This will be a hybrid (in-person/virtual meeting). To view the meeting please go to http://www.sanmarcostx.gov/541/PZ-Video-Archives or watch on Grande channel 16 or Spectrum channel 10. The presiding officer for this meeting will be present at the location described above.

I. Call To Order

II. Roll Call

III. Chairperson's Opening Remarks

IV. Citizen Comment Period

Persons wishing to participate/speak remotely (online) during the Citizen Comment Period must email planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. Written comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners. Written comments received after the deadline will be provided to the Commissioners at the meeting. Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called. Comments shall have a time limit of three minutes each and speakers must state their name.

CONSENT AGENDA

THE FOLLOWING ITEMS NUMBERED 1 MAY BE ACTED UPON BY ONE MOTION. NO SEPARATE DISCUSSION OR ACTION ON ANY OF THE ITEMS IS NECESSARY UNLESS DESIRED BY A COMMISSIONER OR A CITIZEN, IN WHICH EVENT THE ITEM SHALL BE CONSIDERED IN ITS NORMAL SEQUENCE AFTER THE ITEMS NOT REQUIRING SEPARATE DISCUSSION HAVE BEEN ACTED UPON BY A SINGLE MOTION.

1. Consider approval, by motion, of the May 14, 2024 - Planning and Zoning Regular Meeting Minutes.

PUBLIC HEARINGS

Interested persons may participate in any of the Public Hearing items # 2-3:
1) To participate/speak remotely (online) during the Public Hearings, email planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting, or
2) Email written comments. Comments received prior to 12:00 p.m. on the day of the meeting will be emailed to the Commissioners and comments received after the deadline will be provided to the Commissioners at the meeting, or
3) Those wishing to speak in person may sign up in advance or appear in the City Council chambers at the time the item is called Comments shall have a time limit of three minutes each and speakers must state

2. CUP-24-17 (Hooters) Hold a public hearing and consider a request by TW Restaurant Holder, LLC, on behalf of Hooters, for a Conditional Use Permit to allow on premise
consumption of Mixed Beverages, located at the intersection of Flores Street and North IH 35. (C. Garrison)

3. CUP-24-18 (Sea Barra) Hold a public hearing and consider a request by Alaniz Amillano, on behalf of Sea Barra, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 420 University Drive. (K. Buck)

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda. Comments shall have a time limit of three minutes each and speakers must state their name. The allotted time will commence at the beginning of the speakers remarks and will include time spent in discussion with Commissioners and staff. Any questions which are unable to be addressed in the allotted time frame, or for which answers are not immediately available can be addressed outside the meeting.

VI. Adjournment

Notice of Assistance at the Public Meetings

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

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

_________________________________________ Title:

_________________________________________
AGENDA CAPTION:
Consider approval, by motion, of the May 14, 2024 - Planning and Zoning Regular Meeting Minutes.
Meeting date: May 28, 2024

Department: Planning and Development

Amount & Source of Funding
Funds Required: Click or tap here to enter text.
Account Number: Click or tap here to enter text.
Funds Available: Click or tap here to enter text.
Account Name: Click or tap here to enter text.

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

City Council Strategic Initiative: [Please select from the dropdown menu below]
Choose an item.
Choose an item.
Choose an item.

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Core Services
☐ Not Applicable
Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Choose an item.

Background Information:
Click or tap here to enter text.

Council Committee, Board/Commission Action:
Click or tap here to enter text.

Alternatives:
Click or tap here to enter text.

Recommendation:
Click or tap here to enter text.
This will be a hybrid (in-person/virtual meeting). To view the meeting please go to http://www.sanmarcostx.gov/541/PZ-Video-Archives or watch on Grande channel 16 or Spectrum channel 10

I. Call To Order

With quorum present the regular meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Case at 6:01 pm on Tuesday, May 14, 2024 via hybrid meeting.

II. Roll Call

Present 8 - Commissioner William Agnew, Commissioner Lupe Costilla, Commissioner Travis Kelsey, Commissioner David Case, Commissioner Michele Burleson, Commissioner Griffin Spell, Commissioner Jim Garber, and Commissioner Maraya Dunn

Absent 1 - Commissioner Amy Meeks

III. Chairperson’s Opening Remarks

Chair Case welcomed the audience and gave brief opening remarks detailing the meeting rules and guidelines.

IV. Citizen Comment Period

Chair Case opened the Citizen Comment Period.

There were no speakers.

Chair Case closed the Citizen Comment Period.

CONSENT AGENDA

1. Consider approval, by motion, of the April 23, 2024 - Planning and Zoning Regular Meeting Minutes.

A motion was made by Vice-Chair Spell, seconded by Commissioner Kelsey to approve the Consent Agenda.
Commissioner Agnew brought forth a clerical error with the Commissioner votes made for CUP-24-13. The vote should read, 7 in favor with Commissioner Costilla against and Commissioner Spell absent.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against: 0

Absent: 1 - Commissioner Meeks

PUBLIC HEARINGS

2. CUP-24-15 (One Time Tavern) Hold a public hearing and consider a request by Jackie Rodriguez, on behalf of One Time Tavern, for a renewal of a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 1700 S IH 35. (C. Garrison)

Chair Case opened the Public Hearings.

Craig Garrison, Planner, gave a presentation on request CUP-24-15.

Staff recommended approval of the request with the following conditions.

1. Permit shall be valid for one (1) year, provided standards are met;
2. The applicant shall not apply for a late hours TABC permit;
3. No speakers or live music shall be allowed outdoors or in other unconditioned areas;
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

There were no speakers.
Chair Case closed the Public Hearings.

A motion was made by Commissioner Garber, seconded by Commissioner Agnew to approve the request, including staff conditions, with the following modification to condition #1.

1. Permit shall be valid for six (6) months, provided standards are met;

The motion carried by the following vote.

For:  8 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against:  0

Absent:  1 - Commissioner Meeks

3. PC-23-29 (Wide-Lite Unit 1 Replat) Hold a public hearing and consider a request by Kimley-Horn, on behalf of Balcones Real Estate Group, for approval of a Replat of the Wide-Lite Unit 1 Subdivision, creating lots 1 and 2, consisting of approximately 11.88 acres and generally located on the South side of Wonder World Drive, approximately 570 feet West of IH 35 Frontage Road. (K. Buck)

Chair Case opened the Public Hearings.

Amanda Hernandez, Director of Planning and Development, gave a presentation on request PC-23-29.

Staff recommended approval of the request as presented.

1) Thomas Lombardi - 5301 Southwest Parkway, Austin, in favor

Chair Case closed the Public Hearings.

A motion was made by Commissioner Kelsey, seconded by Vice-Chair Spell to approve request PC-23-29.

The motion carried by the following vote.

For:  8 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against:  0
4. PDD-08-05(B) (Kissing Tree Second Amendment) Hold a public hearing and consider a request by Jeffrey Howard, on behalf of Carma Paso Robles, LLC, to amend the regulations and standards applicable within the Kissing Tree Planned Development District (PDD) consisting of approximately 1,338.58 acres, more or less, out of the John Williams Survey, Edward Burleson Survey, Nathaniel Hubbard Survey, and Isaac Lowe Survey, generally located in the area of Centerpoint Road and Hunter Road, to establish, among other things, a reduction in the total number of residential units in the Mixed Use portion of the development west of Hunter Road and allowing all of those residential units to be senior dwelling units. (L. Clanton)

Chair Case opened the Public Hearings.

Lauren Clanton, Chief Planner, gave a presentation on request PDD-08-05(B).

Staff recommended approval of the request as presented.

1) Jeff Howard - 4301 Bull Creek Road, Austin, in favor
2) Sharon Holley - 118 Lazy Lane, general questions

Chair Case closed the Public Hearings.

A motion was made by Vice-Chair Spell, seconded by Commissioner Costilla to recommend approval of request PDD-08-05(B).

The motion carried by the following vote.

For:  8 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against:  0

Absent:  1 - Commissioner Meeks

V. Question and Answer Session with Press and Public.

Chair Case opened the Question and Answer Session.

There were no speakers.

Chair Case closed the Question and Answer Session.
VI. Adjournment

A motion was made by Vice-Chair Spell, seconded by Commissioner Burleson to adjourn.

The motion carried by the following vote.

For: 8 - Commissioner Agnew, Commissioner Costilla, Commissioner Kelsey, Commissioner Case, Commissioner Burleson, Commissioner Spell, Commissioner Garber and Commissioner Dunn

Against: 0

Absent: 1 - Commissioner Meeks

The meeting adjourned at 6:25 pm.

Enrique Velasquez, Recording Secretary

Chair, David
AGENDA CAPTION:
CUP-24-17 (Hooters) Hold a public hearing and consider a request by TW Restaurant Holder, LLC, on behalf of Hooters, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at the intersection of Flores Street and North IH 35. (C.Garrison)
Meeting date: May 28, 2024

Department: Planning and 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: [Please select from the dropdown menu below]
N/A
N/A
N/A

Comprehensive Plan Element(s): [Please select the Plan element(s) and Goal # from dropdown menu below]
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Core Services
☒ Not Applicable
Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]
Vision San Marcos - A River Runs Through Us

Background Information:
Hooters restaurant received their initial Conditional Use Permit approval in 2015 for one year, received a renewal in 2017 for three years, and a most recent renewal in 2020 for three years. The most recent Conditional Use Permit permit expired on 9/8/2023, making the permit 8 months expired.

Per the police report, there has been one call in the last 3 years, for a noise complaint.

Council Committee, Board/Commission Action:
N/A

Alternatives:
N/A

Recommendation:
Staff recommends Approval with the following conditions:
1. The permit shall be valid for three (3) years, provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
Summary
<table>
<thead>
<tr>
<th>Request:</th>
<th>Renewal of a Conditional Use Permit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>TW Restaurant Holder, LLC</td>
</tr>
<tr>
<td></td>
<td>1815 The Exhange</td>
</tr>
<tr>
<td></td>
<td>Atlanta, GA 30339</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Scott and Lista Little</td>
</tr>
<tr>
<td></td>
<td>1507 Live Oak Lane</td>
</tr>
<tr>
<td></td>
<td>Andrews, TX 79714</td>
</tr>
<tr>
<td>CUP Expiration:</td>
<td>9/8/2023</td>
</tr>
<tr>
<td>Type of CUP:</td>
<td>Restaurant/ Mixed Beverage</td>
</tr>
<tr>
<td>Gross Floor Area:</td>
<td>6,618 sq ft</td>
</tr>
<tr>
<td>Outdoor Seating:</td>
<td>50 outdoor seats</td>
</tr>
<tr>
<td>Parking Required:</td>
<td>119 spaces</td>
</tr>
<tr>
<td>Parking Provided:</td>
<td>Yes</td>
</tr>
<tr>
<td>Days &amp; Hours of Operation:</td>
<td></td>
</tr>
<tr>
<td>Monday:</td>
<td>11am-12am</td>
</tr>
<tr>
<td>Tuesday:</td>
<td>11am-12am</td>
</tr>
<tr>
<td>Wednesday:</td>
<td>11am-12am</td>
</tr>
<tr>
<td>Thursday:</td>
<td>11am-12am</td>
</tr>
<tr>
<td>Friday:</td>
<td>11am-1am</td>
</tr>
<tr>
<td>Saturday:</td>
<td>11am-1am</td>
</tr>
<tr>
<td>Sunday:</td>
<td>11am-11pm</td>
</tr>
<tr>
<td>Notification</td>
<td></td>
</tr>
<tr>
<td>Posted:</td>
<td>5/10/2024</td>
</tr>
<tr>
<td>Personal:</td>
<td>5/10/2024</td>
</tr>
<tr>
<td>Response:</td>
<td>None as of the date of this report</td>
</tr>
</tbody>
</table>

Property Description
| Legal Description: | Thornton Addition, Lot 1A, 2.12 Acres |
| Location:          | I35 Frontage near the intersection of Luciano Flores Blvd |
| Acreage:           | 2.12 acres |
| PDD/DA/Other:      | N/A |
| Existing Zoning:   | General Commercial |
| Proposed Zoning:   | Same |
| Existing Use:      | Restaurant |
| Proposed Use:      | Same |
| Preferred Scenario:| High Intensity/ Open Space |
| Proposed Designation: | Same |
| CONA Neighborhood: | N/A |
| Sector:            | Sector 5 |
| Utility Capacity:  | Adequate |
| Floodplain:        | Yes |
| Historic Designation: | N/A |
| My Historic SMTX Resources Survey: | No |

Surrounding Area
<table>
<thead>
<tr>
<th>North of Property:</th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>General Commercial</td>
<td>Restaurant</td>
<td>High Intensity</td>
</tr>
<tr>
<td>South of Property:</td>
<td>General Commercial</td>
<td>Open Space</td>
<td>Open Space</td>
</tr>
<tr>
<td>East of Property:</td>
<td>Future Development</td>
<td>Open Space</td>
<td>Open Space</td>
</tr>
<tr>
<td>West of Property:</td>
<td>General Commercial</td>
<td>Restaurant/Hotel</td>
<td>High Intensity</td>
</tr>
</tbody>
</table>

Staff Recommendation
<table>
<thead>
<tr>
<th>Approval as Submitted</th>
<th>Approval with Conditions</th>
<th>Denial</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. The permit shall be valid for three (3) years, provided standards are met;
2. The permit shall be posted in the same area and manner as the Certificate of Occupancy;

Staff: Craig Garrison  Title: Planner  Date: 5/22/2024
**Conditional Use Permit**

**CUP-24-17**

**310 I-35 Frontage**

**Hooters Restaurant**

---

**History**

Hooters restaurant received their initial Conditional Use Permit approval in 2015 for one year, received a renewal in 2017 for three years, and a most recent renewal in 2020 for three years. The most recent Conditional Use Permit permit expired on 9/8/2023, making the permit 8 months expired.

**Additional Analysis**

None.

**Comments from Other Departments**

<table>
<thead>
<tr>
<th>Department</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>One call for a noise complaint in January of 2023 (car stereos in parking lot).</td>
</tr>
<tr>
<td>Fire</td>
<td>No Comment</td>
</tr>
<tr>
<td>Public Services</td>
<td>No Comment</td>
</tr>
<tr>
<td>Engineering</td>
<td>No Comment</td>
</tr>
</tbody>
</table>

---

2
### Evaluation Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)

<table>
<thead>
<tr>
<th>Consistent</th>
<th>Inconsistent</th>
<th>Neutral</th>
<th>Criteria for Approval</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>The proposed use is consistent with any adopted neighborhood character study for the area. <em>Studies were not complete at the time of the request.</em></td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>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.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>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.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>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.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>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.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>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.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>The proposed use is not within 300 ft. of a church, public or private school, or public hospital.</td>
</tr>
<tr>
<td><img src="true" alt="x" /></td>
<td><img src="n/a" alt="n/a" /></td>
<td><img src="true" alt="x" /></td>
<td>The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.</td>
</tr>
</tbody>
</table>
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.

Date: 5/8/2024
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.

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Date: 5/8/2024
CUP-24-17 (Hooters) Hold a public hearing and consider a request by TW Restaurant Holder, LLC, on behalf of Hooters, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at the intersection of Flores Street and North IH 35. (C.Garrison)

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 held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on **Tuesday, May 28, 2024** at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, Spectrum channel 10, or by using the following link: [http://sanmarcostx.gov/541/PZ-Video-Archives](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 virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. **All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above.** If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. **All written comments and requests to participate must be 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, **Craig Garrison**, at 512.805.2649 or cgarrison@sanmarcostx.gov. When calling, please refer to case number **CUP-24-17**

*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)
<table>
<thead>
<tr>
<th>Property ID</th>
<th>Site Address</th>
<th>Owner</th>
<th>Owner Address</th>
<th>Owner City/State/Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>151808</td>
<td>915 LUCIANO FLORES BLVD, SAN MARCOS, TX 78666</td>
<td>LITTLE SCOTT &amp; LISA</td>
<td>1507 LIVE OAK LN</td>
<td>ANDREWS, TX 79714-2306</td>
</tr>
<tr>
<td>141838</td>
<td>E IH 35, SAN MARCOS, TX 78666</td>
<td>SAN MARCOS RIVER FOUNDATION INC</td>
<td>P.O. BOX 1399</td>
<td>SAN MARCOS, TX 78667</td>
</tr>
<tr>
<td>99855</td>
<td>108 N IH 35, SAN MARCOS, TX 78666</td>
<td>PATEL, RANUI B</td>
<td>5051 E COPA DE ORO DR</td>
<td>ANAHEIM, CA 92807-3641</td>
</tr>
<tr>
<td>28058</td>
<td>200 N IH 35, SAN MARCOS, TX 78666</td>
<td>IBS FLORES, LLC</td>
<td>2421 TANGLES ST</td>
<td>HOUSTON, TX 77005-2518</td>
</tr>
<tr>
<td>28059</td>
<td>104 N IH 35, SAN MARCOS, TX 78666</td>
<td>TEXAS GROUP OF HOTELS LLC</td>
<td>13802 IDA RIDGE DR</td>
<td>AUSTIN, TX 78727-1003</td>
</tr>
<tr>
<td>11712</td>
<td>MCKIE CD RD, SAN MARCOS, TX 78666</td>
<td>C&amp;D SPAR LLC</td>
<td>CATHY SPAR MANAGER</td>
<td>SAN ANTONIO, TX 78204-1324</td>
</tr>
<tr>
<td>11713</td>
<td>207 N IH 35, SAN MARCOS, TX 78666</td>
<td>VISION BUSINESS VENTURES</td>
<td>8870 BUSINESS PARK DR</td>
<td>AUSTIN, TX 78759-7529</td>
</tr>
<tr>
<td>23379</td>
<td>930 LUCIANO FLORES BLVD, SAN MARCOS, TX 78666</td>
<td>PUETT NELSON MORTGAGE CD</td>
<td>P O BOX 9038</td>
<td>AUSTIN, TX 78766-9038</td>
</tr>
<tr>
<td>70931</td>
<td>106 N IH 35, SAN MARCOS, TX 78666</td>
<td>TRI-STAR HOTEL GROUP LP</td>
<td>A TEXAS LIMITED PARTNERSHIP</td>
<td>SAN MARCOS, TX 78667</td>
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<td>CONA Rep Jesse Ponce</td>
<td>309 Sattillo</td>
<td>San Marcos TX 78666</td>
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<td>CONA Rep Anita DelaCruz</td>
<td>303 Tampico</td>
<td>San Marcos TX 78666</td>
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<td>CONA Rep Amy Thomaides</td>
<td>1131 W. MLK St</td>
<td>San Marcos TX 78666</td>
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<td>Neighborhood Rep Roland Saucedo</td>
<td>211 Ebony St</td>
<td>San Marcos TX 78666</td>
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<td>Neighborhood Rep Michael Adams</td>
<td>106 Losoya Drive</td>
<td>San Marcos TX 78666</td>
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<td>Neighborhood Rep Bobbie Garza-Hernandez</td>
<td>122 Riviera St</td>
<td>San Marcos TX 78666</td>
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</tbody>
</table>
TW Restaurant Holder, LLC is the owner of the Hooters located at 310 I-35 Frontage Rd., Suite 201, San Marcos, TX 78666. TW Restaurant Holder, LLC is a limited-liability company with four elected officers listed below. The contact person for said business is Karen Saboor, Licensing Specialist and she can be reached at 770-799-2241 or ksaboor@hoabrands.com. The mailing address of the business is: 1815 The Exchange, Atlanta, GA 30339.

- Elected Officers:
  - Name: Alisa Pitman Cleek  
    Title: CLO/Corporate Secretary  
    Address: 3816 Clubland Dr., Marietta, GA 30068  
    DL#: 049307849  
    SS#: XXX-XX-6225  
    Telephone: (404) 697-0311  
    Email: acleek@hoabrands.com
  - Name: Kim Renfroe Payne  
    Title: CFO  
    Address: 5223 Lakeside Dr., Atlanta, GA 30360  
    DL#: 057924738  
    SS#: XXX-XX-1528  
    Telephone: (678) 777-5456  
    Email: kpayne323@yahoo.com
  - Name: Salvatore John Melilli  
    Title: CEO/President  
    Address: 4076 Garden Ave., Western Springs, IL 60558  
    DL#: M-440-7906-8125  
    SS#: XXX-XX-7510  
    Telephone: (312) 316-3980  
    Email: smelilli@hooters.com
  - Name: Lawrence Thomas Linen, II  
    Title: COO  
    Address: 4128 Wandering Rose Ln., Marietta, GA 30062  
    DL#: 052520510  
    SS#: XXX-XX-6225  
    Telephone: (404) 697-0311  
    Email: llinen@hoabrands.com
TX H. BEVERAGE PERMIT (MB)
FOOD AND BEVERAGE CERTIFICATE (FB)
LATE HOURS CERTIFICATE (LH)

Hooters
310 IH 35N SUITE 201
SAN MARCOS, TX, US, 78666

TW RESTAURANT HOLDER LLC
Download our app for secret deals, events & specials!
Margaritas

**RITA GONE WILD**
Go wild with Teremana Blanco Tequila, Gran Gala Triple Orange Liqueur, Lime Sour and orange juice served frozen or on the rocks.
Regular 450 cal = 8.49
*Add your favorite flavor* + .30 (470-510 cal)

**THE LEGENDARY RITA**
Our infamous house margarita features el Jimador 100% Blue Agave Silver Tequila and Lime Sour with orange and lime juices. 470 cal = 8.79

**MEZGARITA® New!**
Bosscal Mezcal Joven, Gran Gala Triple Orange Liqueur, Lime Sour, Strawberry Purée and a hint of jalapeño heat. 460 cal = 12.59

**PERFECT 10 MARGARITA**
Enjoy Patrón Silver Tequila, Gran Gala Triple Orange Liqueur, Lime Sour, Agave Nectar and orange juice served straight up with a lime wedge. 510 cal = 11.99

**RED BULL WATERMELON RITA New!**
It’s summer all year long with Altos Plata Tequila, Gran Gala Triple Orange Liqueur, Lime Sour, Watermelon Purée and Red Bull Red Edition. 390 cal = 12.59
Hooterades

**BLUE HOOTERADE**
Made with Smirnoff Raspberry, Lemonade, DeKuyper Blue Curaçao, Agave Nectar and Mtn Dew. You just can't help but order it. **210 cal = 8.79**

**HOOTERADE PUNCH**
Put a smile on your face with Smirnoff Citrus Vodka, Malibu Coconut Rum, Lemonade, tropical fruit juices and a splash of Mtn Dew. This drink packs a punch! **220 cal = 8.29**

**MANGO HOOTERADE**
Bring on the sweet heat with Bacardí Mango Chile Rum, Mango Purée, lemonade, pineapple juice and a splash of Mtn Dew. **190 Cal = 8.79**

Tropicals

**HURRICANE**
Get the party started with Southern Comfort Original, Captain Morgan Spiced Rum, fruit juices and a float of Myers’s Dark Rum. **240 cal = 7.99**

**STRAWBERRY DAIQUIRI**
Our blend of Bacardí Superior Rum, Myers’s Dark Rum and Strawberry Purée is a sweet, frozen work of art. And it’s red, you know, because of the strawberries. **300 cal = 8.29**

**HULA HOOP PIÑA COLADA**
Get caught in the rain with a delicious frozen blend of Malibu Coconut Rum, pineapple juice and Cream of Coconut Purée topped with a floater of Myers’s Dark Rum. **570 cal = 7.49**

**BEACH RETREAT**
Kick back and relax with Malibu Coconut Rum, DeKuyper Blue Curaçao, Strawberry Purée and Red Bull Coconut Berry Edition. **290 cal = 8.99**

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

VIP LIT
This premium mix of Grey Goose Vodka, Bacardi Superior Rum, Patrón Silver Tequila, Gran Gala Triple Orange Liqueur, lime and Pepsi will have you feelin’ like a VIP all day long! 350 cal = 11.99

THE LONG ISLAND ICED TEA
Notorious for having a good time. Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, Gran Gala Triple Orange Liqueur, Lime Sour and Pepsi. 360 cal = 8.99

WHISKEY LONG ISLAND ICED TEA
For the whiskey lover! Jim Beam Bourbon, Maker’s Mark Bourbon, Jameson Irish Whiskey, Gran Gala Triple Orange Liqueur, Lime Sour and a splash of Pepsi. 360 cal = 9.79

TROPICAL LONG ISLAND ICED TEA
A sweet blend of Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, Passion Fruit Purée, Lime Sour and cranberry juice. 380 cal = 9.99

Classics

SPIKED NO. 7 LEMONADE
A refreshing blend of Jack Daniel’s Tennessee Whiskey and lemonade, so good you might have to order another one! 210 cal = 9.79

SPIKED CHERRY COLA
Feeling nostalgic? Our premium take on spiked Pepsi made with Maker’s Mark Bourbon, Pepsi and tastes of cherry. 250 Cal = 9.89

TITO’S MULE
Tito’s Handmade Vodka, ginger and fresh lime juice. So simple, yet so delicious. 170 cal = 8.99

ANGEL’S ENVY OLD FASHIONED
Our take on a classic. The perfect mix of Angel’s Envy Kentucky Straight Bourbon Whiskey and Angostura Bitters. 210 cal = 13.99

3 MILE ISLAND® BLOODY MARY
Absolut Vodka, our signature 3 Mile Island® Bloody Mary mix, bacon, jalapeños, fresh lime, celery and olives. The best in the game! 170 cal = 8.99
Bombs Away

Served with full cans!

VEGAS BOMB
Crown Royal Canadian Whisky, Malibu Coconut Rum, DeKuyper Peach Schnapps + Red Bull Energy Drink
120 cal = 8.99

JÄGER BOMB
Jägermeister + Red Bull Energy Drink
170 cal = 8.99

STRAWBERRY SKREW BOMB
Skrewball Peanut Butter Whiskey + Topo Chico Strawberry Guava Hard Seltzer
200 cal = 12.49

JAMO-MANGO BOMB
Jameson Orange Whiskey + White Claw Hard Seltzer Mango
180 cal = 10.00

WATERMELON BOMB
200 cal = 11.59

PBJ BOMB
190 cal = 8.99

Shooters

ANGEL’S ENVY KENTUCKY STRAIGHT BOURBON WHISKEY
Single | 90 Cal = 8.99
Double | 140 Cal = 12.99

JAMESON IRISH WHISKEY
80 Cal = 8.99

PATRÓN TEQUILA
80 Cal = 11.75

BOSSCAL MEZCAL JOVEN
90 Cal = 10.99

JACK DANIEL’S APPLE TENNESSEE WHISKEY
90 Cal = 7.49

CROWN ROYAL REGAL APPLE WHISKY
80 Cal = 6.99

OLE SMOKY SALTY CARAMEL WHISKEY
80 Cal = 6.99

SKREWBALL PEANUT BUTTER WHISKEY
100 Cal = 7.29

FIREBALL CINNAMON WHISKY
100 Cal = 6.99

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
PINK PASSION
Malibu Coconut Rum, Gran Gala Triple Orange Liqueur, Lime Sour, Mango Purée and fruit juices. 350 cal = 9.79

Feel Good Doing Good
The Hooters Kelly Jo Dowd Breast Cancer Research Fund has contributed over $7 million to support this fight. Hooters will donate $1 per drink to support the fight against breast cancer.

Give a HOOT®

Additional premium selections may be available. Ask your Hooters Girl for full wine list.
Scan the QR code on the table for our extensive beer menu to find your favorite domestic, import and local craft selections.
**Teasers**

**Hooters Original Buffalo Shrimp**
Hooters was born at the beach in Florida so it didn’t take long before fans started asking for their favorite sauce on their favorite seafood. Hand-breaded and crispy, tossed in whatever sauce you’re craving.
12 pcs 420-780 cal = 13.69
24 pcs 840-1560 cal = 22.49

**Hooters Original Fried Pickles**
Yep, we take fresh, er, pickled pickles, fry ‘em up to order and serve ‘em up with a tangy dipping sauce. 1180 cal = 8.99
**HOOTERS ORIGINAL BUFFALO PLATTER**
When you gotta have Hooters, but decisions just aren’t your thing. It’s six Original Hooters Buffalo Shrimp, six Boneless Wings and six Original Hooters Style Wings, all smothered in your choice of our legendary sauces. **1410-2270 cal = 19.99**

**CHIPS & QUESO**
It ain’t rocket surgery. It’s a creamy blend of melted cheeses mixed with roasted red and green peppers, topped with diced tomatoes. Scoop it up with fresh-made corn chips. **1200 cal = 8.29**

*Add chili to queso to make chili con queso, add 100 cal + .99*

**LOTS-A-TOTS**
This one practically named itself. A pile of tots fully loaded with bacon, cheese and sour cream. **1290 cal = 8.49**

**HOOTERS ORIGINAL BUFFALO CHICKEN DIP**
Shredded chicken, Buffalo sauce and creamy melted cheese. We top the whole thing with your choice of ranch or blue cheese. Comes with warm seasoned corn chips. **1370 cal = 9.29**

**TEXAS-STYLE QUESADILLAS**
Quesadillas with our Philly meat drizzled with Daytona Beach sauce and freshened up with a side of lettuce, diced tomato and sour cream. **1300 cal = 11.99**

**SLIDERS**
Choose from fresh ground beef stacked with cheese, mustard and pickles or Buffalo chicken tossed with your choice of wing sauce, topped with pickles. Served with curly fries. Mix and match two of each. **1650-1940 cal = 12.59**

**CHEESE & PRETZELS**
Warm, salted Bavarian pretzels served up with a side of creamy, melted cheese. **980 cal = 10.49**

**TEX MEX NACHOS**
Fresh-made corn chips loaded with cheese and chili, piled high with diced tomatoes, jalapeños and sour cream. **1470 cal = 12.29**

*Grilled chicken instead of chili add 100 cal + .99*

**MOZZARELLA STICKS**
Fried mozzarella cheese with marinara sauce. **800 cal = 8.79**

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*The Department of Health advises that eating raw or undercooked meat, poultry, eggs, or seafood poses a health risk to everyone, but especially the elderly, young children under age 4, pregnant women, and other highly susceptible individuals with compromised immune systems. Thorough cooking of such animal foods reduces the risk of illness. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.*
Build Your Own

**BURGER**
Start with a double-patty burger and build your sandwich exactly how you like, with all the toppings you like. = 13.29

**CHICKEN SANDWICH**
Choose crispy or grilled chicken breast. = 13.29

**WESTERN BBQ BURGER**
It’s like a burger with spurs. BBQ sauce, melted cheddar, bacon and onion rings all wrangled into a toasted brioche bun. **1050 cal = 14.69**

**TWISTED TEXAS MELT**
Yippee Kai Yay, hungry trucker! Beef meets caramelized onions, bacon and cheddar cheese, fully loaded with a layer of our Daytona Beach* sauce and served on Texas toast. **1020 cal = 14.49**

*NUESTRAS HAMBURGUESAS Y FILETES SE PUEDEN COCINAR A LA ORDE, CONSUMIR CARNES CRUDAS O POCO COCIDAS, INCLUYENDO POLLO, CERDITO, PESCADO, MARISCOS O HUEVOS FRESOS PUEDE AUMENTAR EL RIESGO DE ENFERMEDAD PRODUCIDA POR LOS ALIMENTOS, ESPECIALMENTE SI USTED TIENE CIERTAS CONDICIONES MEDICAS.

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

**BURGERS served w**

**Waffle Fries**
add 620 cal + 1.49

**Tots**
add 500 cal + 1.49
Better GER

Meat
- 2-¼ LB ALL BEEF PATTIES 400 cal
- BUILD A TRIPLE 610 cal + 2.00
- BUILD A HOME RUN 810 cal + 3.00
- GRILLED CHICKEN BREAST 290 cal
- CRISPY CHICKEN BREAST 400 cal

Bun
- Brioche Bun 260 cal
- Texas Toast 270 cal

Cheese
- American 140 cal
- Provolone 150 cal
- Bleu Cheese 100 cal
- Cheddar 230 cal
- Pepper Jack 160 cal
- Swiss 170 cal
- Extra Cheese +.49

Veggies
- Lettuce 5 cal
- Tomato 5 cal
- Onion 5 cal
- Pickles 5 cal

Sauce
- Choose any of our unique sauces 0 - 200 cal

Extras +.49
- Sautéed Green Peppers 20 cal
- Sautéed Onions 20 cal
- Sautéed Mushrooms 15 cal
- Pickled Jalapeños 0 cal

Extra +.99
- Bacon 70 cal
- Chili 100 cal

*Our burgers can be cooked to order. Consuming raw or undercooked meats, poultry, pork, fish, shellfish, or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
**Hooters Style Original Wings**

Every bit as good as the day we invented them 40 years ago. Hand-breaded and cooked to order, then tossed in your favorite sauce ... or try two if you’re feelin’ saucy!

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**Hooters Roasted Wings**

Our traditional bone-in wings oven-roasted until crispy. Try ’em tossed with lemon pepper — or really any rub or sauce, you can’t go wrong.

- **6pc**: 420-670 cal = 12.75
- **10pc**: 710-1110 cal = 17.49
- **15pc**: 1060-1670 cal = 23.49
- **20pc**: 1410-2230 cal = 30.29
- **50pc**: 3590-5630 cal = 60.99

*Choice of ranch or bleu cheese, add 200 cal*

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**Hooters Smoked Wings**

Our traditional bone-in wings smoked over hickory chips to seal in that rich, smoky flavor. Choose from any dry rub — or your favorite wing sauce.

- **6pc**: 470-720 cal = 12.75
- **10pc**: 790-1200 cal = 17.49
- **15pc**: 1180-1800 cal = 23.49
- **20pc**: 1580-2390 cal = 30.29
- **50pc**: 3640-5670 cal = 48.99

*Choice of ranch or bleu cheese, add 200 cal*

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**Hooters Daytona Beach Style Wings**

Naked wings tossed in our Daytona Beach® sauce and seared on the grill for that smoky, sweet and spicy flavor that made ’em famous.

- **6pc**: 490 cal = 12.75
- **10pc**: 820 cal = 17.49
- **15pc**: 1230 cal = 23.49
- **20pc**: 1640 cal = 30.29
- **50pc**: 4090 cal = 65.99

*Choice of ranch or bleu cheese, add 200 cal*

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**Extras**

- **Extra Sauce**: 0-410 cal + .99
- **Extra Ranch or Bleu Cheese**: 200 cal + .99
- **Celery**: 5 cal + .99

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

Just when you thought we clucked through every idea, we come in hot and crispy with another one. Choice of Ranch or Bleu Cheese ... or get wild and dip ‘em in one of your favorite sauces!

- **4pc** 560 cal = 9.49
- **5pc** 700 cal = 10.49
- **6pc** 850 cal = 11.49

**Choice of sauce, add 0-410 cal**

- **Choice of ranch or bleu cheese, add 200 cal**

3 Chicken Tenders & 5 Original Style Wings

**Tenders & Wings**

Decisions are hard. Hooters makes it easy. Enjoy **BOTH** Tenders and Wings!

- **3 Tenders & 5 Original Style or Naked Wings**
  900/780 cal = 14.69

- **3 Tenders & 5 Boneless Wings**
  790 cal = 13.69

**Choice of sauce, add 0-410 cal**

- **Choice of ranch or bleu cheese, add 200 cal**

“Upgrade to Roasted, Smoked or Daytona Beach® Style Wings +.50

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**Sauces**

**Buffalo Sauces**

- **3 MILE ISLAND** 20 cal
- **HOT** 80 cal
- **MEDIUM** 140 cal
  - **MILD** 240 cal

**Dry Rubs**

- **GARLIC HABANERO** 10 cal
- **CHESAPEAKE** 0 cal
- **LEMON PEPPER** 410 cal
- **TEXAS BBQ** 10 cal
- **CAJUN** 5 cal
- **CARIBBEAN JERK** 0 cal

**Signature Sauces**

- **GHOST PEPPER** 60 cal
  - A scary hot blend of the hottest peppers we could find.
- **SPICY GARLIC** 320 cal
  - Hotter than 911, with a kick of roasted garlic.
- **DAYTONA BEACH** 100 cal
  - Sweet and a hint of heat seared in on the grill.
- **GENERAL TSO’S** 140 cal
  - Slightly sweet and spicy with orange and ginger.
- **HONEY SRIRACHA** 160 cal
  - A little heat, a little sweet with loads of flavor!
- **CHIPOTLE HONEY** 160 cal
  - Smoky heat with sweet.
- **BUFFALO HOT HONEY** 140 cal
  - Hot Buffalo sauce with an extra kick of hot honey.
- **SAMURAI TERIYAKI** 160 cal
  - Teriyaki with zest!
- **PARMESAN GARLIC** 240 cal
  - Creamy Parmesan with a rich flavor of garlic.

**BBQ 1**

0 cal

That familiar sugary sweet traditional taste.

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

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Hooters Original Chicken Tender Melt Sandwich
Chicken tenders tossed in your favorite Hooters wing sauce, topped with cheddar cheese and provolone and served on Texas toast. 1040-1340 cal = 13.49

Philly Cheesesteak Sandwich
Yo, Adrian ... I made you a sandwich! Steak or chicken topped with sautéed onions, green peppers, mushrooms and provolone cheese and served on a hoagie roll. 13.99
Beef 930 cal • Chicken 790 cal

Big Fish Sandwich
Tender cod prepared perfectly seasoned and grilled, or hand-battered and fried. Served with tartar sauce on a big hoagie roll with fries. 14.29
Grilled 1590-1720 cal
Fried 1710-1840 cal

Hooters Original Buffalo Chicken Tacos
Grilled or crispy chicken tossed in your favorite wing sauce, topped with cabbage, diced tomatoes and your choice of ranch or bleu cheese inside flour tortillas. 13.69
Grilled 500-800 cal
Fried 740-1040 cal
Choice of ranch or bleu cheese, add 200 cal
Fries not included with tacos

Sandwiches served with Curly Fries
add 500 cal

Substitute Curly Fries with
Waffle Fries
add 620 cal + 1.49
Tots
add 500 cal + 1.49
Onion Rings
add 460 cal + 1.49
or a Side Salad
add 160 cal + 1.79

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
**FISH & CHIPS**
Battered and fried to crispy perfection, guv’ner. Served with curly fries and tartar sauce.
1220-1340 cal = 13.99
*Add 6 shrimp to make it a combo! 200 cal + 3.99
Waffle fries, tots or onion rings + 1.49 or side salad + 1.79 (920-1180 cal)

**SHRIMP PLATTER**
Dive right into deliciously fried shrimp served with your choice of fries and cocktail sauce.
940-1070 cal = 14.29
*Substitute fries with onion rings + 1.49 or side salad + 1.79 (640-900 cal)

**STEAMED SHRIMP**
Fresh steamed shrimp with lemon for squeezin’, cocktail sauce and butter. Get peelin’.
1/2 lb 360 cal = 14.69
1 lb 670 cal = 24.69

**SNOW CRAB LEGS**
Wild-caught, premium crab legs steamed to perfection and served with a side of butter. This is how Hooters does upscale.
1 lb 530 cal = 29.99

**BAJA FISH TACOS**
Like a Mexican vacation, in taco form. Get ’em grilled or fried crispy. Served on warm tortillas with diced tomatoes, fresh cabbage and a special sauce. **13.49**
Grilled 780 cal • Fried 870 cal

**BAJA SHRIMP TACOS**
We grill seasoned shrimp, then wrap them in flour tortillas with cabbage, diced tomatoes and special sauce. Welcome to flavor beach.
**670 cal = 13.49**

*The Department of Health Advises that eating raw or undercooked meat, poultry, eggs, or seafood poses a health risk to everyone, but especially the elderly, young children under age 4, pregnant women, and other highly susceptible individuals with compromised immune systems. Thorough cooking of such animal foods reduces the risk of illness. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.*
Salads

CHICKEN GARDEN SALAD
Mixed lettuce piled with tomatoes, crisp cucumbers, cheddar cheese, and croutons and your choice of salad dressing. Choose grilled or fried chicken.
Grilled 540 cal • Fried 710 cal = 13.69

Dressings, add 70-480 cal

SALAD ONLY, hold the chicken 320 cal
Dressings, add 70-480 cal = 9.29

Substitute grilled shrimp for chicken 420 cal + 1.99

CHICKEN CAESAR SALAD
Fresh chopped romaine, Parmesan cheese and crispy seasoned croutons with a creamy Caesar dressing. Topped with grilled or fried chicken.
Grilled 600 cal • Fried 770 cal = 13.69

SALAD ONLY, hold the chicken 380 cal = 9.29

Substitute grilled shrimp for chicken 480 cal + 1.99

Dressings

LITE ITALIAN 70/35 cal
RANCH 300/150 cal
CAESAR 260/130 cal
BLEU CHEESE 300/150 cal
HONEY DIJON 480/240 cal
BALSAMIC VINAIGRETTE 190/90 cal

‘Calories apply to side salad

HOOTERS ORIGINAL BUFFALO CHICKEN SALAD
Mixed lettuce stacked with breaded chicken tossed in your favorite wing sauce. Topped with tomatoes, bleu cheese crumbles, onions and your choice of bleu cheese or ranch dressing. Technically, it's still a salad.
Grilled 350-550 cal
Fried 530-730 cal = 13.69

Dressings, add 70-480 cal

Substitute grilled shrimp for chicken 230-440 cal + 1.99

Sides

WAFFLE FRIES 620 cal = 4.99
With Cheese Sauce 150 cal + .99

CURLY FRIES 500 cal = 4.99
With Cheese Sauce 150 cal + .99

CHILI CHEESE FRIES
Our curly fries topped with chili and cheese. 1100 cal = 7.99

TOTS 500 cal = 4.99

ONION RINGS 460 cal = 6.99
SIDE GARDEN SALAD* 160 cal = 4.99
See dressings for added calories
SIDE CAESAR SALAD 240 cal = 4.99

HOOTERS CHILI 390 cal = 5.99
Topped with cheese and onions 120 cal + .49

Updated MAY 2023
2,000 calories a day is used for general nutrition advice, but calorie needs vary.
CONDITIONAL USE PERMIT APPLICATION
(ALCOHOL OUTSIDE CBA)

Updated: August, 2023

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Hooters</th>
<th>Property Owner</th>
<th>Scott &amp; Lisa Little</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>TW Restaurant Holder, LLC</td>
<td>Company</td>
<td>N/A - Personally owned</td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>1816 The Exchange Atlanta, GA 30339</td>
<td>Owner's Mailing Address</td>
<td>1507 Live Oak Lane, Andrews, TX 79714</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>770-951-2040</td>
<td>Owner's Phone #</td>
<td>432-448-5363</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:legallicensing@hoabrands.com">legallicensing@hoabrands.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:scott@resources.net">scott@resources.net</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address: 310 I-35 Frontage Dr. Suite 201, San Marcos, TX 78666

Zoning District: General Commercial

Tax ID #: R 151807

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

Number of Parking Spaces: 161

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

DESCRIPTION OF REQUEST

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

□ NEW □ RENEWAL/AMENDMENT □ Mixed Beverage □ Beer & Wine □ Late Hours

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

Thurs 11AM-12AM Fri 11AM-1AM Sat 11AM-1AM Sun 11AM-11PM

Indoor Seating Capacity: 227 Outdoor Seating Capacity: 50-100 people Gross Floor Area: 6618 sq. feet

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 1,000* Technology Fee $15 TOTAL COST $1,015

Renewal/Amendment Filing Fee $750* Technology Fee $15 TOTAL COST $765

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
PROPERTY OWNER AUTHORIZATION

1. Scott Little (owner name) on behalf of N/A (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 310 I-35 Frontage Dr. Suite 201, San Marcos, TX 78666 (address).

I hereby authorize Alisa Cleek (agent name) on behalf of TW Restaurant Holder, LLC d/b/a Hooters (agent company) to file this application for an alcohol permit (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Scott Little Date: 3/18/24

Printed Name, Title: Scott Little

Signature of Agent: Alisa Cleek Date: 3/21/2024

Printed Name, Title: Alisa Cleek - Chief Legal Officer

Form Updated October, 2019

Planning & Development Services • 630 East Hopkins • San Marcos Texas 78666 • 512-393-8230
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 $150 plus a $15 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 $150 plus a $15 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: 3-21-2024

Print Name: Alisa Cleek

Form Updated March, 2023

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
Public Hearing
CUP-24-17
Hooters Restaurant

CUP-24-17 (Hooters) Hold a public hearing and consider a request by TW Restaurant Holder, LLC, on behalf of Hooters, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at the intersection of Flores Street and North IH 35. (C.Garrison)
Property Information

- Approximately 2.12 acres
- I35 Frontage near the intersection of Luciano Flores Blvd
Context & History

Currently a Restaurant with Mixed Beverage sales

Surrounding Uses

– Restaurants
– Hotel
– Open Space
Context & History

• Existing Zoning: General Commercial (GC)

• Current Use: Restaurant
  – Monday-Thursday: 11am-12am
  – Friday-Sunday: 11am-1am

• CUP Expiration Date: (September 8, 2023)
Floor Plan
Recommendation

- Staff recommends **approval** of CUP-24-17 with the following conditions:
  1. The permit shall be valid for three (3) years, provided standards are met;
  2. The permit shall be posted in the same area and manner as the Certificate of Occupancy
AGENDA CAPTION:
CUP-24-18 (Sea Barra) Hold a public hearing and consider a request by Alaniz Amillano, on behalf of Sea Barra, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 420 University Drive. (K. Buck)

Meeting date: May 28, 2024

Department: Planning and 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
N/A
N/A

Comprehensive Plan Element(s):
☐ Economic Development - Choose an item.
☐ Environment & Resource Protection - Choose an item.
☐ Land Use - Choose an item.
☐ Neighborhoods & Housing - Choose an item.
☐ Parks, Public Spaces & Facilities - Choose an item.
☐ Transportation - Choose an item.
☐ Core Services
☒ Not Applicable
Master Plan:
Downtown Master Plan

Background Information:
This is a new request.

Council Committee, Board/Commission Action:
N/A

Alternatives:
N/A

Recommendation:
Staff recommends approval of CUP-24-18 with the following conditions:
1. The CUP shall be valid for one (1) year, provided standards are met;
2. The CUP shall be effective upon the issuance of the Certificate of Occupancy; and
3. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.
Summary
Request: New Conditional Use Permit
Applicant: Alaniz Amillano
420 University Drive
San Marcos, TX 78666
Property Owner: Carson Properties
407 S Stagecoach Trl,
Ste 203
San Marcos, TX 78666
CUP Expiration: N/A
Type of CUP: Mixed Beverage
Interior Floor Area: 2,500 sq ft
Outdoor Floor Area: 700 sq ft
Parking Required: 11 spaces
Parking Provided: Yes
Days & Hours of Operation: Sunday: 8am-8pm  Monday-Wed: 8am-10pm  Thursday: 8am-11pm  Friday & Saturday: 8am-3am

Notification
Posted: 5/10/2024  Personal: 5/10/2024
Response: None as of the date of this report

Property Description
Legal Description: Lot 4 & Part of 3, Block 21, in the Original Town of San Marcos
Location: On the Southwest corner of University Drive and C M Allen Parkway
Acreage: 0.277 acres
PDD/DA/Other: N/A
Existing Zoning: CD-5D
Proposed Zoning: Same
Existing Use: Vacant Building
Proposed Use: Restaurant
Preferred Scenario: High Intensity Zone
Proposed Designation: Same
CONA Neighborhood: Downtown (CBA)
Sector: 8
Utility Capacity: Adequate
Floodplain: Yes
Historic Designation: N/A
My Historic SMTX Resources Survey: Yes
Low Preservation Priority

Surrounding Area
North of Property: Public and Institutional District (P)
Existing Land Use: Texas State University
Preferred Scenario: Low Intensity Zone
South of Property: Character District - 5 Downtown (CD-5D)
Office / Law Firm
High Intensity Zone
East of Property: Public and Institutional District (P)
City Parks & San Marcos River
Open Space
West of Property: Character District - 5 Downtown (CD-5D)
Restaurant and Coffee Shop
High Intensity Zone

Staff Recommendation
Approval as Submitted  X  Approval with Conditions  Denial
1. The CUP shall be valid for one (1) year, provided standards are met;
2. The CUP shall be effective upon the issuance of the Certificate of Occupancy; and
3. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.
Staff: Kaitlyn Buck  Title: Planner  Date: 05/22/2024
**History**
This is a new request.

**Additional Analysis**
The applicant is requesting to close at 3am on Fridays and Saturdays. The applicant has indicated, “if we are open we won’t sale anymore alcohol after 2:00 am”. The applicant is proposing to be closed at or before 11pm all other days of the week.

See additional analysis below.

**Comments from Other Departments**

<table>
<thead>
<tr>
<th>Department</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>No Calls Reported</td>
</tr>
<tr>
<td>Fire</td>
<td>No Comment</td>
</tr>
<tr>
<td>Public Services</td>
<td>No Comment</td>
</tr>
<tr>
<td>Engineering</td>
<td>No Comment</td>
</tr>
</tbody>
</table>
### Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong></td>
<td>The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.</td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>The proposed use is consistent with any adopted neighborhood character study for the area. <strong>The proposed use is consistent with the Downtown Area Plan.</strong></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>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. <strong>The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods; however, no development related impacts have been determined; therefore, no improvements are necessary at this time.</strong></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>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. <strong>The proposed use, restaurant, existed on the subject property prior to this request. No additional roadway adjustments or access restrictions are necessary at this time.</strong></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <strong>The proposed use should not adversely effect adjacent properties; therefore, no features have been made at this time.</strong></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>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.</td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>The proposed use is not within 300 ft. of a church, public or private school, or public hospital.</td>
</tr>
<tr>
<td><strong>X</strong></td>
<td>The proposed use is not within 1,000 ft. of a public or private school as outlined within section 1.5.1.1.</td>
</tr>
</tbody>
</table>
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.

Date: 4/29/2024
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.

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Date: 4/29/2024
Notice of Public Hearing
Conditional Use Permit Request
Sale of Mixed Beverages
420 University Drive

CUP-24-18 (Sea Barra) Hold a public hearing and consider a request by Alaniz Amillano, on behalf of Sea Barra, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 420 University Drive. (K. Buck)

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 held at a hybrid, virtual / in person, meeting by the Planning and Zoning Commission on Tuesday, May 28, 2024, at 6:00 p.m. in the City Council Chambers, 630 E. Hopkins. One may watch the public hearing on Grande channel 16, 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 virtually by computer, mobile device, or phone.

Public Hearings will be a hybrid of in person and virtual meetings. All interested citizens are invited to attend in person, but are encouraged to watch or participate in the public hearing by the means described above. If you cannot participate in the public hearing of the Planning and Zoning Commission, but wish to comment, you may write to the below address. All written comments and requests to participate must be 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, Kaitlyn Buck, at 512.393.8234 or kbuck@sanmarcostx.gov. When calling, please refer to case number CUP-24-18.

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

<table>
<thead>
<tr>
<th>Property ID</th>
<th>Owner Name</th>
<th>Owner Mailing Address</th>
<th>Owner City/State/Zip</th>
<th>Site Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>41631</td>
<td>SM BLOCK 21 LLC</td>
<td>2100 SEVEN WINS DR</td>
<td>AUSTIN, TX 78733-5713</td>
<td>420 UNIVERSITY DR, STE #101-102, SAN MARCOS, TX 78666</td>
</tr>
<tr>
<td>41454</td>
<td>ICON PROPERTIES LTD</td>
<td>1801 CHALK ROCK CV</td>
<td>AUSTIN, TX 78735-1733</td>
<td>221-223-225 CM ALLEN PKWY, SAN MARCOS, TX 78666</td>
</tr>
<tr>
<td>41635</td>
<td>AM PETROLEUM INC</td>
<td>1900 E ANDERSON LN , STE 103</td>
<td>AUSTIN, TX 78752-1979</td>
<td>320 UNIVERSITY DR, SAN MARCOS, TX 78666</td>
</tr>
<tr>
<td>41450</td>
<td>CHAMBER OF COMMERCE</td>
<td>202 N C M ALLEN PKWY</td>
<td>SAN MARCOS, TX 78666-5732</td>
<td>202 CM ALLEN PKWY, SAN MARCOS, TX 78666</td>
</tr>
<tr>
<td></td>
<td>CONA Rep Darla Munoz</td>
<td>1128 W MLK Dr</td>
<td>SAN MARCOS, TX 78666</td>
<td></td>
</tr>
<tr>
<td></td>
<td>CONA Rep Amy Thomaides</td>
<td>1131 W. MLK St</td>
<td>SAN MARCOS, TX 78666</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Neighborhood Rep Roland Saucedo</td>
<td>211 Ebony St</td>
<td>SAN MARCOS, TX 78666</td>
<td></td>
</tr>
</tbody>
</table>
Total of 6 Tuls
6 Speakers
<table>
<thead>
<tr>
<th>Sodas</th>
<th>Aguas Frescas</th>
<th>Domestic</th>
<th>Imported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Coca Cola</td>
<td>Horchata</td>
<td>Michelob ultra</td>
<td>Corona</td>
</tr>
<tr>
<td>$3.00</td>
<td>$3.00</td>
<td>$6.00</td>
<td>$8.00</td>
</tr>
<tr>
<td>Sprite</td>
<td>Tamarindo</td>
<td>Heineken</td>
<td>Modelo especial</td>
</tr>
<tr>
<td>$3.00</td>
<td>$3.00</td>
<td>$6.00</td>
<td>$8.00</td>
</tr>
<tr>
<td>Dr Pepper</td>
<td>Melon</td>
<td>Coors Light</td>
<td>Modelo Negra</td>
</tr>
<tr>
<td>$3.00</td>
<td>$3.00</td>
<td>$6.00</td>
<td>$8.00</td>
</tr>
<tr>
<td>Strawberry Fanta</td>
<td>Watermelon</td>
<td>Bud Light</td>
<td>Bohemia</td>
</tr>
<tr>
<td>$3.00</td>
<td>$3.00</td>
<td>$6.00</td>
<td>$8.00</td>
</tr>
<tr>
<td>Coke Zero</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$3.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cherry coke</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$3.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Micheladas</td>
<td>The Samplers</td>
<td>Specialty Drinks</td>
<td>Well Drinks</td>
</tr>
<tr>
<td>---------------------</td>
<td>----------------------------------</td>
<td>----------------------------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Watermelon, strawberry,</td>
<td>$12.00</td>
<td>$8.00</td>
</tr>
<tr>
<td></td>
<td>cucumber, and pineapple marg</td>
<td>Cadillac Margarita</td>
<td>Pick Your mix!</td>
</tr>
<tr>
<td></td>
<td>samples. $14.00</td>
<td>$14.00</td>
<td>Upgrade to a slushee</td>
</tr>
<tr>
<td>Mango Michelada</td>
<td>Cocktail Flight</td>
<td>The loco Martini</td>
<td>$4.00+</td>
</tr>
<tr>
<td>$12.00</td>
<td>Traditional margarita, Paloma,</td>
<td>$14.00</td>
<td></td>
</tr>
<tr>
<td>Watermelon Michelada</td>
<td>Mexican Moscow mule, and loco</td>
<td>La Paloma</td>
<td></td>
</tr>
<tr>
<td>$12.00</td>
<td>martini. $15.00</td>
<td>$12.00</td>
<td></td>
</tr>
<tr>
<td>Pineapple Michelada</td>
<td>$12.00</td>
<td>The Mexican Moscow</td>
<td></td>
</tr>
<tr>
<td>$12.00</td>
<td></td>
<td>13.00</td>
<td></td>
</tr>
<tr>
<td>Tamarindo Michelada</td>
<td>$12.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### STARTERS
- **Chiles Gueritos**  
  **$15.00**
- **Ahi Tuna Nachos**  
  **$17.00**
- **Oysters**  
  One dozen  
  **$19.00**

### SEAFOOD
- **Sea food sampler**  
  Shrimp, octopus, fish, ahi tuna, & scallops  
  **$34.00**
- **Agua Chile Trio**  
  Sample of green, red, and mango habanero aguachilies  
  **$22.00**
- **Shrimp Cocktail**  
  Add scallop, ahi tuna, octopus, or fish for an extra charge  
  **$16.00**
- **Shrimp Aguachilies**  
  Choice of red or green. Add scallop, ahi tuna, octopus, or fish for an extra charge.  
  **$16.00**
- **Shrimp Ceviche**  
  **$16.00**
- **The Baja salmon**  
  Served with a skewer of veggies & cilantro lime rice  
  **$20.00**
- **The Baja sautéed shrimp**  
  Toasted in your choice of garlic and butter sauce, a la diabla, or chipotle sauce. Served with a veggie skewer and cilantro lime rice  
  **$18.00**

### Tacos
- **Shrimp tacos**  
  Fried with our famous beer batter or sautéed.  
  **$14.00**
- **Fish tacos**  
  **$16.00**
- **Smoked Marlin Tacos**  
  **$14.00**
- **Ahi Tuna Tacos**  
  **$14.00**

### Kids
- **Fish & chips**  
  **$10.00**
- **Shrimp & chips**  
  **$10.00**
- **Chicken Tenders**  
  Served with side of fries.  
  **$10.00**
- **Cheese quesadilla**  
  Served with choice of fries or rice & beans  
  **$8.00**
Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

**Application ID:** 361512

**Applicant Name:** SEA BARRA

**License Type applied for:** Mixed Beverage Permit (MB)

---

**Entity Information**

**Business Structure:** Limited liability company

**FEIN/SSN Number:** 931833513

**Member Managed or Manager Managed:** Manager Managed

**Historically Underutilized Business:** Yes

**Veteran-owned business:** No

**Fraternal Owned:** No

**Secretary of State Filing Number:** 805099114

**Date Filed:** 6/12/2023

**Filing State:** 51
CONDITONAL USE PERMIT APPLICATION
(ALCOHOL OUTSIDE CBA)

Updated: August, 2023

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>Akene Amilka</th>
<th>Property Owner</th>
<th>SM BLOCK 21, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>See Barca</td>
<td>Company</td>
<td>90 CARSON PROPERTIES</td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>(460)</td>
<td>Owner's Mailing Address</td>
<td>107 S STAGECOACH TRL</td>
</tr>
<tr>
<td>Owner's Phone #</td>
<td>512-392-3322</td>
<td>Owner's Phone #</td>
<td>78666</td>
</tr>
<tr>
<td>Owner's Email</td>
<td><a href="mailto:hello@carsonproperties.net">hello@carsonproperties.net</a></td>
<td>Owner's Email</td>
<td><a href="mailto:HELLO@CARSONPROPERTIES.NET">HELLO@CARSONPROPERTIES.NET</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address: 420 University Drive San Marcos Tx 78666

Zoning District: CD-5

Tax ID #: R 41631

Legal Description: Lot 4, Prop 3 Block 21 Subdivision ORIGIANLE TOWN OF SAN MARCOS

Number of Parking Spaces: 12

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

DESCRIPTION OF REQUEST

Business Name: Sea Barca

Restaurant Bar Other: Restaurant

NEW RENEWAL/AMENDMENT Mixed Beverage Beer & Wine Late Hours

Hours of Operation(ex. Mon 12pm-1am): Mon 10-1lop Tue 5-10pm Wed 8-10pm

Thurs 1100AM Fri 310AM Sat 310AM Sun 8-10AM

Indoor Seating Capacity: 70 Outdoor Seating Capacity: 15 Gross Floor Area: 2006 sqf

AUTHORIZED

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 $1,000 Technology Fee $15 TOTAL COST $1,015

Renewal/Amendment Filing Fee $750 Technology Fee $15 TOTAL COST $765

Submittal of this digital Application shall constitute as acknowledgment and authorization to process this request.
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AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

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Signature: Milan Indru Malkani
Date: 3/13/2024
Print Name: Milan Indru Malkani

Form Updated March, 2023

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
PROPERTY OWNER AUTHORIZATION

I, Milan Makeni (owner name) on behalf of
SM Black 21, LLC (company, if applicable) acknowledge that I/we
am/are the rightful owner of the property located at
420 University Dr. (address).

I hereby authorize Alaniz Amillano (agent name) on behalf of
SEA Barza (agent company) to file this application for
CUP - Alcohol outside CBA (application type), and, if necessary, to work with
the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Milan Idama Makeni Date: 3/13/2024
Printed Name, Title: __________________________

Signature of Agent: Alaniz Amillano Date: 3/15/2024
Printed Name, Title: Alaniz Amillano Owner

Form Updated October, 2019

Planning & Development Services • 630 East Hopkins • San Marcos, Texas 78666 • 512-393-8230
Public Hearing
CUP-24-18
Sea Barra

CUP-24-18 (Sea Barra) Hold a public hearing and consider a request by Alaniz Amillano, on behalf of Sea Barra, for a Conditional Use Permit to allow on premise consumption of Mixed Beverages, located at 420 University Drive. (K. Buck)
Property Information

- Approximately 0.277 acres
- Located at the Southwest corner of University Dr and CM Allen Pkwy
Context & History

Currently Vacant

Surrounding Uses

– Texas State University
– Public Park
– Law Firm
– Restaurants
Context & History

- Existing Zoning: Character District 5 Downtown (CD-5D)

- Proposed Use: Restaurant
  - Hours of Operation
    - 8am-8pm Sunday
    - 8am-10pm Mon-Wed
    - 8am-11pm Thursday
    - 8am-3am Fri & Sat

- CUP Expiration Date: This is a new request
Site Plan
Floor Plan

Total of 6 Tuls
6 Speakers
Recommendation

Staff recommends **approval** of CUP-24-18 with the following conditions:

1. The CUP shall be valid for one (1) year, provided standards are met;
2. The CUP shall be effective upon the issuance of the Certificate of Occupancy; and
3. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.