Due to COVID-19, this will be a 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

II. Roll Call

III. Chairperson's Opening Remarks

EXECUTIVE SESSION

NOTE: The Planning and Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session.

IV. 30 Minute Citizen Comment Period

Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to speak to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the meeting. A link to join by phone, mobile device, laptop or desktop will be sent. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.

PUBLIC HEARINGS

Interested persons may join and participate in any of the Public Hearing items (1-3) by:
1) Sending written comments, to be read aloud*; or
2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on*.

*Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than 12:00 p.m. on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. To view the meeting please go to http://sanmarcostx.gov/541/PZ-Video-Archives to view the live stream, or watch on Grande Channel 16 or Spectrum Channel 10. For additional information on making comments during the Public Hearings please visit http://www.sanmarcostx.gov/3103/18805/Citizen-Comments-Virtual-Meetings

1. AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A)
for a subdivision of land located at 3165 Misty Lane. (T. Carpenter)

2. CUP-20-14 (Chuy’s) Hold a Public Hearing and consider a request by Chuy’s OpCo Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).

3. CUP-20-15 (Hooters Renewal) Hold a Public Hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).

V. 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: AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A) for a subdivision of land located at 3165 Misty Lane. (T. Carpenter)  
Meeting date: September 8, 2020

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: 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:
The applicant is proposing the subdivision of a 10.167-acre tract of land into two lots for two existing residences. One of the properties does not have access to a public street as required in section 3.6.3.1 of the Development Code. The proposed subdivision would include a right-of-way reserve which could be acquired by the City or County at no cost when needed for a future road.

Council Committee, Board/Commission Action:
N/A

Alternatives:
N/A

Recommendation:
Staff recommends approval of the request with the following condition:
   1. The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.
Summary
Request: An Alternative Compliance to section 3.6.3.1 of the San Marcos Development Code which requires that every lot shall have frontage on a public street.

Applicant: Hugo Elizondo, Jr., PE Cuatro Consultants, LTD PO Box 2579 Kyle, TX 78640
Property Owner: Gabriel & Cristal Reyes 250 Jackson Dr Maxwell, TX 78656

Notification
Posted: August 28, 2020 Personal: August 28, 2020 Response: None as of the date of this report

Property Description
Legal Description: 10.167 Acres out of the Thomas Maxwell Survey
Location: South of the intersection of Misty Lane and Caldwell County Road 228
Acreage: 10.167 PDD/DA/Other: Ord. # or N/A
Existing Zoning: N/A (ETJ) Preferred Scenario: Low Intensity
Existing Use: Vacant Proposed Use: Single-family residential
CONA Neighborhood: N/A Sector: N/A
Utility Capacity: Adequate

Surrounding Area
<table>
<thead>
<tr>
<th>North of Property:</th>
<th>South of Property:</th>
<th>East of Property:</th>
<th>West of Property:</th>
</tr>
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<tbody>
<tr>
<td>Zoning</td>
<td>Zoning</td>
<td>Zoning</td>
<td>Zoning</td>
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<tr>
<td>ETJ</td>
<td>ETJ</td>
<td>ETJ</td>
<td>ETJ</td>
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<td>Existing Land Use</td>
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<td>Existing Land Use</td>
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<td>Single-Family</td>
<td>Agricultural</td>
<td>Single-Family</td>
</tr>
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<td>Preferred Scenario</td>
<td>Preferred Scenario</td>
<td>Preferred Scenario</td>
<td>Preferred Scenario</td>
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<tr>
<td>Low Intensity</td>
<td>Low Intensity</td>
<td>Low Intensity</td>
<td>Low Intensity</td>
</tr>
</tbody>
</table>
**Staff Recommendation**

<table>
<thead>
<tr>
<th>Approval as Submitted</th>
<th>X</th>
<th>Approval with Conditions</th>
<th>Denial</th>
</tr>
</thead>
</table>

Staff recommends approval with the following condition;

- The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.

**Staff:** Tory Carpenter, AICP, CNU-A  
**Title:** Planner  
**Date:** September 2, 2020

**History**

The applicant is proposing the subdivision of a 10.167-acre tract of land into two lots for two existing residences. One of the properties does not have access to a public street as required in section 3.6.3.1 of the Development Code. The proposed subdivision would include a right-of-way reserve which could be acquired by the City or County at no cost when needed for a future road.

**Additional Analysis**

See analysis below.

**Comments from Other Departments**

<table>
<thead>
<tr>
<th>Department</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police</td>
<td>No Comment</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>The Capital Improvements and Engineering department requested a right-of-way dedication or reserve for a future road.</td>
</tr>
<tr>
<td>Evaluation</td>
<td>Criteria for Approval (2.8.4.4)</td>
</tr>
<tr>
<td>------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td>Consistent</td>
<td><strong>The request is consistent with the policies embodied in the adopted Comprehensive Plan; This is a “Low Intensity” area as designated on the Preferred Scenario Map. This proposed two lot subdivision is consistent with the Comprehensive Plan.</strong></td>
</tr>
<tr>
<td>Inconsistent</td>
<td></td>
</tr>
<tr>
<td>Neutral</td>
<td></td>
</tr>
<tr>
<td>X</td>
<td></td>
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</tbody>
</table>

| X          | **The request is consistent with the general purpose, intent and character of the development regulations applicable to the property; See Criteria for Approval in Section 3.6.5.1 below.** |

| X          | **There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property; There is an existing shared drive which serves seven properties adjacent to the subject property.** |

| X          | **The request is detrimental to the public health, safety or welfare, or injurious to other property within the area; The request will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.** |
## Lot Frontage Alternative Compliance Findings (Section 3.6.5.1)

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Consistent</th>
<th>Inconsistent</th>
<th>Neutral</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>X</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The approved alternate meets the intent of Section 3.6.1.1

A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network.  
   *This request allows for an adequate block structure in the future.*

B. Large blocks with limited connectivity discourages walking, contributes to street congestion and adds driving distance that can negatively impact emergency services.  
   *This request allows for an adequate block structure in the future.*

C. New streets should be designed to consider future development.  
   *Street design will be addressed at time of road construction.*

D. The access regulations are intended to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments to lessen traffic congestion. Pedestrian, bike, and vehicular access should be safe, direct and convenient.  
   *This request allows for an adequate block structure in the future.*

**X**

The approved alternate conforms with the Comprehensive Plan and adopted City plans;  
*This is a “Low Intensity” area as designated on the Preferred Scenario Map. This proposed two lot subdivision is consistent with the Comprehensive Plan. There are no roads indicated on the Transportation Master Plan for this area.*

**X**

The approved alternate does not increase congestion or compromise safety;  
*The request has no impact on congestion on public streets.*

**X**

The approved adjustment does not create any lots without direct street frontage;  
*This request is to allow one lot without street frontage. The dedication of a right-of-way reservation will allow for direct street frontage in the future.*
<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Lot Frontage Alternative Compliance Findings (Section 3.6.5.1)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The design adjustment is deemed reasonable due to one or more of the following:</td>
</tr>
<tr>
<td></td>
<td>a. Topographic changes are too steep;</td>
</tr>
<tr>
<td></td>
<td>b. The presence of existing buildings, stream and other natural features;</td>
</tr>
<tr>
<td></td>
<td>c. Site layout of developed properties</td>
</tr>
<tr>
<td></td>
<td>d. Adjoining uses or the vehicles are incompatible;</td>
</tr>
<tr>
<td></td>
<td>e. Strict compliance would propose a safety hazard; or</td>
</tr>
<tr>
<td></td>
<td>f. The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site.</td>
</tr>
<tr>
<td>X</td>
<td>This request is consistent with the layout of surrounding properties and private access roads in the area.</td>
</tr>
</tbody>
</table>
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.

Map Date: 8/24/2020
AC-20-09 (3165 Misty Lane) Hold a public hearing and consider a request by Hugo Elizondo, Jr. P.E., on behalf of Gabriel & Cristal Reyes for an Alternative Compliance Request to allow a lot that does not meet the lot frontage standards of Section 3.6.3.1(A) for a subdivision of land located at 3165 Misty Lane.
Location:

- Approximately 10.167 acres located at 3165 Misty Lane in the ETJ

- Caldwell County

Current Configuration:

Unplatted Lot

Surrounding uses include:

- Residential
- Agricultural
Context & History

- Proposed 2-lot residential subdivision
  - Two existing residences
  - Includes right-of-way reservation

- Request to create a lot without direct access to a public road.
DIVISION 3: LOTS

Section 3.6.3.1 Lot Standards

A. Lot Frontage. Every lot shall have frontage on a public street except as allowed under the courtyard or cottage court building types in Section 4.4.6.9 or Section 4.4.6.4.
Existing Street Frontage

Proposed 30' ROW Reservation
Staff recommends that the request be approved with the following condition:

1. The applicant shall dedicate a right-of-way reserve to be used as a connection in the future.
AGENDA CAPTION:
CUP-20-14 (Chuy's) Hold a Public Hearing and consider a request by Chuy's OpCo Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).
Meeting date: September 8, 2020

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: 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
Background Information:
The request being considered is to renew an existing Conditional Use Permit to allow the sale of mixed beverages for on premise consumption. Chuy’s received their initial Conditional Use Permit from the Commission for (1) one year in 2016 and subsequently for (3) three years in 2017.

The gross floor area of the restaurant is 8,500 square feet with ~1,430 square feet of that being an uncovered patio that faces Springtownt Way and fronts on the shopping center parking lot. The current and proposed continued hours of operation are from 11 am-10 pm Sunday-Thursday and 11 am-11 pm Friday and Saturday. The restaurant is meeting their parking requirement on site and through a shared-parking agreement with the owner of the Springtownt Development. No entertainment facilities or events are proposed by the applicant at this time.

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

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
**Summary**

**Request:** Renewal of a Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 1121 North IH-35.

**Applicant:** Chuy’s OPCO Inc.  
1623 Toomey Road  
Austin, TX 78704

**Property Owner:** T.A. Cox Trust  
3060 Devonshire Way  
Germantown, TX 38139

**Square Feet:** 8,500 square feet  
**Type of CUP:** Mixed Beverage

**Interior seating:** 233  
**Outdoor seating:** 80

**Parking Required:** 79 spaces  
**Parking Provided:** -57 parking spaces within the subject property  
-Shared-parking agreement with Springtown Development owners for additional required spaces

**Days & Hours of Operation:**  
Sunday-Thursday: 11 a.m. – 10 p.m.  
Friday-Saturday: 11 a.m. – 11 p.m.

**Notification**

**Posted:** August 21, 2020  
**Personal:** August 21, 2020  
**Response:** None as of the date of this report

**Property Description**

**Legal Description:** Chuy’s Addition, Lot 1

**Location:** Near the intersection of IH-35 Frontage Road and Springtown Way

**Acreage:** 0.956 acres +/-  
**Central Business Area:** No

**Existing Zoning:** General Commercial (GC)  
**Preferred Scenario:** Midtown High Intensity Zone

**Existing Use:** Restaurant  
**Proposed Use:** Restaurant

**CONA Neighborhood:** Millview West  
**Sector:** 7

**Utility Capacity:** Adequate

**Surrounding Area**

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Existing Land Use</th>
<th>Preferred Scenario</th>
</tr>
</thead>
<tbody>
<tr>
<td>North of Property:</td>
<td>GC</td>
<td>Retail/Restaurants</td>
<td>High Intensity</td>
</tr>
<tr>
<td>South of Property:</td>
<td>GC</td>
<td>Retail/Restaurants</td>
<td>High Intensity</td>
</tr>
<tr>
<td>East of Property:</td>
<td>GC</td>
<td>I-35</td>
<td>High Intensity</td>
</tr>
<tr>
<td>West of Property:</td>
<td>GC</td>
<td>Restaurants</td>
<td>High Intensity</td>
</tr>
</tbody>
</table>
Conditional Use Permit
CUP-20-14

History
Chuy’s is located within the Springtown Shopping Center between IH-35, Springtown Way, and Thorpe Lane. The subject property is one of several parcels located within the shopping center development and was constructed in 2016.

Chuy’s received their initial Conditional Use Permit from the Commission in 2016 for one (1) year. The business applied for renewal of the CUP in 2017 which was subsequently granted for three (3) years.

The total gross floor area of the space is approximately 8,500 square feet with 233 indoor seats and 80 outdoor seats. No entertainment facilities beyond the existing speakers and television sets inside the restaurant (shown on the diagram included in this packet) are proposed at this time. The current and proposed continued hours of operation are from 11 am-10 pm Sunday-Thursday and 11 am-11 pm Friday and Saturday. Based upon the San Marcos Development Code, Chuy’s is required to provide 79 parking spaces (1 space for every 4 seats). Chuy’s has 57 parking spaces within their site as well as a shared-parking agreement with the owners of the Springtown Development for the additional required spaces.

Additional Analysis
None.

Comments from Other Departments
Police No Concerns
Fire No Concerns
Public Services No Concerns
Engineering No Concerns

Staff Recommendation

<table>
<thead>
<tr>
<th>Approval as Submitted</th>
<th>Approval with Conditions / Alternate</th>
<th>Denial</th>
</tr>
</thead>
</table>

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Staff: Shavon Caldwell
Title: Planner
Date: September 8, 2020
### Evaluation Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Consistent</th>
<th>Inconsistent</th>
<th>Neutral</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>The proposed use is consistent with any adopted neighborhood character study for the area.</strong></td>
<td><strong>N/A</strong></td>
<td></td>
<td><strong>Studies were not complete at the time of this request</strong></td>
</tr>
<tr>
<td><strong>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>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></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>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></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>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.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).</strong></td>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The 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.
CUP-20-14 Existing Zoning Chuy's Renewal — 1121 North IH-35

Map Date: 8/17/2020

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.

Site Location
Subject Property
Parcels
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.
<table>
<thead>
<tr>
<th>Property ID</th>
<th>Property Address</th>
<th>Owner Name</th>
<th>Owner Address 1</th>
<th>Owner Address 2</th>
<th>Owner City</th>
<th>Owner State</th>
<th>Owner Zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>164302</td>
<td>515 SPRINGTOWN</td>
<td>35 SPRINGTOWN WR LP</td>
<td>215 S SAN SABA</td>
<td>STE 120</td>
<td>SAN ANTONIO</td>
<td>TX</td>
<td>78207-3113</td>
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<td>94596</td>
<td>210 SPRINGTOWN</td>
<td>BWB2 LP</td>
<td>4311 TEXAS WILDLIFE TRL</td>
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<td>AUSTIN</td>
<td>TX</td>
<td>78735-1751</td>
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<td>12180</td>
<td>421 SPRINGTOWN</td>
<td>CHRIST COMMUNITY CHURCH OF SAN MARCOS</td>
<td>421 SPRING TOWN WAY</td>
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<tr>
<td>94598</td>
<td>1113 IH 35</td>
<td>CW H SAN MARCOS LTD</td>
<td>2161 NW MILITARY HWY</td>
<td>STE 300</td>
<td>SAN ANTONIO</td>
<td>CA</td>
<td>78213</td>
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<td>25374</td>
<td>1109 IH 35</td>
<td>ENC FOOD GROUP LLC</td>
<td>2006 MISTYWOOD DR</td>
<td></td>
<td>AUSTIN</td>
<td>TX</td>
<td>78746-7808</td>
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<td>503 SPRINGTOWN</td>
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<td>503 SPRINGTOWN WAY</td>
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<td>HSRE LYNDON LP</td>
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<td>CHICAGO</td>
<td>IL</td>
<td>60606</td>
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<td>94597</td>
<td>1141 IH 35</td>
<td>NATIONAL RETAIL PROPERTIES LP</td>
<td>450 S ORANGE AVE</td>
<td>STE 900</td>
<td>ORLANDO</td>
<td>FL</td>
<td>32801</td>
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<tr>
<td>43441</td>
<td>415 SPRINGTOWN</td>
<td>NOWLAND, DANIEL</td>
<td>415 SPRINGTOWN WAY</td>
<td></td>
<td>SAN MARCOS</td>
<td>TX</td>
<td>78666</td>
</tr>
<tr>
<td>93283</td>
<td>201 SPRINGTOWN</td>
<td>ROBINSON CAROLINE J LLP</td>
<td>Attn: MARIJA DOSEN, OFFICE DEPOT, INC.</td>
<td>6600 N Military TRL</td>
<td>Boca Raton</td>
<td>FL</td>
<td>33496-2434</td>
</tr>
<tr>
<td>166781</td>
<td>200 SPRINGTOWN</td>
<td>SPRINGTOWN VMU LTD</td>
<td>500 W 5TH STREET</td>
<td>STE 700</td>
<td>AUSTIN</td>
<td>TX</td>
<td>78701</td>
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<tr>
<td>151289</td>
<td>1121 IH 35</td>
<td>T.A. COX TRUST</td>
<td>% TURNER A WINGO &amp; DEAN K WINGO &amp; TERRY W HURST CO-TRUSTEES</td>
<td>3060 DEVONSHIRE WAY</td>
<td>GERMANTOWN</td>
<td>TN</td>
<td>38139</td>
</tr>
</tbody>
</table>
Notice of Public Hearing
Conditional Use Permit
Chuy’s Tex Mex
1121 North IH-35

On Tuesday, September 8, 2020, the San Marcos Planning & Zoning Commission will consider the following:

Hold a public hearing and consider a request by Chuy’s OPCO Inc., on behalf of Chuy’s Tex Mex for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35.

The Planning & Zoning Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing to obtain citizen comments. 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 public hearing and seek your opinion of the request.

The public hearing will be conducted via a virtual meeting on Tuesday, September 8, 2020, at 6:00 p.m. You may join and participate in the public hearing using the following link: https://sanmarcostx.gov/541/PZ-Video-Archives. All interested citizens are invited to join and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

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

Your written comments will be given to the Planning & Zoning Commission and will be read aloud to the public if they are received before 5 PM on the day of the meeting.

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.

For more information regarding this request, contact the case manager, Shavon Caldwell, at 512-805-2649. When calling, please refer to case number CUP-20-14.

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.
**APPETIZERS**

**QUESO**
Blend of melted cheese, Green Chile & Ranchero Sauces.
$7.49 930 Cal

**GUACAMOLE**
Fresh avocados & Salsa Fresca, all mashed up.
$6.99 840 Cal

**NACHOS**
Tostada chips, refried beans, cheese & jalapenos with lettuce & tomato.
$8.29 980 Cal

**GUACAMOLE & pico de gallo**
$1.00 1040 Cal

**PANCHOS**
Like if nachos had a big brother. Nachos with your choice of Fajita chicken, Fajita beef or seasoned ground beef, with guacamole & pico de gallo.
$10.79 1890 Cal

**CHUY’S CHOICE**
**APPETIZER PLATE**
Queso, nachos, fajita chicken quesadillas & chicken flautas with guacamole & sour cream.
$11.29 1940 Cal

**HEAVY**
These go with everything.

**Soup & Salads**

**TORTILLA SOUP**
Homemade chicken broth with roasted chicken, corn, green chiles, tomatoes & cilantro, topped with cheese, diced avocado & tortilla strips.

- **SMALL** $5.29 280 Cal
- **LARGE** $8.29 560 Cal

**TAÇO SALAD**
Handmade tortilla bowl, cheese, guacamole, tomatoes & your choice of fajita chicken, fajita beef or seasoned ground beef.
$10.49 920–990 Cal

**CHUY’S CHOICE**
**MEXI-COBB SALAD**
Fajita chicken, green chiles, cheese, avocados & tomatoes.
$10.79 1080 Cal

**GRILLED CHIKEN SALAD**
Fajita chicken, avocados & tomatoes.
$10.29 470 Cal

**Large Dinner Salad**
Our fresh salad mix, cucumbers & tomatoes.
$5.79 50 Cal

**MAKE IT A TEX-MEX COMBO!**
Large dinner salad with your choice of:
- **ENCHILADA** 250–290 Cal
- **MINI BURRITO** 690–790 Cal
- **FAJITA CHICKEN QUESADILLAS** 720 Cal
- **SMALL TORTILLA SOUP** 280 Cal

- $9.79

**“BIG AS YO’ FACE” BURRITOS**

Served with Mexican or green chile rice. 150 Cal

**PREPARED IN A COMINGLED**
A flour tortilla stuffed with refried beans, cheese & your choice of filling & topped with one of our Signature Sauces. 50–440 Cal

- **7.49 900 Cal**
- **BEAN & CHEESE**

**SEASONED GROUND BEEF**
$9.99 990 Cal

**ROASTED CHICKEN**
$10.69 980 Cal

**FAJITA CHICKEN OR FAJITA BEEF**
$11.69 1020 Cal

**QUÉ ES QUÉ?**
Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

© Chuy’s Opco, Inc. 2020 11/01/20
# House Specialties

**The Elvis Presley Memorial Combo**
A seasoned ground beef enchilada with Tex-Mex Sauce, chicken enchilada with Tomatillo Sauce, cheese enchilada with Ranchero Sauce, crispy taco & homemade tortilla chips dipped in queso.

$12.29 1280 Cal

**Comida Deluxe**
Cheese enchiladas with Tex-Mex Sauce, chicken flautas, a crispy taco, guacamole & homemade tortilla chips dipped in queso.

$11.99 1160 Cal

**Steak Burrito**
A flour tortilla stuffed with grilled steak & jack cheese, topped with Hatch Green Chili Sauce. Served with green rice & charro beans.

$11.69 1100 Cal

**Elvis Green Chile Fried Chicken**
A chicken breast breaded with Lay’s potato chips & fried to a golden brown, served with Green Chile Sauce & cheese. Fat Elvis’s favorite!

$11.29 1130 Cal

**Southwestern Enchiladas**
A New Mexican tradition. Blue corn tortillas stacked with roasted chicken, cheese & Green Chile Sauce, topped with a fried egg.

$10.79 740 Cal

**Chile Rellenos**
A Chuy’s classic! Fresh, fire-roasted Anaheim peppers with your choice of filling. Fried to order & served with one of our Signature Sauces & a drizzle of sour cream.

**CHOOSE YOUR FILLING:**
- Cheese $10.69 850 Cal
- Roasted Chicken & Cheese $10.79 790 Cal
- SHRIMP & CHEESE $10.99 750 Cal

**Famous Enchiladas**
Hand-rolled to order with our homemade corn tortilla & served with Mexican or green chile rice & refried beans. 120-160 Cal

**Stacked Enchiladas**
An authentic New Mexican recipe. Blue corn tortillas stacked with roasted chicken, cheese & Tomatillo Sauce, topped with sour cream.

$10.29 710 Cal

**Chuy’s Choice**

**Classic Tex-Mex**
Straight from you to South Texas. Cheese & red onion with our signature Tex-Mex Sauce.

$9.79 680 Cal

**Tex-Mex Classics**
Served with Mexican or green chile rice & refried or charro beans. 120-160 Cal

**Enchilada, Taco & Chalupa**
A cheese enchilada with Tex-Mex Sauce, crispy taco & chicken chalupa.

$10.99 880 Cal

**Chuy’s Choice**
**Chicka-Chicka Boom-Boom**
Roasted chicken & cheese with our fan favorite Boom-Boom Sauce.

$11.29 1080 Cal

**VeGge**
Blue corn tortillas with spinach, onions, zucchini, yellow squash, red bell peppers, serranos, roasted green chiles, corn & cheese with Ranchero Sauce.

$9.49 430 Cal

**Custom Enchiladas**
Seasoned ground beef, roasted chicken or cheese with your choice of Signature Sauce.

$10.29 430-1080 Cal

**Chile Flautas**
Crispy tortilla shells filled with roasted chicken, cheese, rolled, fried & topped with our smoky Chipotle Sauce. Served with guacamole & sour cream.

$9.79 1410 Cal

**Chicken Combo**
A chicken chalupa, soft taco & fajita chicken & guacamole.

$8.79 600 Cal

**Chuy’s Lite Plate**
A crispy taco, guacamole & queso.

$7.49 625 Cal

**2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.**

*Contains or may contain raw or undercooked ingredients. Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.*

© Chuy’s Opco, Inc. 2020 T1 01/20
Since opening in 1982, Chuy’s has always used freshly squeezed lime juice and homemade sugar water. No stinkin’ premade mixes here!

**CHUY’S FAMOUS RITA** 220-300 CAL 6.75
Rocks, Frozen, Strawberry, Swirl or Dot Ask about our seasonal flavors!

*Make it a Grande in our 18 oz shaker 380-540 cal 9.75*

**THE ORIGINAL TEXAS TINI** 300 CAL 10.25
Served in our 18 oz shaker with a salt-rimmed martini glass and jalapeño olives, hand-stuffed daily

**MAKE IT TOP-SHELF**

**SILVER**
- Don Julio
- Hornitos

**REPOSADO**
- Herradura
- Cazadores

**AÑEJO**
- Tres Generaciones

**LIQUEUR**
- Grand Marnier
- Cointreau
- Patrón Citrónge (Orange or Lime)

**NEW! CASAMIGOS BLANCO** Chuy’s & Clooney’s favorite

**FLOAT IT**
Top with Fireball, Jameson or your favorite Tequila! 50-55 CAL ½ OZ POUR

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.
**CHUY’S PICKS**

**SIGNATURE RITAS**

**GRAND MA’S ROCKIN’ RITA 310 CAL** $10.25
1800 Silver tequila and extra Grand Marnier

**THE PERFECT MARGARITA 200 CAL** $9.75
Patrón Silver tequila and Patrón Citronge Orange

*Make it Deluxe with Roca Patrón Silver tequila 220 cal* $13.25

**TOP-SHELF SKINNY RITA 250 CAL** $9.75
Cazadores Reposado tequila and agave nectar

**FATHER AGAVE 200 CAL** $9.75
Hornitos Silver tequila and Grand Marnier

**NEW! PINK CADILLAC 200 CAL** $10.50
el Jimador Silver tequila, Cointreau, cranberry and lime juices

**NEW MEXICAN MARTINI 270 CAL** $10.50
el Jimador Silver tequila infused with green chiles and Cointreau

**TIKI-STYLE**

**THE KING’S PUNCH 290 CAL** $10.00
Mount Gay Eclipse rum, Malibu rum and fruit juices

**LA PIÑA COLADA 310 CAL** $9.25
1800 Coconut tequila and Malibu rum

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.
**TWISTED**

**MOJITOS**

Hand-shaken with fresh mint

**CLASSIC**
- **170 CAL**
- **7.75**
- Bacardí Superior rum

**STRAWBERRY**
- **170 CAL**
- **8.25**
- Bacardí Dragonberry rum and fresh strawberries

NEW! **BLACKBERRY**
- **190 CAL**
- **8.25**
- Bacardí Dragonberry rum and blackberries

**SANGRIA 300 CAL**
- **6.75**
- el Jimador Silver tequila, red wine and fresh fruit juices

**FLAVORED ROCKS RITA 260 CAL**
- **8.50**
- Blackberry, Watermelon, Pomegranate or Blood Orange with Exotico Silver tequila

NEW! **WHISKEY SMASH 240 CAL**
- **9.50**
- Jack Daniel’s, blackberries and fresh lime juice
  
  *For a twist, try it with Jameson*

NEW! **AUSTIN ORIGINALS**

Tito’s and Deep Eddy - handcrafted in Austin, TX just like us!

**TITO’S CHERRY LIMEADE 260 CAL**
- **9.25**
- Made with fresh lime juice and spiked with Tito’s Handmade vodka

**RUBY RED ROCKS RITA 220 CAL**
- **9.25**
- Deep Eddy Ruby Red vodka and Camarena Silver tequila

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.
CHUY’S BREW 380 CAL  9.50
Famous frozen lime rita topped with a 7 oz Coronita

Make it a Grand Pa’s Brew with a sidecar of Patrón Citrónge Orange or Lime 420 cal  11.00

DOMESTIC BEER  4.00
Bud 150 cal  Bud Light 110 cal
Coors Light 100 cal  Miller Lite 100 cal
Michelob Ultra 100 cal  Heineken 0.0  70 cal

PREMIUM BEER  5.00
Blue Moon 170 cal  Corona Extra 150 cal  Corona Light 100 cal
Dos XX Lager 140 cal  Dos XX Ambar 150 cal
Modelo Especial 150 cal  Modelo Negra 150 cal  Pacifico 150 cal
Sam Adams 180 cal  Shiner Bock 140 cal  Tecate 140 cal

Ask about our local craft

TITO’S BLOODY MARY 140 CAL  6.50
Tito’s Handmade Vodka and Zing Zang Bloody Mary Mix

WHITE
Canyon Road Chardonnay 225 cal/gl
7.00 GL / 20.00 BTL
Ecco Domani Pinot Grigio 225 cal/gl
8.00 GL / 23.00 BTL

RED
Canyon Road Pinot Noir 220 cal/gl
7.00 GL / 20.00 BTL
Dark Horse Cabernet Sauvignon 220 cal/gl
8.00 GL / 23.00 BTL

DESSERTS
SOPAPILLAS 1,210 CAL  4.49
TRES LECHES 1,140 CAL  6.79
FLAN 440 CAL  4.79

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Additional nutrition information available upon request.
**HAPPY HOUR**

**weekdays 4-7 pm**

- **HOUSE RITAS**
  - Regular 5.25 • Grande 8.25
- **THE ORIGINAL TEXAS TINIS** 9.25
- **DOMESTIC BEERS** 3.25
- **TECATES** 1.00 Off
- **WINE** 1.00 Off Glasses
  - 3.00 Off Bottles

**FREE NACHO CAR WITH QUESO, TACO MEAT, CHIPS & SALSA!**

**DURING HAPPY HOUR**

**APPS**

- **QUESO** 930 CAL 7.49
  - Add seasoned ground beef, guacamole & pico de gallo 1,040 cal +1.00
- **GUACAMOLE** 840 CAL 6.99
- **QUESADILLAS** 1,280 CAL 8.29
  - Cheese, green chiles & onions with guacamole & pico de gallo
  - *Add fajita chicken 1,300 cal 9.79*

**NACHOS** 980 CAL 8.29
- Refried beans, cheese & jalapeños
  - *Add guacamole & pico de gallo 1,160 cal 9.79*

**PANCHOS** 1,890 CAL 10.79
- Nachos with your choice of fajita chicken, fajita beef or seasoned ground beef, with guacamole & pico de gallo

**APPETIZER PLATE**

**APPETIZER PLATE 1,940 CAL 11.29**
- Queso, nachos, fajita chicken quesadillas, chicken flautas, guacamole & sour cream

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2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.
CONDITIONAL USE PERMIT APPLICATION
(ALCOHOL OUTSIDE CBA)

Updated: October, 2019

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>CHUYS' OPCO, INC.</th>
<th>Property Owner</th>
<th>T.A. TRUST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>CHUY'S OPCO, INC.</td>
<td>Company</td>
<td>SAME AS ABOVE</td>
</tr>
<tr>
<td>Applicant's Mailing Address</td>
<td>1623 TOOMEY RD., AUSTIN, TX. 78704</td>
<td>Owner's Mailing Address</td>
<td>3000 DEVONSHIRE WAY, GERMANTOWN, TN. 38139</td>
</tr>
<tr>
<td>Applicant's Phone #</td>
<td>817.907.3189</td>
<td>Owner's Phone #</td>
<td></td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:DSHANNON@CHUYS.COM">DSHANNON@CHUYS.COM</a></td>
<td>Owner's Email</td>
<td><a href="mailto:PAULHUST@CITYCENTERMGT.COM">PAULHUST@CITYCENTERMGT.COM</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address: 1121 N. INTERSTATE 35

Zoning District: F-1 COMMERCIAL

Legal Description: Lot A0017-2 Block _____ Subdivision SPRINGTOWN SUBDIVISION

Number of Parking Spaces: ____________

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

DESCRIPTION OF REQUEST

Business Name: CHUYS

☐ Restaurant ☐ Bar ☐ Other: ____________

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

Hours of Operation(ex. Mon 12pm-1am): Mon 11AM-10PM Tue 11AM-10PM Wed 11AM-10PM

Thurs 11AM-10PM Fri 11AM-11PM Sat 11AM-11PM Sun 11AM-10PM

Indoor Seating Capacity: 233 Outdoor Seating Capacity: 80 Gross Floor Area: APPROX. 8,500

AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand the fees and the process for this application. I understand my responsibility, as the applicant, to be present at meetings regarding this request.

Initial Filing Fee 793* Technology Fee $13 TOTAL COST $806

Renewal/Amendment Filing Fee $423* Technology Fee $13 TOTAL COST $436

*Nonprofit Organization fees are 50% of the adopted fee listed for Conditional Use Permits

Submittal of this digital Application shall constitute as acknowledgement and authorization to process this request.
PROPERTY OWNER AUTHORIZATION

I, Paul Hust (owner name) on behalf of T. A. Cox Trust (company, if applicable) acknowledge that I/we am/are the rightful owner of the property located at 1121 N. INTERSTATE 35, San Marcos TX (address).

I hereby authorize Deborah Shannon (agent name) on behalf of CHUYS' OPCO, INC. (agent company) to file this application for CONDITIONAL USE PERMIT APPLICATION (ALCOHOL OUTSIDE CBA (application type), and, if necessary, to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Owner: Paul Hust
Printed Name, Title: PAUL HUST, AUTHORIZED SIGNER/MANAGER
Date: 7/16/20

Signature of Agent: ____________________________
Printed Name, Title: ____________________________
Date: __________

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 $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: [Signature] Date: 07/20/2020
Print Name: DEBORAH SHANNON
# Application Summary

**7/9/20 3:05 PM**

<table>
<thead>
<tr>
<th>License/Permit:</th>
<th>MB 954088</th>
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</thead>
<tbody>
<tr>
<td>Application:</td>
<td>RENEW &quot;MB&quot; PERMIT</td>
</tr>
<tr>
<td>Application Date:</td>
<td>07/09/2020 (MM/DD/YYYY)</td>
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<tr>
<td>Application Number:</td>
<td>6782063</td>
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<tr>
<td>File Number:</td>
<td>4897275</td>
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## Addresses

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Name: CHUY'S</td>
</tr>
<tr>
<td>Address: 1623 TOOMEY RD.</td>
</tr>
<tr>
<td>AUSTIN, TX</td>
</tr>
<tr>
<td>78704</td>
</tr>
<tr>
<td>Phone Number: 512-370-2696</td>
</tr>
<tr>
<td>E-mail Address: <a href="mailto:DSHANNON@CHUYS.COM">DSHANNON@CHUYS.COM</a></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Review Location Details</th>
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</thead>
<tbody>
<tr>
<td>Name: CHUY'S</td>
</tr>
<tr>
<td>Address: 1121 IH 35 NORTH</td>
</tr>
<tr>
<td>SAN MARCOS, TX</td>
</tr>
<tr>
<td>78666</td>
</tr>
</tbody>
</table>

## Sales Data

| Alcoholic Beverage Sales $: | 790,963 |
| Food Sales $:               | 3,219,684 |
| Other Sales $:              | 27,955 |
| Total Gross Sales $:        | 4,038,602 |
| Sales Year (YYYY):          | 2019 |

## Surety Bond Requirement

| Bond Information: | EXEMPT |

## License and Permit Fees

| Mixed Bev. 2nd Renewal Fee | $3000.00 |
| Mixed Beverage Surcharge   | $602.00 |
| Late Hours (LB) Renewal Fee| $300.00 |
| Late Hours (LB) Surcharge  | $327.00 |
| PE Permit Fee              | $40.00  |
| PE Surcharge               | $151.00 |
| TABC Amount Due            | $4420.00 |

---

I Kyle V Hill (KHILL@MFHLIQUORLAW.COM) grant permission to third-party representative DEBORAH SHANNON (DSHANNON@CHUYS.COM) to enter on behalf of the account holder.
<table>
<thead>
<tr>
<th>Misc Charge / Application Number</th>
<th>Description</th>
<th>Board / Applicant Name</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>MB-6782063</td>
<td>Renew &quot;MB&quot; Permit</td>
<td>CHUY'S</td>
<td>4420.00</td>
</tr>
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</table>

Texas.gov price: 4541.81

IF THIS PAYMENT SUMMARY IS FOR A RETAIL, WHOLESALE OR MANUFACTURER LICENSE/PERMIT RENEWAL, A COPY MUST BE DISPLAYED IN A CONSPICUOUS PLACE AT THE LICENSED PREMISE UNTIL THE NEW PERMIT ARRIVES. UNTIL THAT TIME, YOUR RENEWAL APPLICATION IS CONSIDERED PENDING.
Dear Licensee/Permittee

Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.

Sincerely,

A. Bentley Nettles

CHUY'S
3345 BEE CAVE RD STE 105
AUSTIN TX 78746

644723  TEXAS ALCOHOLIC BEVERAGE COMMISSION
MB 954088
EXPIRES 08/09/2020 RENEW
SIGN = BLUE

CHUY'S
1121 IH 35 NORTH
SAN MARCOS HAYS

CHUY'S OPCO INC.

*This permit is not transferable, must be publicly displayed at all times and used only in the place of business indicated herein. The acceptance hereof constitutes an agreement to permit any authorized representative of the commission or any peace officer to inspect any place licensed under this permit at any time.
CUP-20-14 (Chuy’s)

Hold a public hearing and consider a request by Chuy’s Opco Inc. for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 1121 North IH-35 (S. Caldwell).
Location:

• Property is located in the Springtown Shopping Center near the intersection of IH-35 access road and Springtown Way

• Located within a High Intensity Zone as designated on the Preferred Scenario Map.
Context & History:

- ~8,500 square foot restaurant
  - 7,070 square foot interior space
  - 1,430 square foot patio

- Seating
  - 233 indoor seats, 80 outdoor seats

- Hours
  - Sunday – Thursday
    11 a.m. to 10:00 p.m.
  - Thursday – Saturday
    11 a.m. to 11:00 p.m.

- Previous CUPs approved for 1 year in 2016 and for 3 years in 2017
Recommendations:

Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
AGENDA CAPTION:
CUP-20-15 (Hooters Renewal) Hold a Public Hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).
Meeting date: September 8, 2020

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: 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
Background Information:
The request being considered is to renew an existing Conditional Use Permit to allow the sale of mixed beverages for on premise consumption. Hooters received their initial Conditional Use Permit from the Commission for one (1) year in 2015 which was in effect upon them receiving their Certificate of Occupancy in the Fall of 2016. Hooters was then granted a renewal for three (3) years in 2017.

The gross floor area of the restaurant is 6,618 square feet with an indoor seating capacity of 227 and an outdoor seating capacity of 50. The outdoor seating is located on a patio that faces Luciano Flores Boulevard. The current and proposed continued hours of operation are from 11 am - 11 pm Sunday-Thursday and 11 am - 12 am Friday and Saturday. There are 161 parking spaces available to Hooters. No entertainment facilities or events are proposed by the applicant at this time.

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

Alternatives:
Click or tap here to enter text.

Recommendation:
Staff provides this request to the Commission for your consideration and recommends approval of the Conditional Use Permit with the following conditions:

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.
### Summary

**Request:** Renewal of a Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 310 North IH-35

**Applicant:** TW Restaurant Holder, LLC d/b/a Hooters
1851 The Exchange
Atlanta, GA 30339

**Property Owner:** Scott and Lisa Little
1507 Live Oak Lane
Andrews, TX 78741

**Square Feet:** 6,618 square feet
**Type of CUP:** Mixed Beverage

**Interior seating:** 227
**Outdoor seating:** 50

**Parking Required:** -62 spaces for Hooters restaurant
-40 spaces for Freddy’s restaurant

**Parking Provided:** -119 spaces within subject property
-161 for entire site including Freddy’s restaurant

**Days & Hours of Operation:**
- Sunday-Thursday: 11 a.m. – 11 p.m.
- Friday-Saturday: 11 a.m. – 12 a.m.

### Notification

**Posted:** August 21, 2020

**Personal:** August 21, 2020

**Response:** None as of the date of this report

### Property Description

**Legal Description:** Thornton Addition Replat, Lot 1B

**Location:** Near the intersection of IH-35 Frontage Road and Luciano Flores Boulevard

**Acreage:** 3.816 acres +/-

**Central Business Area:** No

**Existing Zoning:** General Commercial (GC)

**Preferred Scenario:** Downtown High Intensity Zone/Open Space Area of Stability

**Existing Use:** Restaurant

**Proposed Use:** Restaurant

**CONA Neighborhood:** Wallace Addition

**Sector:** 5

**Utility Capacity:** Adequate

### 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>South of Property</td>
<td>GC</td>
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<tr>
<td>East of Property</td>
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<tr>
<td>West of Property</td>
<td>GC</td>
<td>I-35</td>
<td>High Intensity</td>
</tr>
</tbody>
</table>
Conditional Use Permit 310 North IH-35
CUP-20-15 Hooters Renewal

History
Hooters is located at the intersection of North IH-35 and Luciano Flores Boulevard. The applicant is proposing to continue to serve mixed beverages at this restaurant. The restaurant received their initial Conditional Use Permit from the Commission in 2015 for one (1) year and then applied for renewal of the CUP in 2017 which was subsequently granted for three (3) years.

The total gross floor area of the space is approximately 6,220 square feet with 227 indoor seats and 50 outdoor seats which face Luciano Flores Boulevard. No entertainment facilities are proposed at this time. The current and proposed continued hours of operation are from 11 am-11 pm Sunday-Thursday and 11 am-12 am Friday and Saturday. Based upon the San Marcos Development Code, Hooters is required to provide 62 parking spaces. Hooters has 119 parking spaces within their site as well as access to the additional 42 spaces located on the adjacent lot where Freddy’s Restaurant is located.

Additional Analysis
None.

Comments from Other Departments
- Police: No Concerns
- Fire: No Concerns
- Public Services: No Concerns
- Engineering: No Concerns

Staff Recommendation

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

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Staff: Shavon Caldwell
Title: Planner
Date: September 8, 2020
### 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>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
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</table>

The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.

The proposed use is consistent with any adopted neighborhood character study for the area. **Studies were not complete at the time of this request**

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

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.

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.

The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.

The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.

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.

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.

The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.

The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).
CUP-20-15
Aerial View
Hooter's Renewal — 310 North IH-35

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: 8/17/2020
CUP-20-15
Existing Zoning
Hooter's Renewal — 310 North IH-35

Site Location
Subject Property
Parcels
City Limit

Character District 5-Downtown (CD-5D)  Future Development (FD)  General Commercial (GC)
Public (P)  Single Family 6 (SF 6)

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/17/2020
<table>
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<tr>
<th>Property ID</th>
<th>Property Address</th>
<th>Owner Name</th>
<th>Owner Address 1</th>
<th>Owner Address 2</th>
<th>Owner City</th>
<th>Owner State</th>
<th>Owner Zip</th>
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<td>200 IH 35</td>
<td>I35 FLORES, LLC</td>
<td>5444 WESTHEIMER RD</td>
<td>STE 1650</td>
<td>HOUSTON</td>
<td>TX</td>
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<td>A TEXAS LIMITED PARTNERSHIP</td>
<td>% SHILPA AMIN GEN PARTNER (Attn: RAJNI PATEL)</td>
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<td>Anita De La Cruz</td>
<td>303 Tampico</td>
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</tbody>
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Notice of Public Hearing
Conditional Use Permit
Hooters
310 North IH-35, Suite 201

On Tuesday, September 8, 2020, the San Marcos Planning & Zoning Commission will consider the following:

Hold a public hearing and consider a request by TW Restaurant Holder LLC, d/b/a, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35 Suite 201 (S. Caldwell).

The Planning & Zoning Commission will approve, approve with conditions, or deny the request. Before making its decision, the Commission will hold a public hearing to obtain citizen comments. Because you are listed as the owner of property located within 4000 feet of the subject property, we would like to notify you of the public hearing and seek your opinion of the request.

The public hearing will be conducted via a virtual meeting on Tuesday, September 8, 2020, at 6:00 p.m. You may join and participate in the public hearing using the following link: https://sanmarcostx.gov/541/PZ-Video-Archives. All interested citizens are invited to join and participate in the public hearing. If you cannot participate in the virtual public hearing, but wish to comment, you may write to the following address:

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

Your written comments will be given to the Planning & Zoning Commission and will be read aloud to the public if they are received before 5 PM on the day of the meeting.

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.

For more information regarding this request, contact the case manager, Shavon Caldwell, at 512-805-2649. When calling, please refer to case number CUP-20-15.

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.
EATS & DRINKS
PART OF A HEALTHY DIET
GET IT HERE

ORDER.HOOTERS.COM  TO-GO ORDERING
GIVE A HOOT

HOOTERS GIRLS ARE FAMOUS FOR THEIR GOOD WORKS, AND IF THERE IS ONE CAUSE THAT EVOKES THEIR PASSION, IT’S THE FIGHT AGAINST BREAST CANCER. THE HOOTERS KELLY JO DOWD BREAST CANCER RESEARCH FUND HAS CONTRIBUTED OVER $6 MILLION TO SUPPORT THIS FIGHT. HOOITERS WILL DONATE $1 PER DRINK TO SUPPORT THE FIGHT AGAINST BREAST CANCER.

PINK PASSION
Enjoy the delicious mix of Beach Whiskey Island Coconut, DeKuyper 03 Orange Liqueur, Lime Sour, Mango Pureé and fruit juices. A tasty drink and a good cause. You are one great philanthropist. 350 cal = 8.99

PEEKABOO
Toast to the cause with Beefeater Pink Gin, Malibu Coconut Rum, Strawberry Puree and pineapple juice. 200 cal = 6.39

COSBRO
Cheers to support with Bacardi Lime Rum, Agave Nectar, Citrus Sour and cranberry juice. Making a difference with each sip. 200 cal = 6.99

TEA TIME

THE LONG ISLAND ICED TEA
Notorious for having a good time. Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, DeKuyper 03 Orange Liqueur, Lime Sour and Cola. 250 cal = 7.99

WHISKEY LONG ISLAND ICED TEA
Brace yourself as you embark on the full flavors of Jim Beam Bourbon, Maker’s Mark Bourbon, Jameson Irish Whiskey, DeKuyper 03 Orange Liqueur, Lime Sour, a splash of Cola and awesomeness. 240 cal = 8.79

MOONSHINE LONG ISLAND ICED TEA
Oh yes we did! Ole Smoky White Lightnin’ Moonshine, Bacardi Superior Rum, Tanqueray Gin, DeKuyper 03 Orange Liqueur, Lime Sour and a splash of Cola. 250 cal = 7.99

BLACKBERRY LONG ISLAND ICED TEA
Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, Blackberry Pureé, Lime Sour and a splash of Cola. Trust us, it’s berry, berry good. 250 cal = 8.69

TROPICAL LONG ISLAND ICED TEA
A sweet blend of Bacardi Superior Rum, Smirnoff Vodka, Tanqueray Gin, Passion Fruit Pureé, Lime Sour and cranberry juice. 250 cal = 8.69

Additional nutrition information available upon request. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.
SHOW STOPPERS

SUMMER FLING
Excite your tastebuds with Malibu Coconut Rum, Absolut Lime Vodka and Lime Sour blended with Passion Fruit Purée. 280 cal = 8.79

BEACH RETREAT
Kick back and relax with Malibu Coconut Rum, DeKuyper Blue Curaçao, Strawberry Purée and Red Bull Coconut Berry Edition. 290 cal = 8.79

KRYPTONITE COOLER
Overworked? Smirnoff Citrus Vodka, DeKuyper Blue Curaçao, Lime Sour, pineapple juice and a splash of Mtn Dew will do the trick. 230 cal = 7.79

HOOT 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! 210 cal = 6.79

ALL OF OUR SIGNATURE HOOTERADES ARE MADE WITH THE THIRST-QUENCHING AND EXHILARATING TASTE OF MOUNTAIN DEW®

ORANGE HOOTERADE
Enjoy Smirnoff Orange Vodka, DeKuyper 03 Orange Liqueur, Mango Purée, Passion Fruit Purée, and tropical fruit juices. 250 cal = 7.79

BLUE HOOTERADE
AKA “the blue drink that is awesome” made with UV Blue Vodka, Lemonade, DeKuyper Blue Curaçao, Agave Nectar and Mtn Dew. You just can’t help but order it. 220 cal = 7.79

MANGO HOOTERADE
Rated first in overall thirst-quenching. Bacardi Mango Rum, Mango Purée, lemonade, pineapple juice and a splash of Mtn Dew. 190 cal = 7.79

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

THE LEGENDARY RITA
Our infamous house margarita made with Sauza Blue 100% Agave Tequila and Lime Sour with orange and lime juices. 250 cal = 6.79

SKINNY RITA
Satisfy your taste with el Jimador 100% Blue Agave Silver Tequila, Agave Nectar, Lime Sour, crisp Lemon-Lime Soda and less guilt. 190 cal = 7.79

SWEET HEAT MARGARITA
This balance is rita-up your alley! Dulce Vida Pineapple Jalapeño Tequila, DeKuyper 03 Orange Liqueur, pineapple juice, Agave Nectar and fresh lime juice. 170 cal = 7.79

WATERMELON RITA
It’s summer all year long with this tasty treat. Altos Plata Tequila, DeKuyper 03 Orange Liqueur, Lime Sour and Watermelon Purée. 380 cal = 7.79

PERFECT 10 MARGARITA
Enjoy Patrón Silver Tequila, DeKuyper 03 Orange Liqueur, Lime Sour, Agave Nectar and orange juice served straight up with a lime wedge. 340 cal = 10.49

RITA GONE WILD
Go wild with el Jimador 100% Blue Agave Reposado Tequila, DeKuyper 03 Orange Liqueur, Lime Sour and orange juice served frozen or on the rocks. Regular 280 cal = 7.79

Add your favorite flavor add 50 cal + .30

PURPLE HOOTER 130 cal = 6.39
Absolut Vodka + Raspberry Liqueur + cranberry juice

TUACA LEMON DROP 130 cal = 6.79
Tuaca Original Brandy + Lime Sour + sugar rim + lemon wedge

TEQUILA TIME 130 cal = 8.39
Chilled Dulce Vida Pineapple Jalapeño Tequila

SOCO ‘N LIME 90 cal = 6.39
Southern Comfort Original + fresh lime juice

‘MERICA 130 cal = 6.79
Chilled American Born Bourbon

ROYAL FLUSH 130 cal = 6.39
Crown Royal Canadian Whisky + Raspberry Liqueur + Peach Schnapps + cranberry juice

CHERRY BOMB 130 cal = 7.49
Pinnacle Cherry Vodka + Grenadine + Red Bull Energy Drink

FIREBERRY BOMB 130 cal = 5.89
Fireball Cinnamon Whisky + cranberry juice

SHOTS

JÄGER BOMB 130 cal = 7.49
Jägermeister + Red Bull Energy Drink

VEGAS BOMB 120 cal = 8.79
Crown Royal Canadian Whisky + Malibu Coconut Rum + DeKuyper Peach Schnapps + Red Bull Energy Drink

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

STRAWBERRY DAIQUIRI
Our blend of Bacardi Superior Rum, Strawberry Purée and Myers’s Dark Rum is a sweet, frozen work of art. And it’s red, you know, because of the strawberries.
310 cal = 7.69

AMERICAN MULE
What every mule needs ... a taste of good ole American pride! Tito’s Handmade Vodka, ginger and fresh lime juice.
190 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 and topped with a float of Myers’s Dark Rum.
310 cal = 6.79

HURRICANE
Get the party started with Southern Comfort Original, Captain Morgan Spiced Rum, fruit juices and a float of Myers’s Dark Rum.
230 cal = 6.79

JACK’S WHISKEY MAI TAI
A new take on Tiki. Jack Daniel’s Tennessee Whiskey, Disaronno, orange juice, Lime Sour and a splash of grenadine.
190 cal = 8.39

WHISKEY BLUES
We turn that frown upside down with Jack Daniel’s Tennessee Whiskey, DeKuyper Blue Curaçao, Lime Sour and Lemon-Lime Soda.
210 cal = 8.79

MANHATTAN
Man up with Jim Beam Bourbon, Sweet Vermouth and Angostura Bitters.
130 cal = 10.49

OLD FASHIONED
Tried and true. Jack Daniel’s Tennessee Whiskey, Agave Nectar, maraschino cherry and a fresh orange twist.
130 cal = 7.79

WHISKEY SOUR
The perfect balance of Maker’s Mark Bourbon, Agave Nectar and fresh lemon juice.
260 cal = 8.39

SOUTHERN COMFORT BLACK 80 ’N COLA
A robust smooth-drinking American whiskey with subtle spice, paired with Cola.
140 cal = 6.39

AMERICAN BORN ’N BRED
Freedom, Liberty and Bourbon for all. Proudly sip on American Born Bourbon mixed with ginger ale and fresh lime.
210 cal = 6.79

PROPER NO. 12 WHISKEY
210 cal = 8.39
**PERFECT POURS**

**VODKA**
- ABSOLUT
- ABSOLUT CITRUS
- ABSOLUT LIME
- GREY GOOSE
- KETEL ONE
- PINNACLE CHERRY
- SMIRNOFF
- SMIRNOFF CITRUS
- SMIRNOFF ORANGE
- TITO'S HANDMADE UV BLUE

**GIN**
- BEefeATER PINK
- BOMBAY
- TANQUERAY

**MOONSHINE**
- OLE SMOKY WHITE LIGHTNIN'

**RUM**
- BACARDÍ
- BACARDÍ LIME
- BACARDÍ LIMÓN
- BACARDÍ MANGO FUSION
- BLUE CHAIR BAY BANANA
- CAPTAIN MORGAN SPICED
- MALIBU COCONUT
- MYER'S DARK

**TEQUILA**
- ALTOS BLANCO
- DULCE VIDA PINEAPPLE JALAPENO
- el JIMADOR
  - 100% BLUE AGAVE SILVER
  - el JIMADOR
  - 100% BLUE AGAVE REPOSADO
  - PATRÓN SILVER
  - SAUZA BLUE 100% AGAVE

**SCOTCH**
- DEWAR'S WHITE LABEL
- DEWAR'S 12 YEAR OLD
- GLENLIVET 12 YEAR OLD

**WHISK[E]Y**
- BOURBON - RYE
- AMERICAN BORN BOURBON
- BEACH WHISKEY ISLAND COCONUT
- CROWN ROYAL CANADIAN WHISKY
- CROWN ROYAL APPLE
- FIREBALL CINNAMON WHISKY
- JACK DANIEL'S TENNESSEE WHISKEY
- JACK DANIEL'S TENNESSEE FIRE
- JACK DANIEL'S TENNESSEE HONEY
- JACK DANIEL'S TENNESSEE RYE
- JAMESON IRISH WHISKEY
- JAMESON BLACK BARREL
- JAMESON IPA
- JIM BEAM BOURBON
- MAKER'S MARK BOURBON
- OLE SMOKY SALTY CARAMEL
- PROPER 12 WHISKY
- SOUTHERN COMFORT ORIGINAL
- SOUTHERN COMFORT BLACK 80
- WOODFORD RESERVE

**CORDIALS**
- COGNAC'S 'N MORE
- BAILEYS IRISH CREAM
- DISARONNO
- GOLDSCHLAGER
- DEKUYPER 03 ORANGE LIQUEUR
- GRAND MARNIER
- HENNESSY VS
- JÄGERMEISTER
- KAHLLA
- MARTELL VS SINGLE DISTILLERY
- MIDORI MELON LIQUEUR
- SWEET VERMOUTH
- DRY VERMOUTH
- TUACA ORIGINAL BRANDY
- We proudly pour
- DEKUYPER CORDIALS & FINEST CALL MIXERS

**WINE**

**WOODBRIDGE**

**CABERNET SAUVIGNON**
110/370 cal
Our Cabernet Sauvignon opens with aromas of cherries, berries, cedar, brown sugar and toast. Flavors of berries, toasted marshmallow, chocolate and graham cracker follow with a toasty caramel finish.

**MERLOT**
120/400 cal
This full-bodied wine displays rich aromas of cherry, chocolate and red berries with enticing flavors of cherry cola and toasty mocha oak.

**CHARDONNAY**
120/400 cal
This vibrant, medium-bodied Chardonnay boasts aromas of tropical fruit with a hint of cinnamon and maple, leading to a rich, toasty finish.

**PINOT GRIGIO**
100/330 cal
With aromas of nectarine and fresh peach, our crisp and refreshing Pinot Grigio is a food-friendly wine.

**WHITE ZINFANDEL**
110/370 cal
Bright and crisp, with hints of cherry and juicy red fruits from a proprietary blend of grape varieties, the wine’s fruity aromas and flavors come alive through watermelon and strawberry notes.

**MOSCATO**
120/400 cal
With its fragrant aromas of orange blossom and citrus, our Moscato displays lightly sweet flavors with notes of Fuji apple and lemon cream. Its residual sugar is balanced out by a bright acidity.

**SANGRIA**
Revitalize your senses with our sangria made with Beso Del Sol Red Sangria mix and fresh oranges
260 cal - 8.39
IN THE MOOD FOR A **BEER**?

CHECK OUT OUR EXTENSIVE BEER MENU TO FIND YOUR FAVORITE DOMESTIC, IMPORT AND LOCAL CRAFT SELECTIONS.

ASK YOUR SERVER ABOUT TAP OPTIONS.
TEASERS

BEER CHEESE & PRETZELS

HOOTERS ORIGINAL FRIED PICKLES

HOOTERS ORIGINAL BUFFALO SHRIMP

HOOTERS ORIGINAL BUFFALO PLATTER

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
Hooters Original Buffalo Chicken Dip
Who’s got tender, shredded chicken, spicy Buffalo sauce and creamy melted cheese? This guy! We top the whole thing with your choice of ranch or bleu cheese. Comes with warm, seasoned tortilla chips for dippin’. 1130 cal = 9.59

Beer Cheese & Pretzels
Creamy cheese gets a shot of stout beer, and is served up with salted Bavarian pretzels. It’s beer. It’s cheese. What’s not to love? 1100 cal = 9.59

Chips & Queso
It ain’t rocket surgery. It’s a creamy blend of melted cheeses mixed with roasted red and green peppers, topped with housemade pico de gallo. Scoop it up with fresh-made corn chips. 840 cal = 7.79

Add chili to queso to make chili con queso add 50 cal = .99

Lots-A-Tots
This one practically named itself. A pile of tots fully loaded with bacon, cheese, sour cream and green onions. 1310 cal = 7.99

Onion Ring Basket
Sweet onions, breaded and fried, piled high and served with your choice of dipping sauce. 1400 cal = 8.59

Fried Jalapeños
Keep it spicy with lightly breaded jalapeño slices served with a tangy dipping sauce. 1090 cal = 7.79

Hootertizer Combo
Enjoy cheese sticks, onion rings and fried pickles served together like one happy family. 1180 cal = 8.99

Mozzarella Sticks
Fried mozzarella cheese with marinara sauce. Enough said. 620 cal = 7.79

Tex Mex Nachos
You’ve struck gold. Fresh chips loaded with cheese and chili, piled high with fresh guacamole, lettuce, pico de gallo, jalapeños, sour cream and zesty chipotle sauce. 1360 cal = 9.99

Grilled chicken instead of chili add 60 cal = .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. 1210-1450 cal = 17.99

Hooters Chicken Chips
It’s hand-breaded, pickle-brined chicken breast, in chip form! Dip ’em, share ’em, dip ’em again. Comes with your choice of two Hooters wing sauces or dressings. 600-1410 cal = 8.59

Chicken Breast Strips
These aren’t your daddy’s chicken strips. Plump and juicy, fried up good and crispy. Dip ’em in your favorite sauce or we can do all the work for you! 540-920 cal = 9.99

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. 1160 cal = 7.79

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.


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 2 of each

1000-1680 cal = 10.79

*NOTAS: NUESTRAS HAMBURGUESAS Y FILETES SE PUEDEN COCinar A LA ORDEn. CONSUMAR CARNES CRUDAS O POCO COCIdAS, INClUyENDO POLO, CERDó, PESCADO, MARISCOS O HUEvOS FREScos PUEDE AuMENTAR El RIESgo DE ENFERMEDAD PRODUcIDA POR LOS ALIMENTOS, ESPECIALMENTE Sí USTED TIENE CIERTAS CONDIcIONES MEDICAS.

2,000 calories a day is used for general nutrition advice, but calorie needs vary.
WE'RE REINTRODUCING THE Hooters MILE HIGH BURGERS.

Build it exactly how you like, with the toppings you like. Handcrafted double-patty wonders featuring a great new taste we promise will make your mouth a happy place. Want to add more burger to your burger? Make it a Triple or a Home Run.

Build it for $10.99

<table>
<thead>
<tr>
<th>1</th>
<th>MEAT</th>
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<tbody>
<tr>
<td>2</td>
<td>¼ LB ALL BEEF PATIES 370 cal</td>
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<td></td>
<td>GRILLED CHICKEN BREAST 230 cal</td>
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<td></td>
<td>CRISPY CHICKEN BREAST 300 cal</td>
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<td></td>
<td>BUILD A TRIPLE 560 cal + 2.00</td>
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<td>BUILD A HOME RUN 740 cal + 3.00</td>
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<tr>
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<tr>
<td>3</td>
<td>BRIOCH BUN 240 cal</td>
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<td>TEXAS TOAST 240 cal</td>
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<tr>
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<th>CHEESE</th>
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<tr>
<td></td>
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<td>PROVOLONE 100 cal</td>
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<td>BLEU CHEESE 100 cal</td>
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<td>CHEDDAR 110 cal</td>
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<td>PEPPER JACK 70 cal</td>
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<td>MONTEREY JACK 70 cal</td>
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<td>SWISS 100 cal</td>
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<td>Extra Cheese +.49</td>
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<tr>
<td></td>
<td>LETTUCE 5 cal</td>
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<td>TOMATO 5 cal</td>
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<td>ONION 5 cal</td>
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<td>PICO DE GALLO 10 cal</td>
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<tr>
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<th>SAUCE</th>
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<tr>
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<td>SAUTÉED GREEN PEPPERS 5 cal</td>
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<td>SAUTÉED ONIONS 5 cal</td>
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<td></td>
<td>SAUTÉED MUSHROOMS 10 cal</td>
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<td>FRESH JALAPÉNOS 5 cal</td>
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<td>+.99 each</td>
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<td>BACON 40 cal</td>
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<td>FRESH GUACAMOLE 70 cal</td>
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<td>CHILI 50 cal</td>
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<th>EXTRAS</th>
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<td>HOME RUN</td>
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<tr>
<td></td>
<td>BURGERS ARE SERVED WITH A SIDE OF CURLY FRIES (ADD 320 CAL) OR BIG DIPPER FRIES (ADD 240 CAL)</td>
</tr>
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</table>

*All 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 chronic medical conditions. 2,000 calories a day is used for general nutrition advice, but calorie needs vary.
WE UNDERSTAND BUILDING BURGERS CAN BE A MASSIVE TASK. GET YOUR NAPKIN READY, OUR BURGER BRAINS DID SOME CREATIVE THINKING JUST FOR YOU.

THE BACON MAC & CHEESE BURGER
Experience burger bliss with crispy bacon and creamy macaroni and cheese on our ½ pound burger topped with shredded cheddar cheese. 1350 cal = $11.99

TWISTED TEXAS MELT
Yippee Kay 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. 1170 cal = $11.99

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. 1010 cal = $11.99

A BURGER’S BEST DAY IS TUESDAY
EVERY TUESDAY GET $1 OFF THE REGULAR PRICE OF ALL BURGERS ON THE MENU
Not applicable to lunch specials. Dine in only.

SUBSTITUTE FRIES WITH TOTS (ADD 400 CAL), ONION RINGS (ADD 300 CAL) OR A SIDE SALAD (ADD 180-400 CAL) + .99

*NO HAMBURGUESAS Y ENFERMEDADES PUEDE AUMENTAR EL RIESGO DE ENFERMEDADES INMUNITARIAS, INMUNIDADES, PEREZOSOS O ENFERMEDADES. NO RAUS Tienen DETERMINADOAS MÉDICAS. 2,000 calorias a día se usa para el consejo de salud general, pero las necesidades calóricas pueden variar.*
**Hooters Style Wings**

Every bit as good as the day we invented them over 35 years ago. It all starts with fresh chicken from family farms, hand-breaded and cooked to order, then tossed in your favorite sauce ... or try two if you're feelin' saucy!

**Hooters Daytona Beach Style Wings**

Another Hooters original. Naked wings tossed in our one-of-a-kind Daytona Beach sauce and then seared on the grill to create all that unique smoky, sweet and spicy flavor that made 'em famous. They take a little longer to make, but hey, they're worth it.

**Hooters Smoked Wings**

Our traditional bone-in wings are marinated overnight, then smoked over hickory chips to seal in that rich, smoky flavor. Choose from Texas BBQ, Jerk or Garlic Habanero dry rub — or get them tossed in your favorite wing sauce. With only half the calories. We've made hickory history.

**Hooters Bacon Wrapped Wings**

Two great tastes that go great together. It's shocking we didn't come up with this sooner. Naked wings wrapped in bacon and tossed in our signature Daytona Beach sauce. Then we grill 'em to crisp 'em.

**Hooters Roasted Wings**

We've done it again. Starting with traditional bone-in wings marinated overnight, we then oven-roast them until crispy, keeping all that delicious flavor, but only half the calories! Try 'em tossed with Lemon Pepper — or really any rub or sauce, you can't go wrong.

**Naked Wings**

OK, so these are the same juicy, crispy wings but without the breading or all that marketing talk.

6 pc 540-780 cal = 8.99
10 pc 900-1300 cal = 11.49
15 pc 1350-1950 cal = 16.49
20 pc 1800-2600 cal = 21.49
50 pc 4500-6500 cal = 50.99
Choice of lite ranch or bleu cheese, add 200/260 cal

**Boneless Wings**

The best of the wing, without any pesky bones to slow you down. Hand-breaded and served with your favorite wing sauce.

8 pc 480-800 cal = 9.59
10 pc 600-1000 cal = 10.99
16 pc 940-1600 cal = 16.59
22 pc 1320-2200 cal = 20.79
50 pc 3000-5000 cal = 42.99
Choice of lite ranch or bleu cheese, add 200/260 cal

NEW TRY ME!

**Extras**

**Extra Sauce** 0-98 cal = .99
**Extra Lite Ranch or Bleu Cheese Dressing** 200/260 cal = .99
SAUCES

- TRADITIONAL BUFFALO SAUCES
  - 3 MILE ISLAND 20 cal
  - 911 20 cal
  - HOT 90 cal
  - MEDIUM 140 cal
  - MILD 220 cal

- SIGNATURE SAUCES
  - SPICY GARLIC 340 cal
    Hotter than 911, with a kick of roasted garlic.
  - HABANERO BBQ 160 cal
    Tangy BBQ sauce packed with a fiery punch.
  - DAYTONA BEACH 90 cal
    A little sweet, a little hot, then thrown back on the grill to sear in the awesome.
  - GENERAL TSO'S 140 cal
    Slightly sweet, faintly spicy with an orange and gingerery twist.
  - HONEY SRIRACHA 170 cal
    The name says it all — a little heat, a little sweet, a lot of flavor!
  - CHIPOTLE HONEY 160 cal
    Chipotle turns up the heat on the sweet in this sauce.
  - CAJUN 380 cal
    A New Orleans-themed blend of spices and herbs.
  - SAMURAI TERIYAKI 160 cal
    A tasty Teriyaki treat that boasts a sensational zest.
  - PARMESAN GARLIC 160 cal
    Creamy Parmesan with a rich flavor of garlic.
  - BBQ 100 cal
    That familiar sugary sweet traditional taste.

DRY RUBS

- GARLIC HABANERO 60 cal
- CHESAPEAKE 0 cal
- LEMON PEPPER 410 cal
- TEXAS BBQ 80 cal
- CARIBBEAN JERK 0 cal

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

*DIINE-IN ONLY. FOR A LIMITED TIME ONLY. NOT AVAILABLE WITH ANY OTHER PROMOTIONAL OFFER OR DISCOUNT. ASK YOUR HUNTERS GIRL FOR MORE DETAILS. ALL-YOU-CAN-EAT VALID ONLY ON MONDAY. WINGSDAY VALID ONLY ON WEDNESDAY. 2,000 CALORIES A DAY IS RECOMMENDED FOR GENERAL NUTRITION ADVICE, BUT CALORIE NEEDS VARY.**
**SANDWICHES**

**BLACKENED MAHI-Mahi SANDWICH**
Funny name-name, but it's good-good. Fresh, ocean-caught Mahi-Mahi seared in our own special blackening spice. Served on a toasted bun, topped with housemade coleslaw, tomatoes and remoulade. 780 cal = 12.59

**Hooters Original Chicken Strip Sandwich**
Cheesy, chicken, downright sneaky in its simplicity. Chicken strips tossed in your favorite Hooters wing sauce, topped with provolone and cheddar cheese and served on Texas toast.

920-1300 cal = 10.99

**Hooters Original Buffalo Chicken Tacos**
We'll Buffalo chicken pretty much anything. Grilled or crispy chicken tossed in your favorite wing sauce, topped with cabbage, pico de gallo and your choice of ranch or bleu cheese inside flour tortillas.

Grilled 400-780 cal | Fried 580-960 cal = 10.99

Add guacamole 70 cal = .99
Choice of lite ranch or bleu cheese, add 310/380 cal

**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. Beef 920 cal | Chicken 1000 cal = 11.99

Make it a Texas Cheesesteak with beef, queso, pico de gallo, Daytona Beach sauce and sliced jalapeños 670 cal = .99

**Smothered Chicken Sandwich**
A plump, juicy, grilled chicken breast smothered in melted provolone cheese, sautéed onions, green peppers and mushrooms, and served on a toasted brioche bun. It's big and a little messy. Like family. 800 cal = 10.99

**Hooters Original Buffalo Chicken Sandwich**
When you crave wings, but only a sandwich will do. Hey, it happens. Hand-breaded chicken breast, your favorite wing sauce, lettuce and tomato, served on a toasted brioche bun.

Grilled 590-770 cal | Fried 700-1080 cal = 10.99

---

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

SEAFOOD? WE’VE GOT THAT.
IT MAKES SENSE, SEEING AS HOW THE FIRST HOOTERS
WAS BUILT IN CLEARWATER, FL.

SNOW CRAB LEGS? YUP. • STEAMED SHRIMP? CHECK.

ICONIC HOOTERS GIRLS? YES, WE’VE GOT THAT TOO.
SO ORDER UP, DIVE RIGHT IN AND ENJOY THE VIEW.

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  $520 cal = market price when available

OYSTERS*
One Dozen. Raw on the half shell.

280 cal = market price when available

STEAMED SHRIMP
Fresh steamed shrimp. Comes with lemon for squeezin’, cocktail sauce and butter. Get peelin’.

1/2 lb $660 cal = 11.99 | 1 lb $860 cal = 21.99

SHRIMP PLATTER
Dive right into deliciously fried shrimp served with housemade coleslaw and your choice of fries and cocktail sauce.

1280-1590 cal = 12.99

Substitute fries with onion rings or side salad 1450-1670 cal + .99

FISH & CHIPS
Battered and fried to crispy perfection, guv’ner. Served with housemade coleslaw and your choice of fries and tartar sauce.

1590 cal = 12.59

Add 6 shrimp to make it a combo! 200-440 cal + 3.99

Substitute fries with onion rings or side salad 1450-1670 cal + .99

BAJA FISH TACOS
Like a Mexican vacation, in taco form. Get ’em grilled or fried crispy. Served on warm tortillas with pico de gallo, fresh cabbage and a special sauce. Feeling fancy? Upgrade to blackened Mahi-Mahi.

Grilled 700 cal | Fried 850 cal = 10.99

Upgrade to blackened Mahi-Mahi 790 cal + .99

Add guacamole 70 cal + .99

BAJA SHRIMP TACOS
We grill seasoned shrimp, then wrap them in flour tortillas with an un-shrimp amount of cabbage, pico de gallo and special sauce. Welcome to flavor beach.

670 cal = 10.99

Add guacamole 70 cal + .99

*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
Spring mix greens piled with diced tomatoes, crisp cucumbers, cheddar cheese, Monterey Jack cheese and croutons and your choice of salad dressing. Choose grilled or fried chicken.

Grilled 610 cal | Fried 640 cal | dressings Add 40–480 cal = 10.59
Salad only, hold the chicken 320 cal | dressings Add 40–480 cal = 7.59
Substitute grilled shrimp for chicken 780 cal + 1.99

Hooters Original Buffalo Chicken Salad
Spring mix greens stacked with breaded chicken tossed in your favorite wing sauce. Topped with diced tomatoes, bleu cheese crumbles, onions and cilantro and your choice of bleu cheese or ranch dressing. Technically, it’s still a salad.

Grilled 430–510 cal | Fried 450–770 cal = 10.59
Choice of lite ranch or bleu cheese, Add 270/380 cal
Substitute grilled shrimp for chicken 545–610 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 890 cal | Fried 930 cal = 10.59
Salad only, hold the chicken 610 cal = 7.59
Substitute grilled shrimp for chicken 750 cal + 1.99

Dressings

LITE ITALIAN 40/20* cal
LITE RANCH 310/160* cal
BALSAMIC VINAIGRETTE 270/140* cal
THOUSAND ISLAND 360/180* cal
HONEY DIJON 420/110* cal
BLEU CHEESE 380/190* cal
CAESAR 480/240* cal

*Denotes value for side salad.

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

IT'S THE SMARTER SIDE OF HOOTERS FOR THOSE LOOKING TO CUT SOME CALORIES. WHETHER OR NOT YOU USE THOSE CALORIES ON BEER IS UP TO YOU.

TEASERS
STEAMED SHRIMP
1/2 pound served with lemon and cocktail sauce. 250 cal = 11.99

SNOW CRAB LEGS
Served with cocktail sauce and no butter. 160 cal = Market Price when Available

GRILLED BLACKENED SHRIMP
Served with fresh-made guacamole, seasoned tortilla chips, and pico de gallo. 540 cal = 9.59

WINGS
Hooters Smoked Wings
Just because you're making wise choices doesn't mean you pass up on flavor. Choose from one of our three dry rubs — Texas BBQ, Jerk or Garlic Habanero. Indulge wisely.
Choice of lite ranch or blue cheese, add 30 cal/240 cal

6pc 360-400 cal = 9.99
10pc 400-1000 cal = 12.99
20pc 1200-2000 cal = 24.79
16pc 900-1500 cal = 19.49
50pc 3000-5000 cal = 56.99

DEVILED EGG
5pc 200 cal = 17.99

TACOS
Wise Choice Fish Tacos
Three grilled fish tacos served the wise choice way. 520 cal = 10.99

Wise Choice Shrimp Tacos
Three grilled shrimp tacos served the wise choice way. 510 cal = 10.99

SOUP + SALAD
Wise Choice Salad
Spring mix greens piled with diced tomatoes, crisp cucumbers and cheese. 150 cal = 7.69
Wise Choice Side Salad 30 cal = 3.99

Chili
Traditional chili served the wise choice way. 450 cal = 5.79

Wise Choice Soup + Salad
Chili and a wise choice side salad. 520 cal = 8.59

SANDWICHES
Grilled Blackened Mahi-Mahi Sandwich + Wise Choice Salad
Grilled, blackened Mahi-Mahi with lettuce, tomato and sliced onion, served on a toasted bun. No sauce or slaw 660 cal = 13.49
Side Salad add 80 cal | Hold the roll minus 240 cal

Big Fish Sandwich + Wise Choice Salad
Grilled fish sandwich with lettuce and tomato, served on a fresh hoagie roll. 540 cal = 11.99
Side Salad add 80 cal | Hold the roll minus 240 cal

Grilled Chicken Sandwich + Wise Choice Salad
Grilled chicken with sautéed onions, green peppers and mushrooms, served on a toasted brioche bun. 690 cal = 11.99
Side Salad add 80 cal | Hold the roll minus 240 cal

DRINKS
Ketel One 'N Soda
No guilt given with Ketel One Vodka, Soda and fresh lime. 80 cal = 9.00

Grey Goose 'N Soda
Keep your eye on the prize with Grey Goose Vodka, Soda and fresh lime. 80 cal = 8.39

Livin' Light

Skinny Rita
Satisfy your taste with el Jimador 100% Blue Agave Silver Tequila, Agave Nectar, Lime Sour, Crisp Lemon-Lime Soda and less guilt. 190 cal = 7.79

Michelob Ultra
95 cal

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

MAC 'N CHEESE  400 cal $4.29
ROASTED MIXED VEGGIES  160 cal $4.29
SIDE GARDEN SALAD  180–400 cal $4.29
SIDE CAESAR SALAD  380 cal $4.29
COLESLAW Made fresh daily  190 cal $1.99
TOTS  960 cal $4.79
ONION RINGS  300 cal $5.59
CURLY FRIES  640 cal $4.39
  With Cheese Sauce 860 cal $0.99
BIG DIPPER FRIES  490 cal $4.39
  With Cheese Sauce 710 cal $0.99

BIG DIPPER CHILI CHEESE FRIES
It’s what Big Dipper fries were born for.
Topped with chili, cheese and chipotle cream sauce.
  840 cal $7.59

CHILI  500 cal $5.79
  Topped with cheese and onions 620 cal $4.49

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

DESSERT SHOOTERS  210-330 cal  =  2.99 each
Ask your Hooters Girl for featured flavors

CHOCOLATE MOUSSE CAKE  1070 cal  =  5.79

CARAMEL FUDGE CHEESECAKE  900 cal  =  5.79

KEY LIME PIE  740 cal  =  5.79

BANANA BERRY COLADA
Blue Chair Bay Banana Rum, Coco Cream of Coconut Puree, Blackberry Puree and pineapple juice.
Need we say more?  230 cal  =  8.39

OLE SMOKY SALTY CARAMEL WHISKEY
Served chilled a straight up. The perfect blend of sweet and savory, to finish your meal.  130 cal  =  8.39

CINNAMON TOAST SHOT
It’s not just for breakfast anymore. Fireball Cinnamon Whisky and Baileys Irish Cream  210 cal  =  6.39

REFRESHERS

BOTTLED WATER  0 cal  =  1.99
SOFT DRINKS  0-270 cal  =  2.99
MILK  100 cal  =  2.59
COFFEE  0 cal  =  1.99

ICED TEA | LEMONADE  0-130 cal  =  2.99
Flavor it up! Passion Fruit, Mango, Peach, Strawberry or Blackberry  add 50 cal  =  .30

RED BULL ENERGY DRINK
Regular, Sugarfree, Tropical, Tangerine or Coconut Berry  5-120 cal  =  4.99

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ALL BRANDS ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS.
Ms. Caldwell,

In response to the attached email, please find this email to confirm that outside an updated menu (which was attached to the online submission), there have bee no changes made since the previous application.

Nonetheless, should you need an updated application or any additional information, please do not hesitate to let me know.

Best regards,

Marcus

Marcus Schwartz
Partner
BrackinSchwartz & Associates
511 W. 7th St.
Austin, TX 78701
P: 512-549-8904
F: 512-549-8902
marcus@txliquorlaw.com

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CONDITIONAL USE PERMIT
(ALCOHOL OUTSIDE CBA) APPLICATION
Case # CUP-17-27 (Renewal)

CONTACT INFORMATION

<table>
<thead>
<tr>
<th>Applicant's Name</th>
<th>TW Restaurant Holder, LLC d/b/a Hooters</th>
<th>Property Owner</th>
<th>Scott and Lisa Little</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant's Mailing Address</td>
<td>1815 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>512-542-7012</td>
<td>Owner's Phone #</td>
<td>432-448-5363</td>
</tr>
<tr>
<td>Applicant's Email</td>
<td><a href="mailto:ssullivan@hooters.com">ssullivan@hooters.com</a> and <a href="mailto:mjschwartz@gardner.com">mjschwartz@gardner.com</a></td>
<td>Owner's Email</td>
<td><a href="mailto:scott@rresources.net">scott@rresources.net</a></td>
</tr>
</tbody>
</table>

PROPERTY INFORMATION

Subject Property Address: 310 N IH 35, Suite 201, San Marcos, TX 78666
Zoning District: GC (General Commercial) Tax ID #: R 1518008
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 ☑ Mixed Beverage ☐ Beer & Wine ☐ Late Hours
Hours of Operation: Mon 11am-11pm Tue 11am-11pm Wed 11am-11pm Thurs 11am-11pm Fri 11am-12am Sat 11am-12am Sun 11am-11pm (ex. Mon 12pm-1am)
Indoor Seating Capacity: 227 Outdoor Seating Capacity: 50 Gross Floor Area: 6618 sq. ft.

AUTHORIZATION

All required application documents are attached. I understand the fees for and the process to obtain a Conditional Use Permit and understand my responsibility to be present at meetings regarding this application.

Initial Filing Fee $750 Technology Fee $11 TOTAL COST $761
Renewal/Amendment Filing Fee $400 Technology Fee $11 TOTAL COST $411

Applicant's Signature: __________________________ Date: ____________
Printed Name: __________________________

To be completed by Staff: Accepted By: __________________________ Date Accepted: __________________
Proposed Meeting Date: __________________ Application Deadline: __________________
AGREEMENT TO THE PLACEMENT OF NOTIFICATION SIGNS AND ACKNOWLEDGEMENT OF NOTIFICATION REQUIREMENTS

The City of San Marcos Land 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 is the responsibility of the applicant to periodically check the sign locations to verify that the signs remain in place until final action is taken on the application and have not been vandalized or removed until after such final decision or when such application is withdrawn by the applicant. It is the responsibility of the applicant to immediately notify the Planning and Development Services Department of missing or defective signs.**

- 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 notification fee shall be $85 plus an $11 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 notification fee shall be $85 plus an $11 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: 8/9/17

Print Name: Marcus Schwartz

To be completed by Staff: Case # ___________ - ___________ - ___________
AGENT AUTHORIZATION TO REPRESENT PROPERTY OWNER

I, Scott and Lisa Little (owner) acknowledge that I am the rightful owner of the property located at 310 N IH 35, Suite 201, San Marcos, TX 78666 (address).

I hereby authorize Marcus Schwartz, Gardere Wynne Sewell LLP (agent name) to serve as my agent to file this application for Conditional Use Permit (Alcohol Outside CBA) (application type), and to work with the Responsible Official / Department on my behalf throughout the process.

Signature of Property Owner: Scott Little Date: 8/8/17
Printed Name: Scott Little

Signature of Agent: Marcus Schwartz Date: 8/9/17
Printed Name: Marcus Schwartz

To be completed by Staff: Case # - - - -
BUSINESS DETAILS

Applicant Entity Name: TW Restaurant Holder, LLC

Business Trade Name: Hooters

Type of Entity: Limited Liability Company, LLC

Entity Contact Person, Address, Email, and Phone Number:

1) Shauna Fulton, 1815 The Exchange, Atlanta, GA 30339; sfulton@hooters.com; (770)799-2316

2) Marcus Schwartz, 600 Congress Ave., Ste. 3000, Austin, TX 78701; mschwartz@gardere.com; (512) 542-7012
Dear Licensee/Permittee

Please detach and display your license/permit in a conspicuous place at all times on the licensed premise.

Sincerely,

A. Bentley Nettles
CUP-20-15 (Hooters)

Hold a public hearing and consider a request by TW Restaurant Holder LLC, on behalf of Scott and Lisa Little, for a renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 310 North IH-35, Suite 201 (S. Caldwell).
Location:

- Property is located at the intersection of the North IH-35 access road and Luciano Flores Boulevard

- Located within a High Intensity Zone as designated on the Preferred Scenario Map.
Context & History:

• 6,618 square foot restaurant
  – Covered patio fronting Luiciano Flores Boulevard

• Seating
  – 233 indoor seats, 80 outdoor seats

• Hours
  – Sunday – Thursday
    11 a.m. to 11:00 p.m.
  – Thursday – Saturday
    11 a.m. to 12:00 a.m.

• Previous CUPs approved for 1 year in 2015 (in effect upon C of O) and for 3 years in 2017
Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. The permit shall be posted in the same area and manner as the Certificate of Occupancy.