



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: CUP-21-21(a), **Version:** 1

AGENDA CAPTION:

CUP-21-21(a) (Vodka Street CUP) Consider a request by Eric White, on behalf of Vodka Street, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 202 North LBJ Drive, Suite 101. (A. Brake)

Meeting date: August 10, 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
- ☒ Not Applicable

Master Plan:

N/A

Background Information:

The applicant is requesting a renewal of the Vodka Street CUP for the on premise consumption of mixed beverages. The establishment's original CUP was issued in 2014. A renewal of that permit was administratively approved in 2017.

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 the conditions of prior approvals and concerns from other departments.

Council Committee, Board/Commission Action:

Following the public hearing at the July 13, 2021 regular meeting, the Planning and Zoning Commission **postponed** consideration of the Conditional Use Permit to obtain more information regarding the violations identified by Code Compliance and the Fire Department as well as to allow the applicant to be present at the meeting.

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 three (3) years, provided standards are met.
2. The permit shall be effective upon compliance with the fire inspection completed on June 8, 2021.
3. The permit shall be effective upon compliance with the corrective action form issued by Code Compliance.
4. 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.
5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

| | |
|-------------------------------|-------------------------------------|
| Conditional Use Permit | 202 North LBJ Drive, Ste 101 |
| CUP-21-21(a) | Vodka Street Global Bistro |



Summary

| | | | |
|---------------------------------------|--|----------------------------|--|
| Request: | Renewal of a Conditional Use Permit | | |
| Applicant: | Eric White EFW Food & Beverage Inc. 202 N. LBJ Drive, Ste. 101 San Marcos, TX 78666 | Property Owner: | Aubrey Brisendine 202 N. LBJ Venture Group LP 2606 RR 620 N. Austin, TX 78734 |
| CUP Expiration: | March 25, 2020 | Type of CUP: | Restaurant / Mixed Beverage |
| Interior Floor Area: | 4,200 sq. ft | Outdoor Floor Area: | N/A |
| Parking Required: | 0 spaces | Parking Provided: | N/A |
| Days & Hours of Operation: | Monday – Sunday: 3pm-2am | | |

Notification

| | | | |
|---------------------|------------------------------------|------------------------------|--------------|
| Application: | N/A | Neighborhood Meeting: | N/A |
| Published: | N/A | # of Participants: | N/A |
| Posted: | July 2, 2021 | Personal: | July 2, 2021 |
| Response: | None as of the date of this report | | |

Property Description

| | | | |
|------------------------------|---|--|---------------------------------|
| Legal Description: | Original Town of San Marcos, Block 7, Lot 8 | | |
| Location: | Corner of East Hopkins Street and North LBJ Drive | | |
| Acreage: | 0.3029 acres | PDD/DA/Other: | N/A |
| Existing Zoning: | CD-5D | Proposed Zoning: | CD-5D |
| Existing Use: | Bar and Restaurant | Proposed Use: | Bar and 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 | Vacant, Commercial Suites | Downtown High Intensity |
| South of Property: | CD-5D | The Coffee Bar | Downtown High Intensity |
| East of Property: | CD-5D | Chimy's | Downtown High Intensity |
| West of Property: | CD-5D | Freddy C's Lounge/Patio | Downtown High Intensity |

| | |
|-------------------------------|-------------------------------------|
| Conditional Use Permit | 202 North LBJ Drive, Ste 101 |
| CUP-21-21(a) | Vodka Street Global Bistro |



Staff Recommendation

| | | |
|--|---|---------------------------|
| Approval as Submitted | <input checked="" type="checkbox"/> Approval with Conditions | Denial |
| <p>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:</p> <ol style="list-style-type: none"> 1. The permit is valid for three (3) years, provided standards are met. 2. The permit shall be effective upon a compliance with the fire inspection completed on June 8, 2021. 3. The permit shall be effective upon compliance with the corrective action form issued by Code Compliance. 4. 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. 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy. | | |
| Staff: Alison Brake, CNU-A | Title: Historic Preservation Officer | Date: July 8, 2019 |

History

The establishment's original CUP was issued in 2014. A renewal of that permit was administratively approved in 2017. The applicant is seeking the renewal of an existing CUP to serve Mixed Beverages.

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 the conditions of prior approvals and concerns from other departments.

Comments from Other Departments

| | |
|------------------------|---|
| Police | While the Police Department has received over 100 calls for service this year, Assistant Chief Winkenwerder explained that sometimes the address is used when incidents occur immediately outside. Sergeant Myers confirmed that there had been a few disturbances and fights but that the majority did not happen inside the establishment. |
| Fire | A fire inspection was conducted on June 8, 2021. The violations cited will be required to be cleared prior to the issuance of the CUP. A copy of the report is included as an attachment. A re-inspection was attempted on July 13, 2021 but the business was not open. As of report date, the Fire Department is still working to schedule an inspection with the applicant. |
| Code Compliance | The establishment received a score that was on the low end of passing following a Health inspection on June 8, 2021. Code Compliance has given the applicant a detailed corrective action form that outlines expectations for the establishment moving forward. Code Compliance will be conducting quarterly inspections and the applicant will be required to respond to their inspection requests. Additionally, the action form spells out the ramifications if the applicant does not communicate with Code Compliance, including citations and utility disconnections. Mr. White has yet to sign the corrective action form. |
| Public Services | No Comment |
| Engineering | No Comment |

| | |
|------------------------|------------------------------|
| Conditional Use Permit | 202 North LBJ Drive, Ste 101 |
| CUP-21-21(a) | Vodka Street Global Bistro |

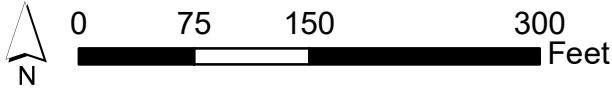


| Evaluation | | | Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5) |
|------------|--------------|------------|---|
| Consistent | Inconsistent | Neutral | |
| <u>X</u> | | | The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan. |
| | | <u>N/A</u> | The proposed use is consistent with any adopted neighborhood character study for the area. <i>Studies were not complete at the time of this request.</i> |
| <u>X</u> | | | The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. <i>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.</i> |
| <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. <i>The location is adjacent to other properties utilized as bars and restaurants with alcohol sales.</i> |
| <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>N/A</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. <i>The use is not incorporating adjustments or control devices to reduce or eliminate traffic.</i> |
| | | <u>N/A</u> | The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>The applicant is not proposing any new additional improvements to the site.</i> |
| <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. |
| <u>X</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-21-21
Aerial View
Vodka Street Renewal — 202 North LBJ Drive Suite 101



- ★ 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: 6/3/2021

CUP-21-21
Existing Zoning
Vodka Street Renewal — 202 North LBJ Drive Suite 101



Legend

Character District 5-Downtown (CD-5D)

Public (P)

★ Site Location

Subject Property

Parcel

City Limit

N

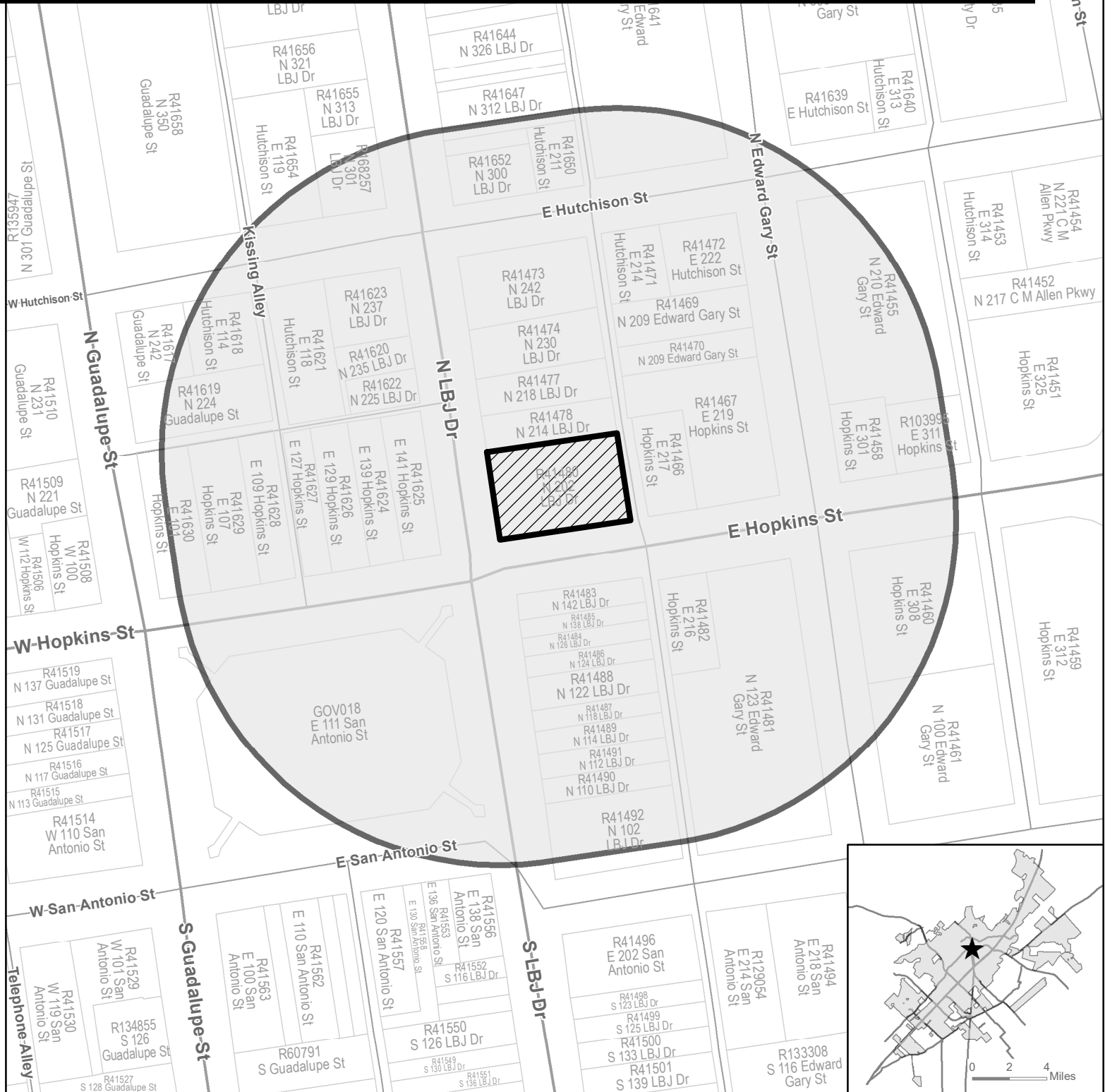
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Feet

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: 6/22/2021

CUP-21-21 400' Notification Buffer Vodka Street Renewal — 202 North LBJ Drive Suite 101



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



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Map Date: 6/3/2021

PLANNING AND DEVELOPMENT SERVICES



07/01/21

CUP-21-21

**Notice of Public Hearing
Conditional Use Permit – On Premise Consumption of Mixed Beverages
Vodka Street Renewal
202 North LBJ Drive, Suite 101**

CUP-21-21 (Vodka Street CUP) Hold a public hearing and consider a request by Eric White, on behalf of Vodka Street, for renewal of an existing Conditional Use Permit to allow the sale and on premise consumption of Mixed Beverages at 202 North LBJ Drive, Suite 101. (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, July 13, 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: <http://sanmarcostx.gov/541/PZ-Video-Archives>. Or email planninginfo@sanmarcostx.gov 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. All interested citizens are invited to watch or participate in the public hearing by the means described above. 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 **CUP-21-21**.

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 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 ADArequest@sanmarcostx.gov

PLANNING AND DEVELOPMENT SERVICES
Enclosure: Map (See Reverse)

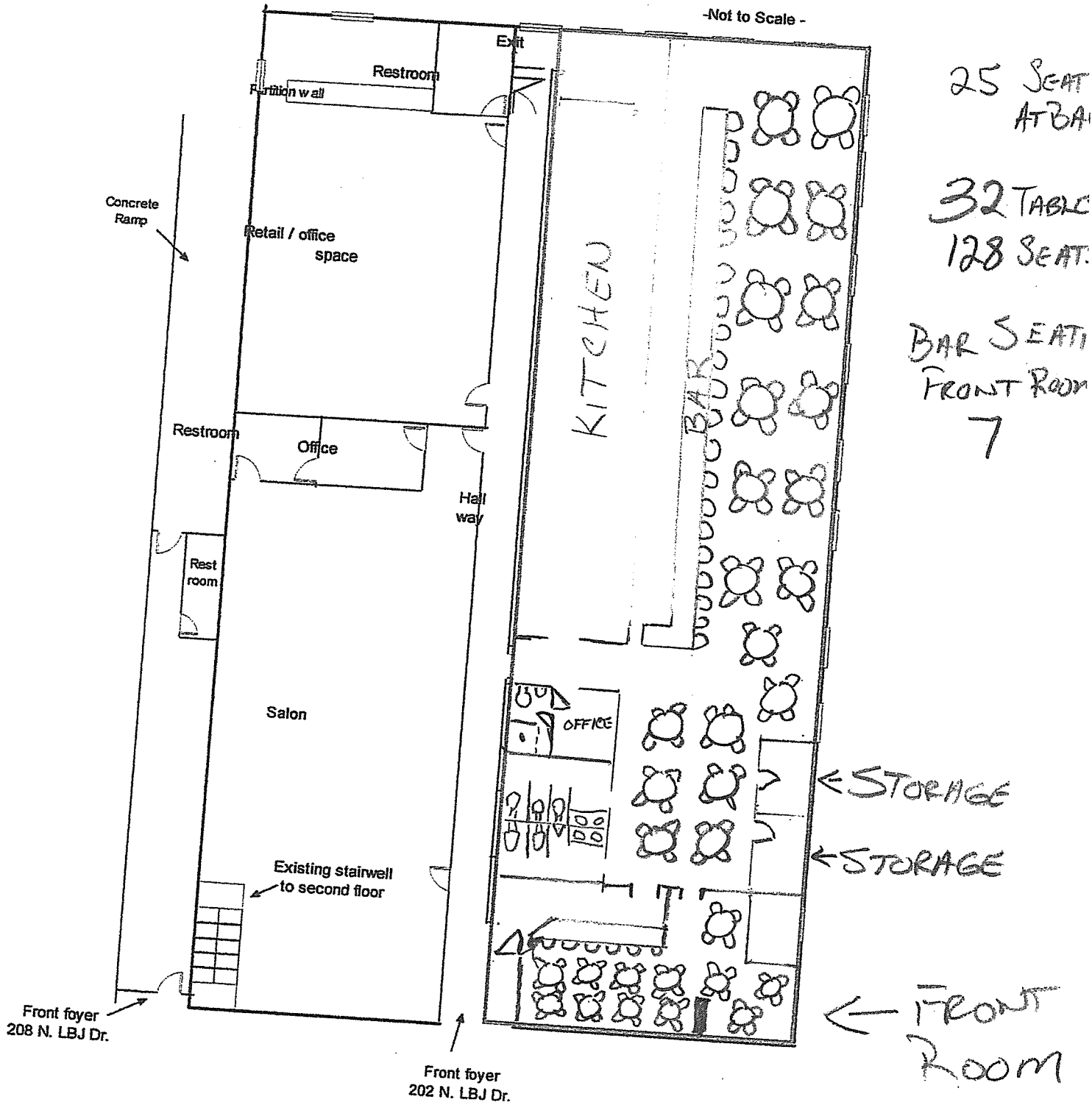
Notification List CUP-21-21

| Prroperty 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 |
| 41484 | 126 N LBJ DR, SAN MARCOS, TX 78666 | 126 & 138 N LBJ SERIES | 901 E CESAR CHAVEZ ST | AUSTIN, TX 78702-4205 |
| 41458 | 301 E HOPKINS ST, SAN MARCOS, TX 78666 | 13651 RESEARCH LTD ATTN: V & S ENTERPRISES | 3201 BEE CAVES RD STE 120-163656 | AUSTIN, TX 78746-6696 |
| 41480 | 202 N LBJ DR, SAN MARCOS, TX 78666 | 202 NORTH LBJ VENTURE GROUP LP | 2606 RANCH ROAD 620 N | AUSTIN, TX 78734-2628 |
| 41469 | | 214HUTCHISON LLC | 407 S STAGECOACH TRL STE 203 | SAN MARCOS, TX 78666-5063 |
| 41474 | 226 N LBJ DR, SAN MARCOS, TX 78666 | 230 N LBJ LLC | 912 NARANJO DR | GEORGETOWN, TX 78628 |
| 41652 | 300 N LBJ DR, SAN MARCOS, TX 78666 | 300 NORTH LBJ DRIVE LLC | 10900 BEACHAM CT | AUSTIN, TX 78739 |
| 103995 | 311 E HOPKINS ST, SAN MARCOS, TX 78666 | 311 EAST HOPKINS LLC | 4330 GAINES RANCH LOOP STE 150 | AUSTIN, TX 78735-6758 |
| 41630 | 101 E HOPKINS ST, SAN MARCOS, TX 78666 | AIKEN, C H | 242 Whitney RUN | Buda, TX 78610-3008 |
| 41641 | 301 N EDWARD GARY ST, SAN MARCOS, TX 78666 | AURELIUS LTD | 103 W LAUREL LN | SAN MARCOS, TX 78666-4706 |
| 41627 | 127 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 |
| 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 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 |
| 41629 | 105-107 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 |
| 41617 | 242 N GUADALUPE ST, SAN MARCOS, TX 78666 | GREATER TEXAS FEDERAL CREDIT UNION | 6411 N LAMAR BLVD | AUSTIN, TX 78752 |
| 41461 | 100 N EDWARD GARY ST, SAN MARCOS, TX 78666 | HANSON-SKILES CONSTANCE MARIE FAMILY BYPASS TRUST | 4111 HAMILTON HOLLOW RD | SAN MARCOS, TX 78666-9542 |
| 41467 | 219 E HOPKINS ST, SAN MARCOS, TX 78666 | HAYSCO SM LLC | 407 S STAGECOACH TRL STE 203 | SAN MARCOS, TX 78666-5063 |
| 41472 | 222 E HUTCHISON ST, SAN MARCOS, TX 78666 | MATT PATTERSON INS AGENCY INC | 222 E HUTCHISON ST | SAN MARCOS, TX 78666-5682 |
| 41492 | 102 N LBJ DR, SAN MARCOS, TX 78666 | MLKSM LLC | 510 HEARN ST # 200 | AUSTIN, TX 78703-4516 |
| 41490 | 110 N LBJ DR, SAN MARCOS, TX 78666 | MLKSM LLC | 3500 OAKMONT BLVD STE 206 | AUSTIN, TX 78731 |
| 41460 | 308 E HOPKINS ST, SAN MARCOS, TX 78666 | NCNB TEXAS NATIONS BANK BANK OF AMERICA, CORPORATE | | |
| 41626 | 129 E HOPKINS ST, SAN MARCOS, TX 78666 | REAL ESTATE ASSESSMENTS NC1-001-03-81 | 101 N TRYON ST | CHARLOTTE, NC 28255 |
| 41483 | 142 N LBJ DR, SAN MARCOS, TX 78666 | ONIONS R US LLC | 129 E HOPKINS ST STE 120 | SAN MARCOS, TX 78666-5636 |
| 41466 | 217 E HOPKINS ST, SAN MARCOS, TX 78666 | OUSEY, MICHAEL | 211 CLAREMONT DR | SAN MARCOS, TX 78666-7335 |
| 41650 | 211/215 E HUTCHISON ST, SAN MARCOS, TX 78666 | PIPER JAMES M & TAMARA P | 195 PICO CT | SAN MARCOS, TX 78666-1847 |
| | | ROTHER INVESTMENTS LLC | PO BOX 911 | SAN MARCOS, TX 78666 |
| 41479 | 214 N LBJ DR, SAN MARCOS, TX 78666 | SAN MARCOS COMMUNITY PARTNERS LLC % LATIPAC | | |
| 41455 | 210 N EDWARD GARY ST, SAN MARCOS, TX 78666 | COMMERCIAL | P O BOX 162304 | AUSTIN, TX 78716-2304 |
| | | SAN MARCOS TX STUDENT HOUSING LLC | 999 SHADY GROVE RD S STE 600 | MEMPHIS, TN 38120-4130 |
| | | SERUR JOHN & JUDITH L LIVING TRUST 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 |
| 41477 | 218-220 N LBJ DR, SAN MARCOS, TX 78666 | TARRANT, LINDA LEWIS | P O BOX 199 | HUNT, TX 78024-0199 |
| 41482 | 216 E HOPKINS ST, SAN MARCOS, TX 78666 | TEXAS P B REAL ESTATE LP | 113 W PUBLIC SQUARE STE 200 | GLASOW, KY 42141-2413 |
| | | 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 |
| 41481 | 123 EDWARD GARY ST, SAN MARCOS, TX 78666 | VICTORIA BANK & TRUST | 100 CONGRESS AVE STE 1900 | AUSTIN, TX 78701-2750 |
| 41489 | 114-116 N LBJ DR, SAN MARCOS, TX 78666 | WALDRIP CHARLES M JR & MARTHA JANE | P O BOX 805 | SAN MARCOS, TX 78667-0805 |
| 41649 | 312 N LBJ DR, SAN MARCOS, TX 78666 | WEATHERFORD, LAURA | 2275 SUMMOT RIDGE DR | SAN MARCOS, TX 78666-4945 |

Addendum # 1

A. B. ROGER'S BUILDING
(Approximate Main Floor)

-Not to Scale -



Vodka Street

Global Bistro & Bar

Tapas

| | |
|--|---------------------------|
| Maytag Blue Cheese Potato Chips | 6.95 |
| Patagonia Rolls | 7.95 |
| feta cheese sticks wrapped in beef and seared to perfection topped with chimichurri sauce. Argentinean Proud | |
| Ravioli Crisps | 6.95 |
| wonton pillows filled with a blend of creamy cheese, corn, fresh herbs and a hint of bacon topped with a cilantro cream sauce | |
| Vodka's Three Cheese Focaccia | 6.95 |
| with Caramelized Shallots, finished with Prosciutto and fresh Basil "A Must" | |
| Crawfish Caroline | 7.95 |
| Crawfish Pies. A taste of Conroe Texas. (mothers do it the best) | |
| Fried Alligator with Voodoo sauce | 6.95 |
| Corn Fritters | 4.95 |
| with a Toasted Orange Soy Cilantro sauce | |
| Chang's Lettuce Wraps | 6.95 |
| Quickly-cooked spiced Chicken served with cool Lettuce cups | |
| Chevre Mac & Cheese with Prosciutto | 5.95 |
| a taste of France | |
| Mexican Egg | 6.95 |
| Avocado stuffed with Shrimp, Pico de Gallo, fresh Cilantro and topped with melted cheese served with homemade tortilla chips | |
| Seafood Tacos <i>Drizzled with Lobster Bisque</i> | 8.95 |
| Grilled flour tacos with Shrimp, Crab, Red Pepper Coullious, Pico de Gallo and cilantro. Drizzled with Lobster Bisque! | |
| Ahi Tuna | 7.95 |
| Japan meets Mexico in this fusion plate of Sashimi Ahi Tuna served on a tortilla chip with Wasabi Guacamole toasted Sesame seeds and Tequila Ponzu sauce | |
| Tartare of Pacific Ahi Tuna | 8.50 |
| Ahi tuna served with Mango Salsa & Avocado along with Panini Toast | |
| Baked Mussels | 5.95 |
| 1. Argentina | with chimichurri |
| 2. Italian | spicy tomato and parmesan |
| 3. American Blue Cheese | blue cheese and bacon |
| 4. Thailand | green curry |
| 5. French | red pepper coullious |
| Roasted Corn Salsa | 3.95 |
| savory blend of corn, black beans, Pico and fresh herbs | |

Soups

Seafood Gumbo

cup 3.95 / bowl 5.25

Lobster Bisque

cup 3.95 / bowl 5.25

Soup of the Day

ask server

Handheld Salads

Salad #1

\$. \$\$

Salad #2

\$. \$\$

add-ons

salmon

chicken or beef

shrimp

Gourmet Pizzas

Chipotle Chicken

8.95

Grilled Chicken, fire roasted peppers, chipotle sauce, Mozzarella and Jack cheeses.
Topped with roasted corn & black bean salsa and cilantro and lime cream sauce

White Pizza

8.95

Pesto and creamy Alfredo sauce, Mozzarella, Ricotta, spinach sautéed garlic and bacon,
topped with Feta Cheese

Classic Margherita

7.95

Zesty red sauce, Roma tomatoes, Mozzarella cheese and fresh Basil

Kicked UP Margherita

8.95

The Classic with Jalapenos, Feta Cheese and Bacon (add chicken \$1.00)

Sandwiches & Tacos

Fish Tacos

6.95

mango salsa, Jichama, with cilantro cream sauce

Shrimp Tacos

7.95

roasted peppers and Chimichurri sauce

Avocado Tacos

5.95

Sliced Avocados, Roasted Corn & Black Bean Salsa with cilantro cream sauce

Steak Sandwich

8.95

Grilled sliced Steak, Roasted Red Peppers, garlic and Feta Cheese on Focaccia

Buenos Aires Cheese Steak

6.95

Sliced steak, roasted bell peppers, provolone cheese and Chimichurri sauce

Vatican Cheese Steak

6.95

Sliced steak, zesty red sauce, Provolone cheese and Fresh Basil

Classic Philly Cheese Steak

6.95

| | |
|---|-------------|
| Sliced steak, roasted bell peppers and provolone cheese | |
| Shrimp Po Boy | 7.95 |
| fried or grilled, lettuce, tomato, spicy cream sauce on a Baggett or tortilla wrap | |
| Crawfish Po Boy | 7.95 |
| Fried or sautéed, lettuce, tomato, spicy cream sauce on a Baggett or tortilla wrap | |
| Chicken Poblano Sandwich | 7.95 |
| Grilled Chicken Breast, Roasted Pablano peppers, Aioli sauce on Focaccia | |
| Pesto Chicken Sandwich | 6.95 |
| Grilled Chicken Breast, Pesto Sauce, Provolone cheese, spinach, tomato (can substitute chimichurri for pesto) | |
| Turkey Bacon Avocado Sandwich | 6.95 |
| with lettuce, tomato and ranch | |
| Burger? | ??? |

Entrees

| | | |
|--|-------------------------------|--------------------|
| Crawfish Etouffe | | 9.95 |
| Pad Thai (Chicken or Shrimp) | | 7.95 / 8.95 |
| Green Curry (Chicken or Shrimp) | | 7.95 / 8.95 |
| Crying Tiger (Chicken or Shrimp) | | 7.95 / 8.95 |
| General Tso's Chicken | | 8.95 |
| Admiral Tso's Shrimp | | 9.95 |
| Lobster Raviolis | | 9.95 |
| Blackened Steak with Crawfish Etouffe | | 13.95 |
| Ahi Tuna | Sautéed, Blackened or Grilled | 12.95 |
| Mahi Mahi | Sautéed, Blackened or Grilled | 8.95 |
| Salmon | Sautéed, Blackened or Grilled | 9.95 |

Fish Toppings **Crawfish Etouffe**

Ponchatrain
Brown Butter Medira Wine Sauce
with shrimp and crab

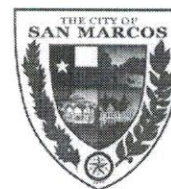
add **3.25**

add **3.25**

**Fresh Roma tomato &
Basil**

add **2.95**

CONDITIONAL USE PERMIT APPLICATION (ALCOHOL WITHIN CBA)



Updated: September, 2020

CONTACT INFORMATION

| | | | |
|-----------------------------|---------------------------|-------------------------|------------------------------------|
| Applicant's Name | ERIC WHITE | Property Owner | AUBREY BRISENDINE |
| Company | EFW FOOD AND BEVERAGE INC | Company | 202 NORTH LBJ VENTURE GROUP LP |
| Applicant's Mailing Address | 202 N LBJ DR. STE 101 | Owner's Mailing Address | 2606 RR 620 N AUSTIN, TX. 78734 |
| Applicant's Phone # | (512)644-6234 | Owner's Phone # | (512)394-6447 |
| Applicant's Email | ewhite_99@hotmail.com | Owner's Email | aubrey@bristile.com |

PROPERTY INFORMATION

Subject Property Address: 202 N LBJ DR. STE 101

Zoning District: CBA

Tax ID #: R41480

Legal Description: Lot 8 Block 7 Subdivision ORIGINAL TOWN OF SAN MARCOS

Number of Parking Spaces: 2

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

DESCRIPTION OF REQUEST

Business Name: VODKA STREET GLOBAL BISTRO ☒ Restaurant ☐ Bar ☐ Other: _____

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

Hours of Operation(ex. Mon 12pm-1am): Mon 3pm-2am Tue 3pm-2am Wed 3pm-2am

Thurs 3pm-2am Fri 3pm-2am Sat 3pm-2am Sun 3pm-2am

Indoor Seating Capacity: 150 Outdoor Seating Capacity: N/A Gross Floor Area: 4200

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.

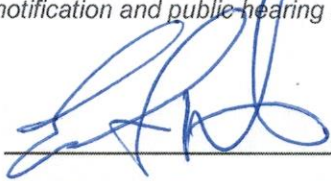
**AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS
AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS**

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: _____

05/25/2021

Print Name: _____

ERIC F. WHITE

Form Updated October, 2019


PROPERTY OWNER AUTHORIZATION

I, Aubrey T. Brisendine / General Partner (owner name) on behalf of
202 N LBJ Venture Group, LP (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
202 N LBJ DR. STE 101 (address).

I hereby authorize ERIC F. WHITE (agent name) on behalf of
EFW FOOD AND BEVERAGE, INC (agent company) to file this application for
CONDITIONAL USE PERMIT WITHIN CBA-TABC (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner:  Date: 05/25/2021
A53C1CD3F500435...

Printed Name, Title: Aubrey T. Brisendine / General Partner

Signature of Agent:  Date: 05/25/2021

Printed Name, Title: ERIC F. WHITE, PRESIDENT

Form Updated October, 2019

REGARDING CUP RENEWAL FOR EFW FOOD AND BEVERAGE INC dba VODKA STREET GLOBAL BISTRO.

LOCATION: 202 N LBJ DR. STE. 101 SAN MARCOS, TX 78666

NOTHING HAS CHANGED SINCE THE PREVIOUS APPROVAL.

ERIC F. WHITE



San Marcos Fire Department
630 E. HOPKINS
San Marcos, TX 78666
512-805-2600



Occupant Name: Vodka Street Bistro
Address: 202 North LBJ Drive
City: San Marcos
Occupancy Class: A-2
Local File ID:

Inspection Date: 6/8/2021
Inspected By: Jonathan Henderson
Inspection Type: Life Safety (High Risk)
Property Owner: -None-
Contacts: -None-

| Insp. Result | Location | Code Set | Code |
|--------------|----------|--|-------------------------------|
| N/A | | San Marcos, TX Amended IFC 2015 CHAPTER 5 FIRE SERVICE FEATURES | 503.6 - Emergency gate access |
| N/A | | San Marcos, TX Amended IFC 2015 CHAPTER 5 FIRE SERVICE FEATURES | 504.1 - Required access. |
| Violation | | San Marcos, TX Amended IFC 2015 CHAPTER 5 FIRE SERVICE FEATURES | 506.2 - Key box maintenance. |

Inspector Comments:

Provide keys to access the building including the riser room. These keys will be put in the Knox box during the next inspection.

The operator of the building shall immediately notify the fire code official and provide the new key where a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

| | | | |
|-----------|--|--|--|
| N/A | | San Marcos, TX Amended IFC 2015 APPENDIX D FIRE APPARATUS ACCESS ROADS | D103.5 - Fire apparatus access road gates. |
| Violation | | San Marcos, TX Amended IFC 2015 CHAPTER 53 COMPRESSED GASES | 5303.5 - Security. (see photo 1.1, 1.2) |

Inspector Comments:

Please ensure compressed gas cylinders are secured.

Compressed gas containers, cylinders, tanks and systems shall be secured against accidental dislodgement and against access by unauthorized personnel in accordance with Sections 5303.5.1 through 5303.5.3.

| | | | |
|-----------|--|---|---|
| Violation | | San Marcos, TX Amended IFC 2015 CHAPTER 10 MEANS OF EGRESS | 1010.1.9.3 - Door to remain unlocked while occupied (see photo 2.1, 2.2, 2.3) |
|-----------|--|---|---|

Inspector Comments:

Sign from item 2.2 should be on the egress side of the main door(s) and on the patio side of the patio door. hardware should be changed to a double keyed cylinder.

Locks and latches shall be permitted to prevent operation of doors where any of the following exist:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked.
 - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. The sign shall be in letters 1 inch (25 mm) high on a contrasting background.
 - 2.3. The use of the key-operated locking device is revokable by the fire code official for due cause.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware.
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.

| | | |
|--|---|--|
| | 5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures. | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 6 BUILDING SERVICES AND SYSTEMS | 609.3.4 - Commercial cooking extinguishing system service (see photo 3.1) |
| Inspector Comments: Kitchen hood system requires a tag indicating the system is operational. Automatic fire-extinguishing systems protecting commercial cooking systems shall be serviced as required in Section 904.12.6. | | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 6 BUILDING SERVICES AND SYSTEMS | 609.1 - Hoods shall comply with IMC (see photo 4.1) |
| Inspector Comments: ensure all grills/grease filters are properly in place. Commercial kitchen exhaust hoods shall comply with the requirements of the International Mechanical Code. | | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 6 BUILDING SERVICES AND SYSTEMS | 609.3.3.2 - Hood-Grease accumulation (see photo 5.1) |
| Inspector Comments: Ensure hood is cleaned and that the cleaning is documented. If during the inspection it is found that hoods, grease-removal devices, fans, ducts or other appurtenances have an accumulation of grease, such components shall be cleaned in accordance with ANSI/IFCA C 10. | | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES | 703.1 - Maintenance of fire-resistance-rated construction (see photo 6.1, 6.2, 6.3, 6.4, 6.5) |
| Inspector Comments: Ensure all ceiling tiles are in place and no other openings exist in the ceiling. The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly. | | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 1 SCOPE AND ADMINISTRATION | 110.1.1 - Unsafe conditions. (see photo 7.1, 7.2) |
| Inspector Comments: Water is leaking onto electrical connections. Water damage has resulted in a weak floor. When stepped on the floor feels like it could collapse. Structures or existing equipment that are or hereafter become unsafe or deficient because of inadequate means of egress or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. A vacant structure that is not secured against unauthorized entry as required by Section 311 shall be deemed unsafe. | | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 6 BUILDING SERVICES AND SYSTEMS | 605.4.2 - Relocatable power taps shall be directly connected to a permanently installed receptacle (see photo 8.1) |
| Inspector Comments: Relocatable power taps, or "power strips," cannot be plugged into an extension cord, or into another similar device. These devices must be plugged directly into a suitable wall outlet. Relocatable power taps shall be directly connected to a permanently installed receptacle. | | |
| Violation | San Marcos, TX Amended IFC 2015 CHAPTER 6 BUILDING SERVICES AND SYSTEMS | 605.1 - Identified electrical hazards shall be abated (see photo 9.1, 9.2) |

Inspector Comments:

Replace outlet cover, junction box cover.

Identified electrical hazards shall be abated. Identified hazardous electrical conditions in permanent wiring shall be brought to the attention of the responsible code official. Electrical wiring, devices, appliances and other equipment that is modified or damaged and constitutes an electrical shock or fire hazard shall not be used.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 3 GENERAL REQUIREMENTS

315.3.1 - Ceiling clearance in sprinkler and nonsprinkled areas (see photo 10.1, 10.2, 10.3)

Inspector Comments:

Multiple areas.

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinkled areas of buildings or not less than 18 inches (457 mm) below sprinkler head deflectors in sprinkled areas of buildings.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 10 MEANS OF EGRESS

1013.6.3 - Exit sign power source, (see photo 11.1, 11.2, 11.3)

Inspector Comments:

Ensure all emergency lights and exit signs work with normal building power as well as when building power is shut off.

Exit signs shall be illuminated at all times. To ensure continued illumination for a duration of not less than 90 minutes in case of primary power loss, the sign illumination means shall be connected to an emergency power system provided from storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 604.

Exceptions:

1. Approved exit sign illumination means that provide continuous illumination independent of external power sources for a duration of not less than 90 minutes, in case of primary power loss, are not required to be connected to an emergency electrical system.
2. Group I-2 Condition 2 exit sign illumination shall not be provided by unit equipment battery only.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 9 FIRE PROTECTION SYSTEMS

901.4 - Maintenance of Installation (see photo 12.1)

Inspector Comments:

Ensure sprinkler escutcheon is properly installed.

Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection where the building is altered, remodeled or added to. Alterations to fire protection systems shall be done in accordance with applicable standards.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 6 BUILDING SERVICES AND
SYSTEMS

605.5 - Extension cords and flexible cords shall not be a substitute for permanent wiring (see photo 13.1)

Inspector Comments:

Ensure extension cords are not used as permanent wiring and that they are not run through ceilings or walls.

Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 5 FIRE SERVICE FEATURES

509.1 - Identification of fire protection equipment and equipment rooms (see photo 14.1)

Inspector Comments:

Label Fire Riser Room.

Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 5 FIRE SERVICE FEATURES

509.2 - Approved access shall be provided and maintained for all fire protection equipment (see photo 15.1)

Inspector Comments:

Keep riser room clean. Not to be used for storage.

Approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that

would prevent such equipment from being readily accessible.

Violation

San Marcos, TX Amended IFC 2015
CHAPTER 5 FIRE SERVICE FEATURES

505.1 - Address Identification. (see photo 16.1)

Inspector Comments:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 12 inches (304.8 mm) high with a minimum stroke width of $\frac{1}{2}$ inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6 inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30 inch (762 mm) background on border. Address identification shall be maintained.

Exceptions:


- 1.R-3 Single Family occupancies shall have approved numerals of a minimum $3\frac{1}{2}$ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.
2. Structures located within the historic district may utilize a minimum of 6 inches (152.4 mm) high numbers as approved by the Fire Code Official.

ALL VIOLATIONS MUST BE CORRECTED IMMEDIATELY.

The Inspector will return on or after **6/22/2021**.

Thank you for your cooperation in keeping your business and our community safe! If you have any questions, please contact the fire inspector listed at the top of this report.

Inspector:


Jonathan Henderson
6/8/2021 5:13:10 PM
Signature valid only in mobile-eyes documents

1.1 - 5303.5.



1.2 - 5303.5.



2.1 -
1010.1.9.3.



2.2 -
1010.1.9.3.



2.3 -
1010.1.9.3.



3.1 - 609.3.4.



4.1 - 609.1.



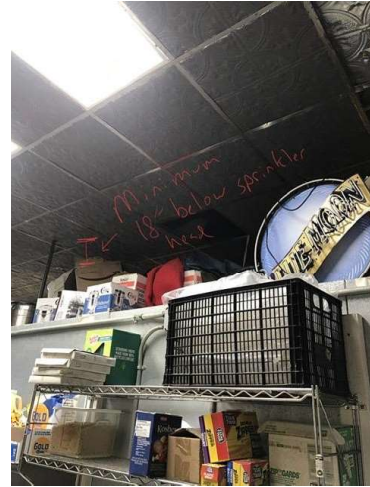
5.1 -
609.3.3.2.



6.1 - 703.1.



6.2 - 703.1.



6.3 - 703.1.



6.4 - 703.1.



6.5 - 703.1.



7.1 - 110.1.1.



7.2 - 110.1.1.



8.1 - 605.4.2.



9.1 - 605.1.

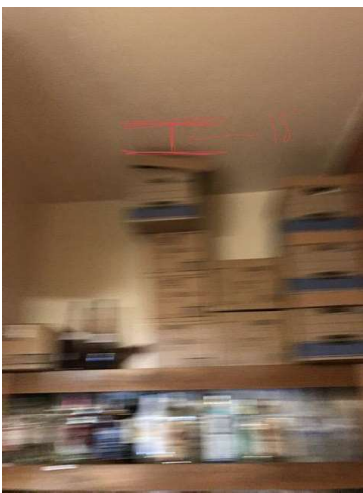
9.2 - 605.1.



10.1 - 315.3.1.



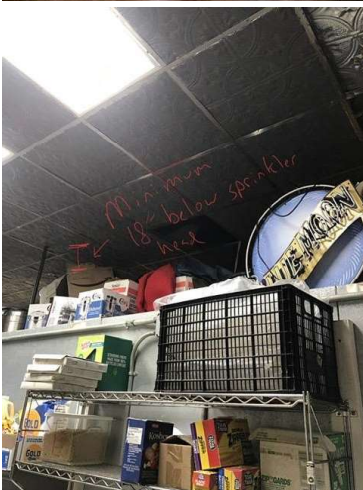
10.2 - 315.3.1.



10.3 - 315.3.1.



11.1 -
1013.6.3.



11.2 -
1013.6.3.



11.3 -
1013.6.3.



12.1 - 901.4.



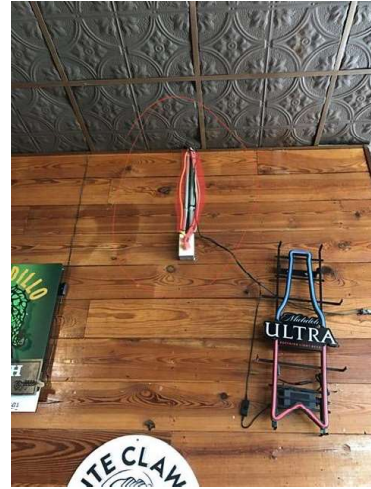
14.1 - 509.1.



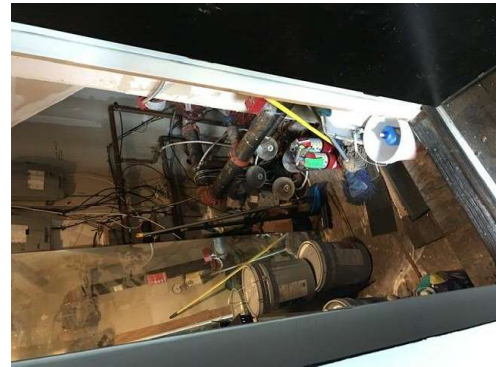
16.1 - 505.1.



13.1 - 605.5.



15.1 - 509.2.





Ref: 11822



Public Hearing

CUP-21-21(a)

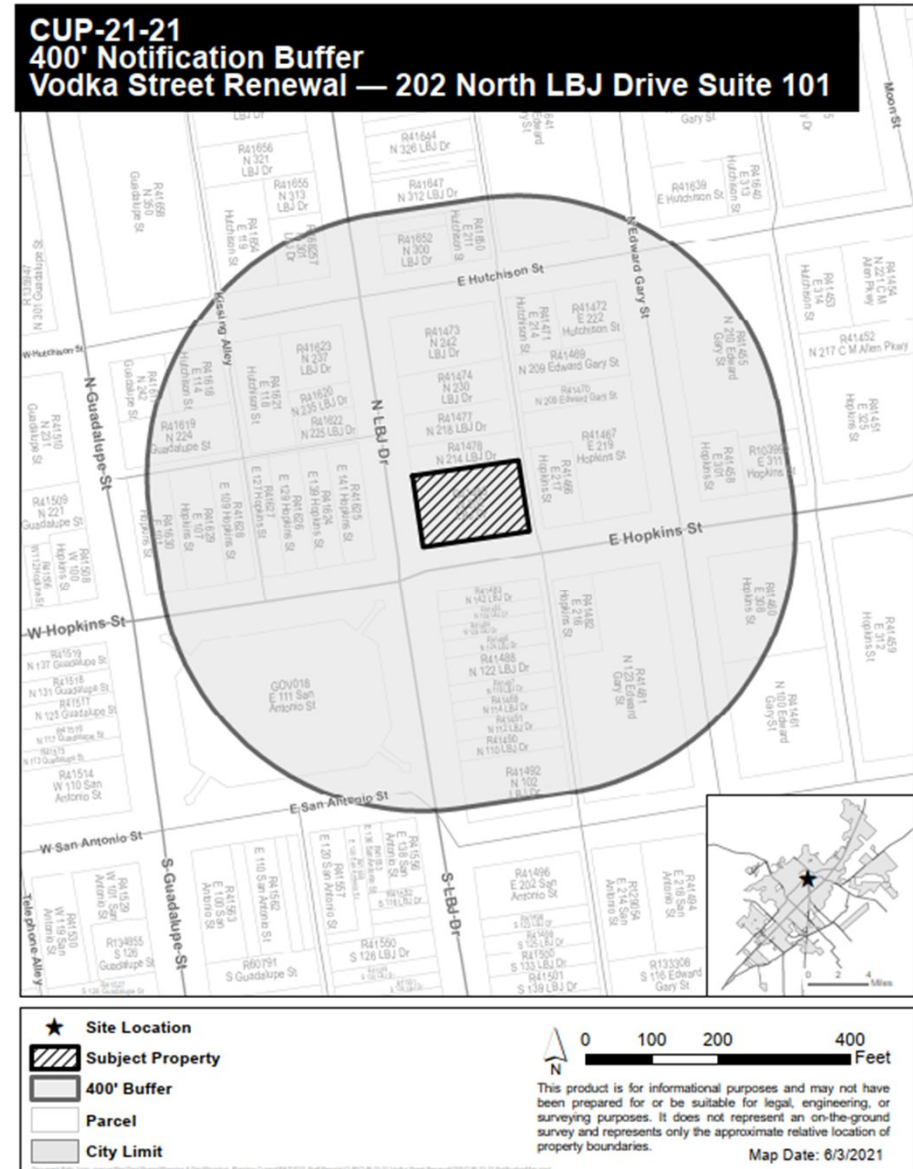
Vodka Street

Hold a public hearing and consider a request by Eric White, on behalf of Vodka Street, for renewal of an existing Conditional Use Permit to allow the sale and on-premise consumption of Mixed Beverages at 202 North LBJ Drive, Suite 101. (A. Brake)



Property Information

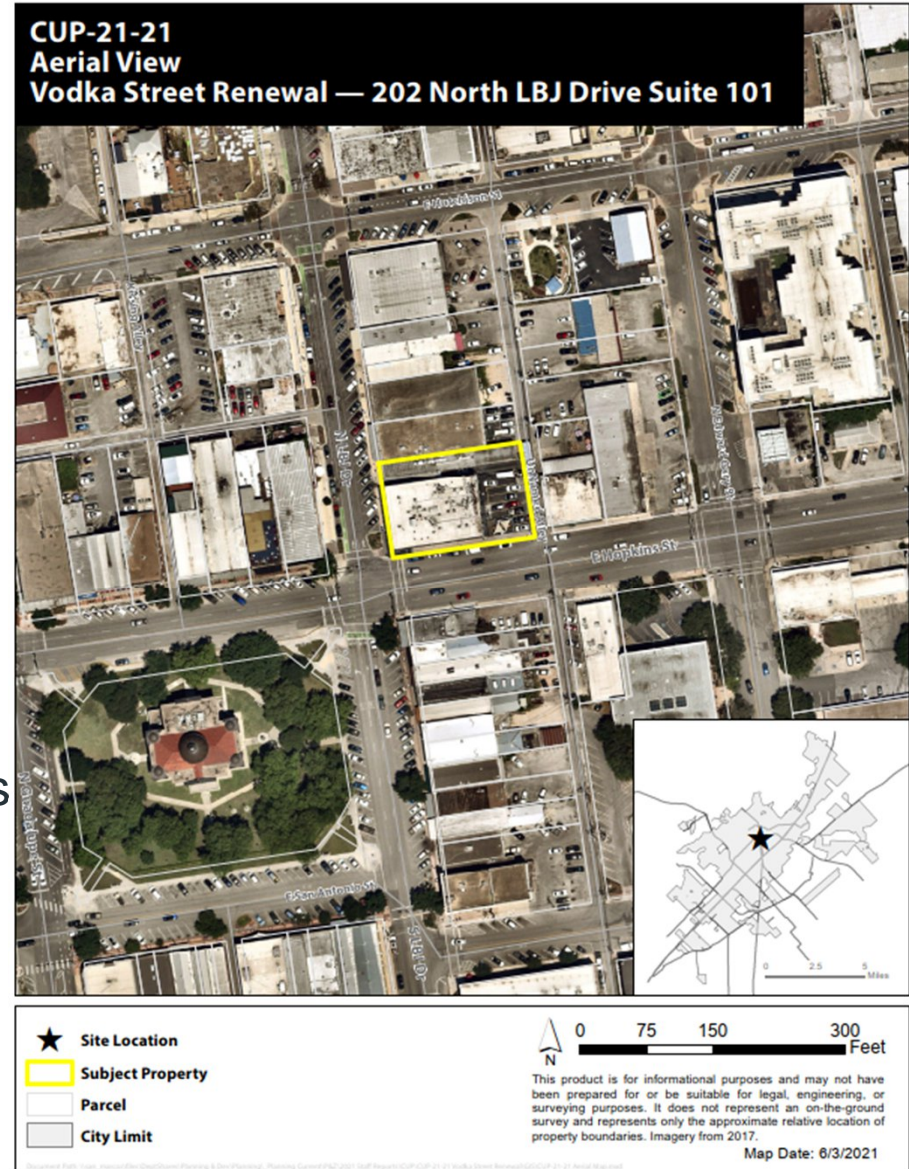
- Approximately 0.3029 acres
- Corner of East Hopkins Street and North LBJ Drive





Context & History

- Currently Vodka Street Global Bistro
- Surrounding Uses
 - The Coffee Bar
 - Chimy's
 - Freddy C's Lounge
 - Hays County Courthouse Square
- High preservation priority within Hays County Courthouse National Register of Historic Places District





Context & History

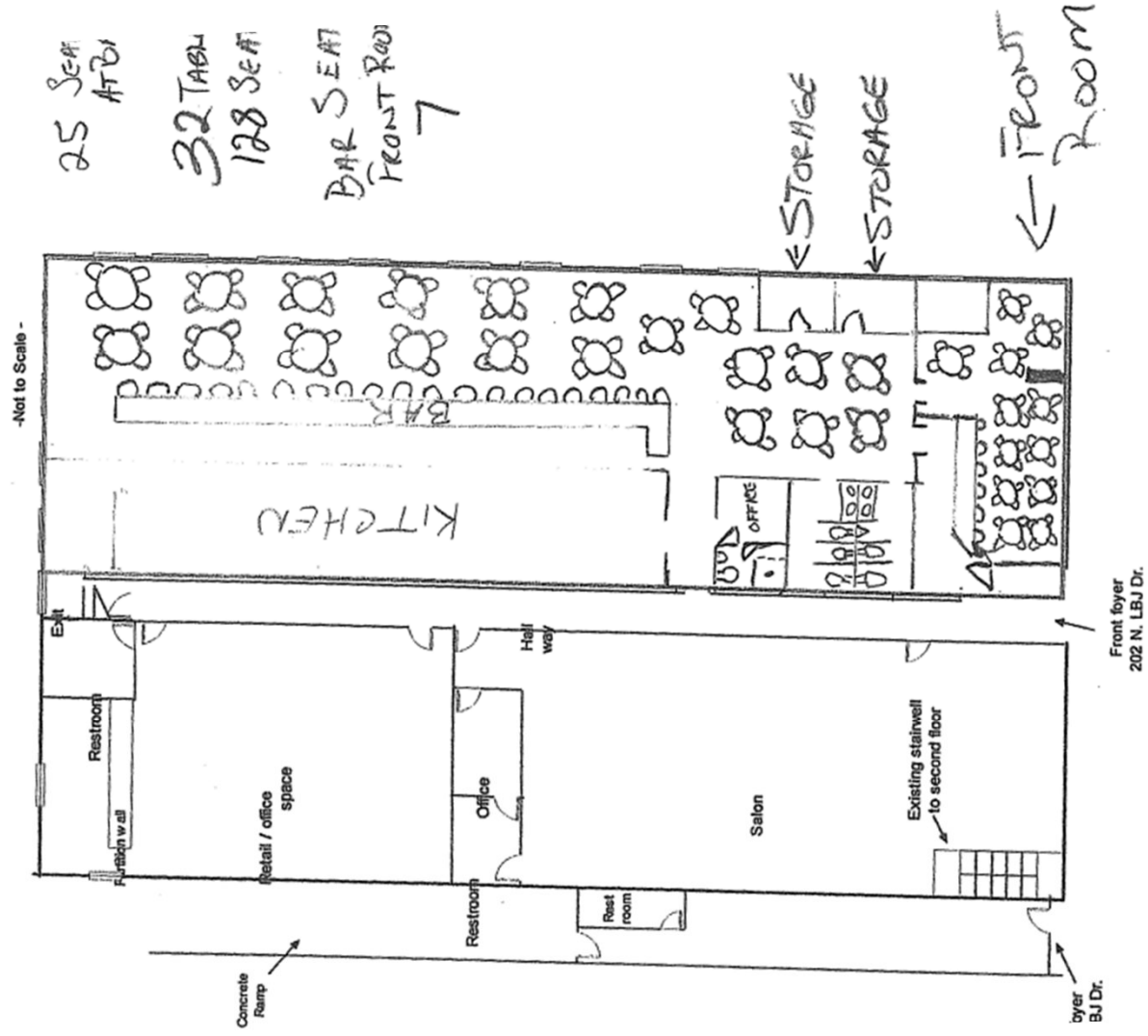
- Existing Zoning: Bar & Restaurant
- Proposed Use: Same
 - Hours of operations are 3:00 PM to 2:00 AM (Monday – Sunday)
- Request postponed at July 13th Planning & Zoning Commission meeting to obtain more information & allow applicant to be present at meeting





Addendum # 1

A. B. ROGER'S BUILDING
(Approximate Main Floor)





Tapas

| | |
|--|------|
| Maytag Blue Cheese Potato Chips | 6.95 |
| Patagonia Rolls | 7.95 |
| feta cheese sticks wrapped in beef and seared to perfection topped with chimichurri sauce. Argentinean Proud | |
| Ravioli Crisps | 6.95 |
| wonton pillows filled with a blend of creamy cheese, corn, fresh herbs and a hint of bacon topped with a cilantro cream sauce | |
| Vodka's Three Cheese Focaccia | 6.95 |
| with Caramelized Shallots, finished with Prosciutto and fresh Basil "A Must" | |
| Crawfish Caroline | 7.95 |
| Crawfish Pies. A taste of Conroe Texas. (mothers do it the best) | |
| Fried Alligator with Voodoo sauce | 6.95 |
| Corn Fritters | 4.95 |
| with a Toasted Orange Soy Cilantro sauce | |
| Chang's Lettuce Wraps | 6.95 |
| Quickly-cooked spiced Chicken served with cool Lettuce cups | |
| Chevre Mac & Cheese with Prosciutto | 5.95 |
| a taste of France | |
| Mexican Egg | 6.95 |
| Avocado stuffed with Shrimp, Pico de Gallo, fresh Cilantro and topped with melted cheese served with homemade tortilla chips | |
| Seafood Tacos <i>Drizzled with Lobster Bisque</i> | 8.95 |
| Grilled flour tacos with Shrimp, Crab, Red Pepper Coullious, Pico de Gallo and cilantro. Drizzled with Lobster Bisque! | |
| Ahi Tuna | 7.95 |
| Japan meets Mexico in this fusion plate of Sashimi Ahi Tuna served on a tortilla chip with Wasabi Guacamole toasted Sesame seeds and Tequila Ponzu sauce | |
| Tartare of Pacific Ahi Tuna | 8.50 |
| Ahi tuna served with Mango Salsa & Avocado along with Panini Toast | |
| Baked Mussels | 5.95 |
| 1. Argentina with chimichurri | |
| 2. Italian spicy tomato and parmesan | |
| 3. American Blue Cheese blue cheese and bacon | |
| 4. Thailand green curry | |
| 5. French red pepper coullious | |
| Roasted Corn Salsa | 3.95 |
| savory blend of corn, black beans, Pico and fresh herbs | |

Soups

| | | |
|----------------------|-----------------------|------------------------|
| Seafood Gumbo | Lobster Bisque | Soup of the Day |
| cup 3.95 / bowl 5.25 | cup 3.95 / bowl 5.25 | ask server |

Handheld Salads

| | | |
|-----------------|---------|-------------------------------------|
| Salad #1 | | \$.\$ |
| Salad #2 | | \$.\$ |
| | add-ons | salmon chicken or beef shrimp |

Gourmet Pizzas

| | |
|---|------|
| Chipotle Chicken | 8.95 |
| Grilled Chicken, fire roasted peppers, chipotle sauce, Mozzarella and Jack cheeses. Topped with roasted corn & black bean salsa and cilantro and lime cream sauce | |
| White Pizza | 8.95 |
| Pesto and creamy Alfredo sauce, Mozzarella, Ricotta, spinach sautéed garlic and bacon, topped with Feta Cheese | |
| Classic Margherita | 7.95 |
| Zesty red sauce, Roma tomatoes, Mozzarella cheese and fresh Basil | |
| Kicked UP Margherita | 8.95 |
| The Classic with Jalapenos, Feta Cheese and Bacon (add chicken \$1.00) | |

Sandwiches & Tacos

| | |
|---|------|
| Fish Tacos | 6.95 |
| mango salsa, Jichama, with cilantro cream sauce | |
| Shrimp Tacos | 7.95 |
| roasted peppers and Chimichurri sauce | |
| Avocado Tacos | 5.95 |
| Sliced Avocados, Roasted Corn & Black Bean Salsa with cilantro cream sauce | |
| Steak Sandwich | 8.95 |
| Grilled sliced Steak, Roasted Red Peppers, garlic and Feta Cheese on Focaccia | |
| Buenos Aires Cheese Steak | 6.95 |
| Sliced steak, roasted bell peppers, provolone cheese and Chimichurri sauce | |
| Vatican Cheese Steak | 6.95 |
| Sliced steak, zesty red sauce, Provolone cheese and Fresh Basil | |
| Classic Philly Cheese Steak | 6.95 |

sanmarcostx.gov



| | |
|---|------|
| Shrimp Po Boy | 7.95 |
| fried or grilled, lettuce, tomato, spicy cream sauce on a Baggett or tortilla wrap | |
| Crawfish Po Boy | 7.95 |
| Fried or sautéed, lettuce, tomato, spicy cream sauce on a Baggett or tortilla wrap | |
| Chicken Poblano Sandwich | 7.95 |
| Grilled Chicken Breast, Roasted Pablano peppers, Aloli sauce on Focaccia | |
| Pesto Chicken Sandwich | 6.95 |
| Grilled Chicken Breast, Pesto Sauce, Provolone cheese, spinach, tomato (can substitute chimichurri for pesto) | |
| Turkey Bacon Avocado Sandwich | 6.95 |
| with lettuce, tomato and ranch | |
| Burger? | ?.?? |

Entrees

| | | |
|---------------------------------------|-------------------------------|-------------|
| Crawfish Etouffe | | 9.95 |
| Pad Thai (Chicken or Shrimp) | | 7.95 / 8.95 |
| Green Curry (Chicken or Shrimp) | | 7.95 / 8.95 |
| Crying Tiger (Chicken or Shrimp) | | 7.95 / 8.95 |
| General Tso's Chicken | | 8.95 |
| Admiral Tso's Shrimp | | 9.95 |
| Lobster Raviolis | | 9.95 |
| Blackened Steak with Crawfish Etouffe | | 13.95 |
| Ahi Tuna | Sautéed, Blackened or Grilled | 12.95 |
| Mahi Mahi | Sautéed, Blackened or Grilled | 8.95 |
| Salmon | Sautéed, Blackened or Grilled | 9.95 |

| | | |
|--------------------------------|-------------------------|--------------------------------|
| Ponchatrain | Fish Toppings | Fresh Roma tomato & |
| Brown Butter Medira Wine Sauce | Crawfish Etouffe | Basil |
| with shrimp and crab | | |
| add 3.25 | add 3.25 | add 2.95 |



Recommendation

- Staff recommends **approval** of the request with the following conditions:
 1. The permit is valid for three (3) years, provided standards are met.
 2. The permit shall be effective upon compliance with the fire inspection completed on June 8, 2021.
 3. The permit shall be effective upon compliance with the corrective action form issued by Code Compliance.
 4. 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.
 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.