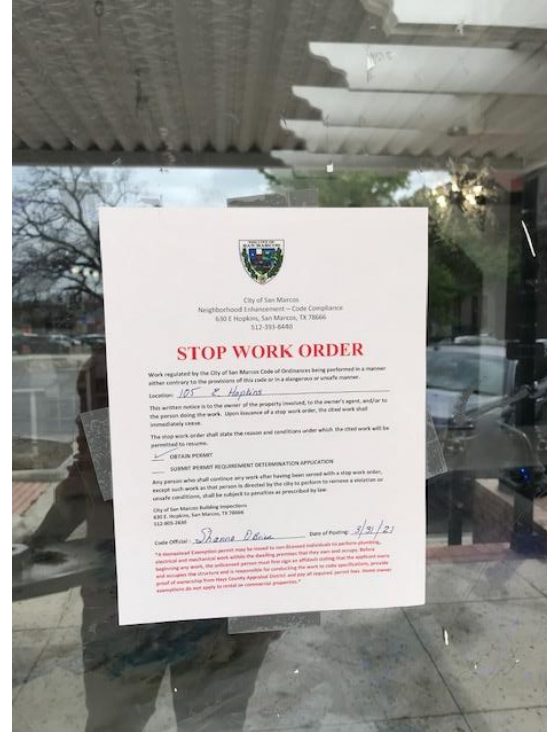


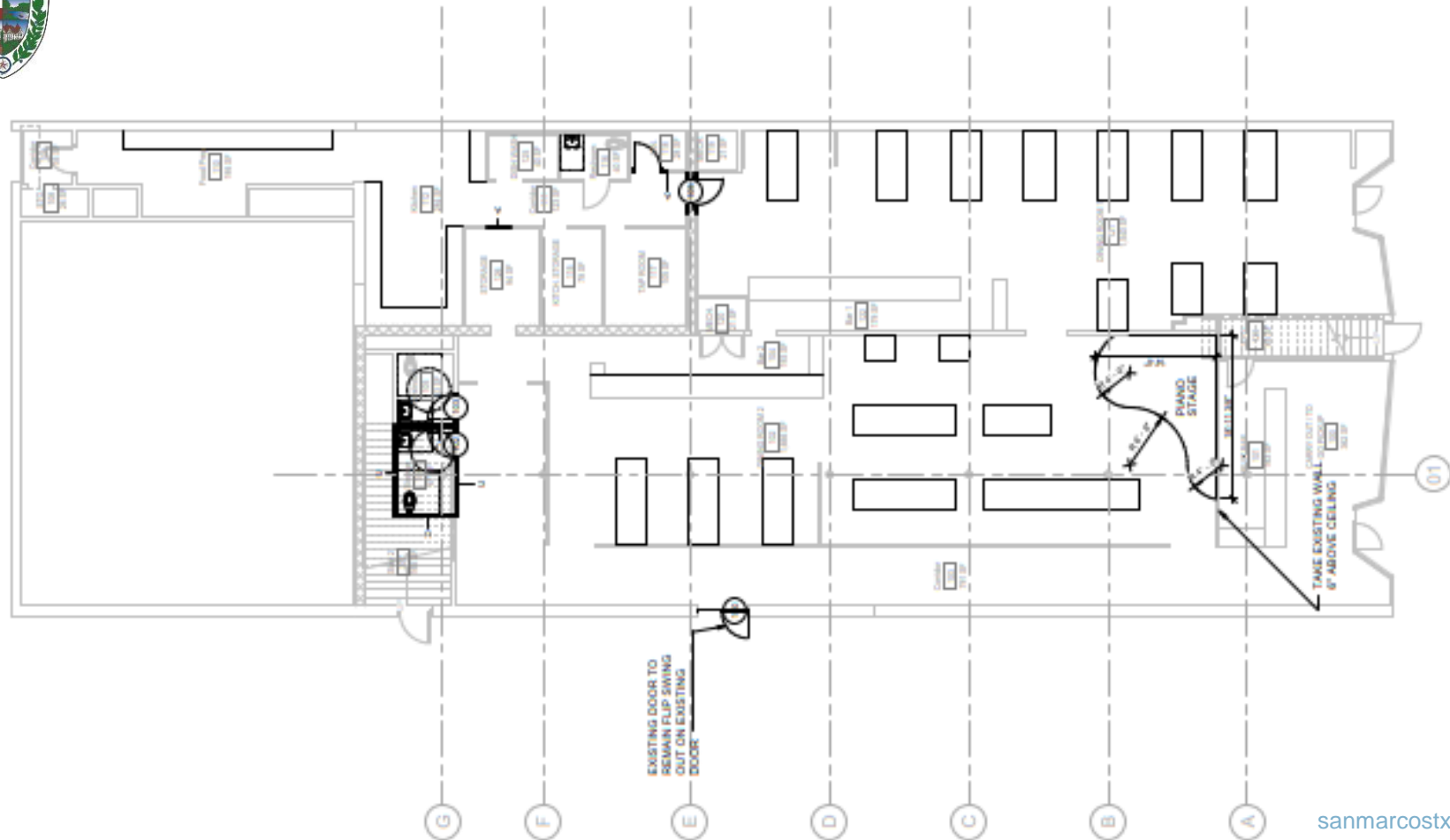
## • Photos from April 1 Code Enforcement Site Visit:





## • Photos from April 1 Code Enforcement Site Visit:







# 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 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.
  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 [sanmarcostx.gov](https://sanmarcostx.gov) Certificate of Occupancy.