



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, June 24, 2014

6:00 PM

City Council Chambers

630 E. Hopkins

- I. Call To Order
- II. Roll Call
- III. Chairperson's Opening Remarks
- IV. 30 Minute Citizen Comment Period

CONSENT AGENDA

1. Consider approval of the minutes of the Joint City Council and the Planning and Zoning Commission La Cima Workshop on May 21, 2014.
2. Consider approval of the minutes of the Regular Meeting on June 10, 2014.

PUBLIC HEARINGS

3. CUP-14-21 (Torchy's Tacos) Hold a public hearing and consider a request by Success Foods Management Group, LLC, on behalf of Guadalupe and Hutchison Street Partners, LTD., for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption for a restaurant establishment at 301 N Guadalupe St.

NON-CONSENT AGENDA

4. Development Services Report:
 - a. Code SMTX update
 - b. Rhythm of the Street - July 26, 2014

V. Question and Answer Session with Press and Public.

VI. Adjournment

Notice of Assistance at the Public Meetings

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:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-402, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Joint City Council and the Planning and Zoning Commission La Cima Workshop on May 21, 2014.

Meeting date: June 24, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Wednesday, May 21, 2014

5:30 PM

San Marcos Activity Center Rooms 1 & 2

501 E. Hopkins - La Cima Workshop

I. Call To Order

II. Roll Call

With a quorum present, the La Cima workshop of the San Marcos City Council and the Planning & Zoning Commission was called to order by Mayor Pro Tem John Thomaides at 5:30 p.m. on Wednesday, May 21, 2014 at the Activity Center, 501 East Hopkins, San Marcos, Texas 78666

1. Receive presentations and hold discussion on the proposed La Cima Development Project, and provide direction to Staff.

City Manager Jared Miller provided opening remarks and stating the timeline of when he request will be before the Planning and Zoning Commission (May 27, 2014) and the City Council (June 3, 2014). Matthew Lewis, Development Services Director gave a presentation on the application received. Discussion regarding PID bonds led by the City Bond Council, Dan Wegmiller. The applicants, Chuck Perry and Bill Ward provided a presentation of the La Cima project and answered questions from the City Council and the Planning and Zoning Commission.

III. Question and Answer Session with Press and Public.

There were no comments.

IV. Adjournment

A motion was made by Commissioner Stanfield, seconded by Commissioner Carothers, to adjourn the workshop of the San Marcos Planning and Zoning Commission at 7:40 p.m.. The motion carried by the following vote:

Chris Wood, Commissioner Chair

Kenneth Ehlers, Commissioner

Corey Carothers, Commissioner

Angie Ramirez, Commissioner

Jane Hughson, Commissioner

Amy Stanfield, Commissioner

Brian Olson, Commissioner

ATTEST:

Francis Serna, Recording Secretary

POSTED ON SATURDAY, MAY 17, 2014 AT 1:00PM

JAMIE LEE PETTIJOHN, CITY CLERK

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:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-391, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on June 10, 2014.

Meeting date: June 24, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes Planning and Zoning Commission

Tuesday, June 10, 2014

6:00 PM

City Council Chambers

I. Call To Order

With a quorum present, the regular meeting of the San Marcos Planning and Zoning Commission was called to order by Chair Wood at 6:00 p.m. on Tuesday, June 10, 2014 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666

II. Roll Call

Present 8 - Commissioner Corey Carothers, Commissioner Kenneth Ehlers, Commissioner Jane Hughson, Commissioner Travis Kelsey, Commissioner Brian Olson, Commissioner Angie Ramirez, Commissioner Curtis Seebeck, and Commissioner Chris Wood

Absent 1 - Commissioner Amy Stanfield

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

No comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on May 27, 2014.
2. PC-14-09_03 (Blanco Vista Tract Q, Section 3) Consider a request by CSF Civil Group, on behalf of Brookfield Residential, for approval of a Final Plat for approximately 22.08 acres, more or less, out of the William Ward League Survey, Abstract 467, located near Old Settlers Drive and Easton Drive.

A motion was made by Commissioner Seebeck, seconded by Commissioner Carothers, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Stanfield

PUBLIC HEARINGS

3. LDC-14-01 (Multifamily Design Standards) Hold a public hearing and consider revisions to Chapters 4 and 8 of the City's Land Development Code to incorporate Multifamily Design Standards.

Chair Wood opened the public hearing.

John Foreman, Planning Manager gave an overview of the amendments.

There were no citizen comments and the public hearing was closed.

The Commission discussed amendments and made recommendations.

A motion was made by Commissioner Kelsey, seconded by Commissioner Ehlers, that LDC-14-01 be approved with the addition of the following language to Section (4.4.3.2. (2) (b) (iv) (5)- (1) the Development Review Committee may allow cement fiber in other locations if: the facade creates a unique and varied design through texture or variety ; cement fiber is used in combination with at least one other material, and the facade contains more than one style of cement fiber board such as small planks, wide planks, fish scales, cedar-type shingles, board and batten, or sheets that look like metal; the deletion of "and shall open and not gated" from Section (4.4.3.2. (1) (i) (i); the addition of "greater than 7 acres and platted on or after the effective date of this ordinance" to Section (4.4.3.2.(1) (a) (i). The motion carried by the following vote:

For: 7 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez and Commissioner Wood

Against: 1 - Commissioner Seebeck

Absent: 1 - Commissioner Stanfield

A motion was made by Commissioner Ramirez, seconded by Commissioner Hughson, that the main motion be amended to include the following: Section 4.4.3.2 (2) (b) (iv) (5) 1. The Development Review Committee may allow cement fiber in other locations if; (a) the facade creates a unique and varied design through texture or variety; (b) cement fiber is used in combination with at least one other material, and (c) the facade contains more than one style of cement fiber board such as small planks, side planks, fish scales, cedar -type shingles, board and batten, or sheets that look like metal. The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Stanfield

A motion was made by Commissioner Seebeck, seconded by Commissioner Ramirez, that the main motion be amended to replace "Director" with "Development Review Team" in Section 4.4.3.2 (2) (b) (iv) (5). The motion carried by the following vote:

For: 8 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Kelsey, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 0

Absent: 1 - Commissioner Stanfield

A motion was made by Commissioner Carothers, seconded by Commissioner Olson, that the main motion be amended to delete "and shall be open and not gated" from Section 4.4.3.2.(1) (i) . The motion carried by the following vote:

For: 6 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Olson, Commissioner Seebeck and Commissioner Wood

Against: 2 - Commissioner Kelsey and Commissioner Ramirez

Absent: 1 - Commissioner Stanfield

A motion was made by Commissioner Seebeck, seconded by Commissioner Ehlers, that the main motion be amended to add "greater than 7 acres and platted on or after the effective date of this Ordinance" to Section 4.4.3.2. (1) (a) (ii). The motion carried by the following vote:

For: 7 - Commissioner Carothers, Commissioner Ehlers, Commissioner Hughson, Commissioner Olson, Commissioner Ramirez, Commissioner Seebeck and Commissioner Wood

Against: 1 - Commissioner Kelsey

Absent: 1 - Commissioner Stanfield

NON-CONSENT AGENDA

There were no Non Consent items on the agenda.

- 4. Development Services Report:
 - a. Code SMTX update
 - b. Rhythm of the Streets

Matthew Lewis gave an update on the Development Services Reports.

V. Question and Answer Session with Press and Public.

There were no comments from the Press and Public.

VI. Adjournment

A motion was made by Commissioner Seebeck, seconded by Commissioner Olson, that the meeting be adjourned at 8:17 p.m.. The motion carried by a unanimous vote.

Chris Wood, Commission Chair

Kenneth Ehlers, Commissioner

Corey Carothers, Commissioner

Travis Kelsey, Commissioner

Curtis Seebeck, Commissioner

Angie Ramirez, Commissioner

Jane Hughson, Commissioner

Brian Olson, Commissioner

ATTEST:

Francis Serna, Recording Secretary

Notice of Assistance at the Public Meetings

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:



Legislation Text

File #: CUP-14-21, **Version:** 1

AGENDA CAPTION:

CUP-14-21 (Torchy's Tacos) Hold a public hearing and consider a request by Success Foods Management Group, LLC, on behalf of Guadalupe and Hutchison Street Partners, LTD., for a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption for a restaurant establishment at 301 N Guadalupe St.

Meeting date: 6/24/2014

Department: Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

BACKGROUND:

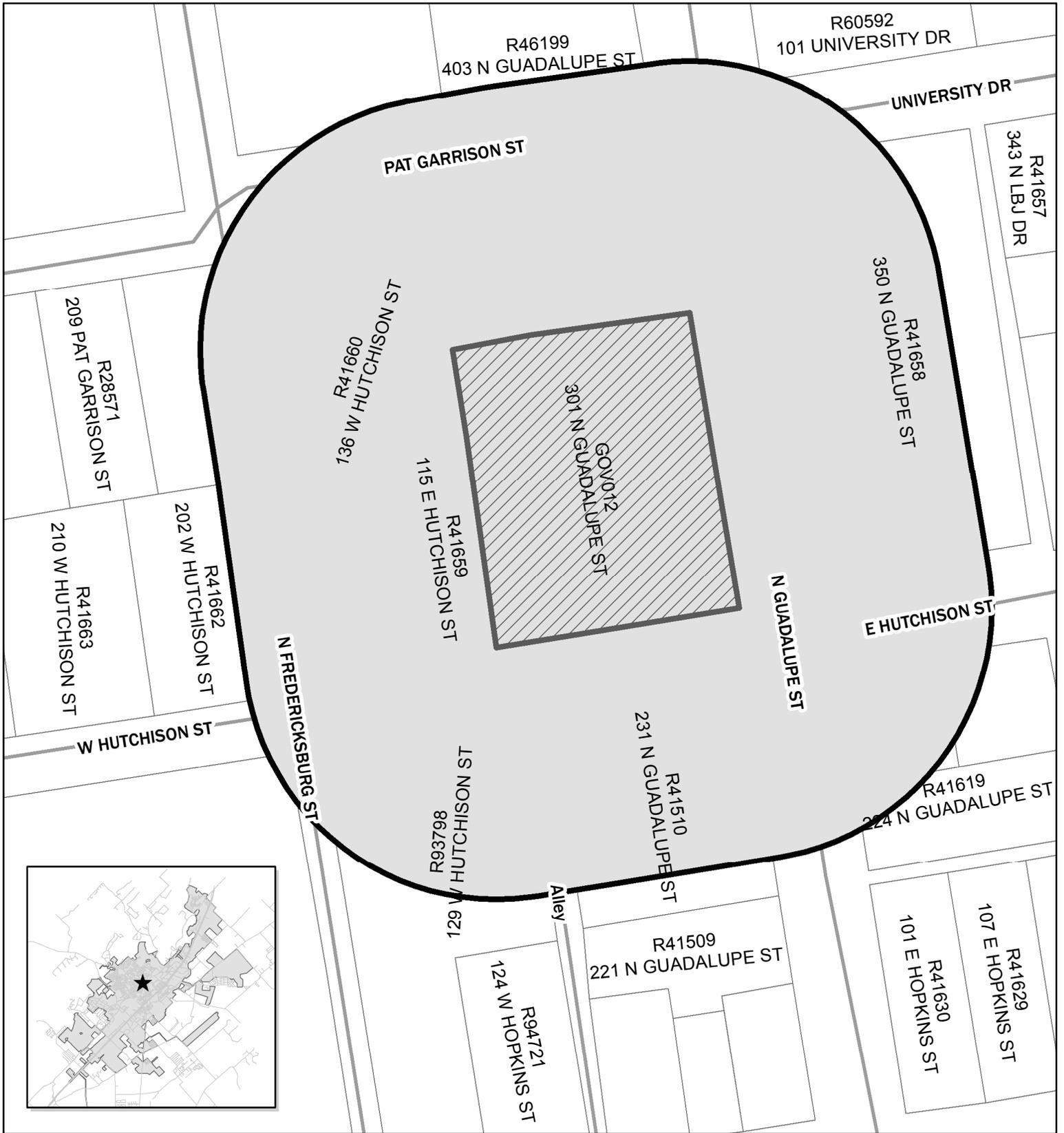
The proposed restaurant would use a portion of the existing post office and include outdoor seating along of the east and north sides of the building. As many as 6 other retail uses are proposed for the building according to the property owner.

On June 17th, Council will consider an economic development incentive agreement to waive the 6-month waiting period for serving alcohol.

There is a church to the southwest of the property, however, the proposed restaurant is on the opposite side of the property and meets the distance requirements.

Staff has reviewed the request for compliance with the Land Development Code and has found that the request is consistent with the policies and the general intent of the zoning district and does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic and recommends **approval** with the following conditions:

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



CUP-14-21
Torchy's Tacos
301 N Guadalupe
Map Date: 6/10/2014

-  Site Location
-  Notification Buffer (200 feet)



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

CUP-14-21

Conditional Use Permit

Torchy's Tacos

301 N Guadalupe St



Applicant Information:

Applicant: Success Foods Management Group, LLC
Mailing Address: 1402 Heather Street
 Austin, TX 78704

Property Owner: Guadalupe and Hutchison Street Partners, LTD.
 9811 S IH 35, Bld 3, Ste 100
 Austin, TX 78744

Applicant Request: Conditional Use Permit (CUP) to allow the sale and on-premise consumption of mixed beverages for a restaurant establishment.

Public Hearing Notice: Public hearing notification was mailed on June 13, 2014

Response: None to date

Subject Property:

Location: 301 N Guadalupe Street

Frontage On: N Guadalupe St

Neighborhood: Downtown

Existing Zoning: T5- Urban Center

Preferred Scenario Designation: High Intensity

Utilities: Sufficient

Existing Use of Property: Post Office / Vacant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T5- Urban Center	Commercial
S of property	T5- Urban Center	Commercial
E of property	T5- Urban Center	Commercial
W of property	T5- Urban Center	Commercial

Code Requirements:

Conditional use permits for the sale of alcohol for on-premises consumption are subject to the requirements of sections 4.3.4.2 and 1.5.7.5 of the Land Development Code. A conditional use permit allows the establishment of uses which may be suitable only in certain locations or only when subject to standards and conditions that assure compatibility with adjoining uses.

Conditional uses are generally compatible with permitted uses, but require individual review and imposition of conditions in order to ensure the appropriateness of the use at a particular location.

A business applying for on-premise consumption of alcohol must not be within 300 feet of a church, school, hospital, or a residence located zoning district which limits density to 6 units per acre or less. This location **does** meet the distance requirements.

CUPs issued for on-premise consumption of alcohol make the business subject to the code standards and the penalty point system for violations (Section 4.3.4.2).

The applicant has requested a **Restricted (Restaurant) Conditional Use Permit** which requires that the business must comply with the following standards at all times. The standards were revised in 2011. (Section 4.3.4.2):

- a)** The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment.
- b)** The business must apply for, obtain and maintain a food establishment permit in accordance with chapter 18 of the City Code.
- c)** The business must serve meals to customers during at least two meal periods each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each meal period. A meal period means a period of at least four hours.
- d)** The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.
- e)** The restaurant must be in operation for 6 months before a permit for beer and wine is issued, and 12 months before a permit for mixed beverages is issued.

Case Summary

The subject property is located on the north side of Hutchison Street between N Fredericksburg St and Guadalupe St. The site is within the Central Business Area and the SmartCode district. The subject property was originally constructed as a Post Office. Surrounding uses include a bank, gas station, parking lot and strip center. There is a church to the southwest of the property, however, the proposed restaurant is on the opposite side of the property and meets the distance requirements.

The proposed restaurant would use a portion of the existing post office and include outdoor seating along of the east and north sides of the building. As many as 6 other retail uses are proposed for the building according to the property owner. Approximately 43 onsite parking spaces will be provided at the rear of the property to be utilized by the entire building.

The application indicates hours of operation from 7 a.m. to 10 p.m. Monday thru Thursday; 7 a.m. to 11 p.m. Friday; and 8 a.m. to 11 p.m. Saturday; and 8 a.m. to 10 p.m. Sunday. According to the application, Torchy's Tacos will have 134 indoor fixed seats and 102 outdoor fixed seats.

Comments from Other Departments:

There were no comments from police, fire or health departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with section 4.3.4.2 of the Land Development Code and has found that the request meets the minimum standards for a restaurant permit. Staff also finds that the request is consistent with the policies and the general intent of the zoning district.

In addition to the minimum requirements of section 4.3.4.2 of the LDC, staff has considered the impact of the proposed conditional use on surrounding properties under the section 1.5.7.5 of the LDC. Staff finds that the request does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic and no other specific adverse impacts were identified at this time.

Torchy's Tacos presents an opportunity to improve the streetscape and increase pedestrian activity near Downtown and Texas State University. This project meets the intent of the SmartCode by bringing the service area to the property line and by providing rear parking only.

At the time of this report, the San Marcos City Council is scheduled to hear a request for an Economic Development Incentive Agreement to grant a waiver of the twelve month waiting period for on-premise sales of alcohol (Section 4.3.4.2c) on June 17, 2014. This agreement is based on the City's desire to promote local economic development and to stimulate business and commercial activity by encouraging new in-fill development and job creation in the downtown area. This would allow the applicant to apply for this CUP without being subject to the waiting period.

In order to monitor new permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is that they be approved initially for a limited time period. Other new conditional use permits have been approved as follows:

- Initial approval for 1 year;
- Renewal for 3 years;
- Final approval for the life of the State TABC license, provided standards are met.

Staff recommends approval with the following conditions:

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

Planning Department Recommendation:	
	Approve as submitted
X	Approve with conditions or revisions as noted
	Alternative
	Denial

Prepared by:

Tory Carpenter, CNU-A

Planner

6/17/14

Name

Title

Date

Commission's Responsibility:

The Commission is required to hold a public hearing and receive comments regarding the proposed Conditional Use Permit. After considering public input, the Commission is charged with making a decision on the Permit. Commission approval is discretionary. The applicant, or any other aggrieved person, may submit a written appeal of the decision to the Planning Department within 10 working days of notification of the Commission's action, and the appeal shall be heard by the City Council.

The Commission's decision is discretionary. Provided the request meets the minimum requirements of section 4.3.4.2 of the LDC, the Commission shall also evaluate the impact of the proposed conditional use on surrounding properties under section 1.5.7.5 of the LDC, by considering the extent to which the use:

- is consistent with the policies of the Master Plan and the general intent of the zoning district;
- is compatible with the character and integrity of adjacent developments and neighborhoods;
- includes improvements to mitigate development-related adverse impacts; and
- does not generate pedestrian or vehicular traffic which is hazardous or conflicts with existing traffic in the neighborhood.

Conditions may be attached to the CUP that the Commission deems necessary to mitigate adverse effects of the proposed use and to carry out the intent of the Code.



NORTHEAST CORNER



EAST FACADE



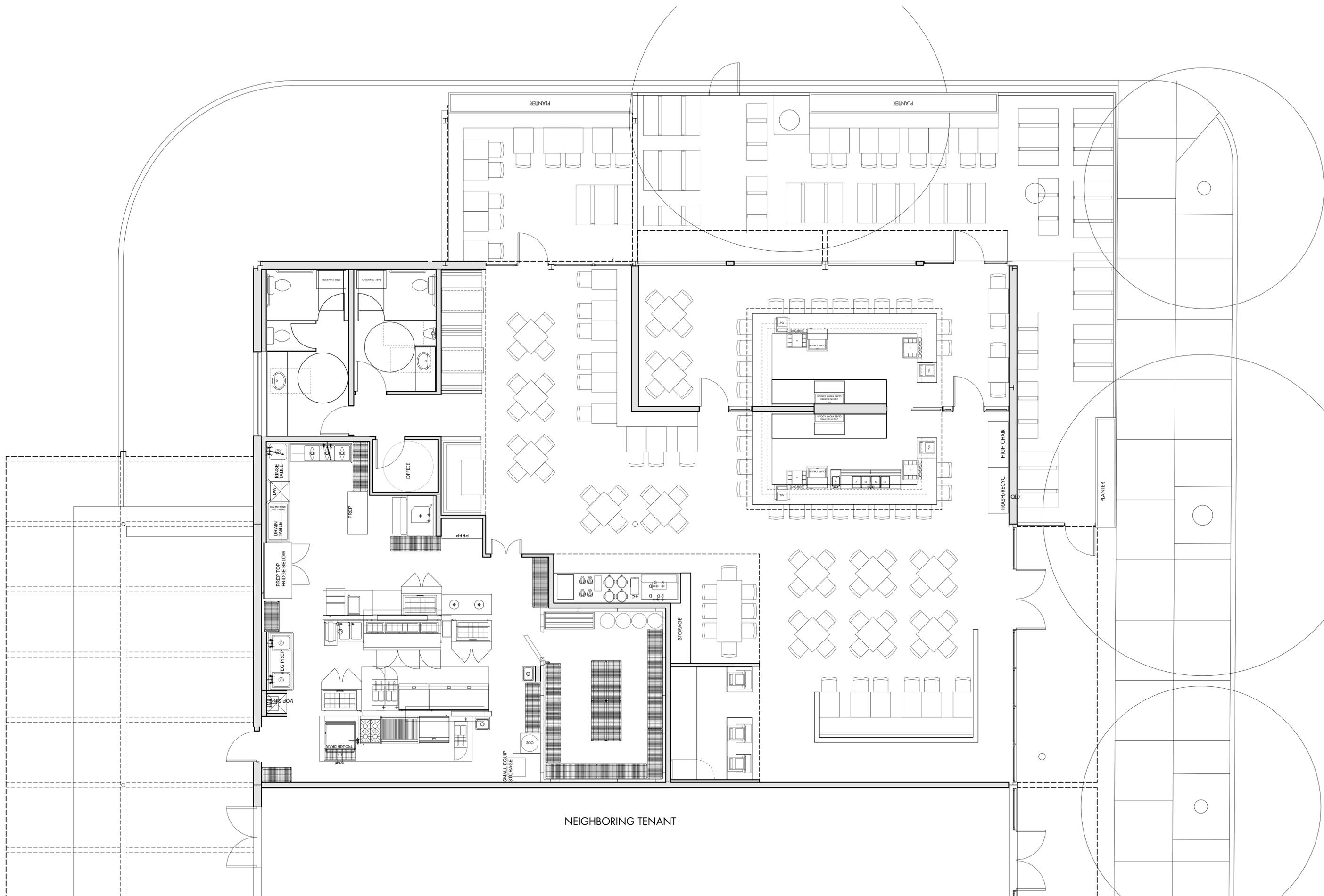
MOSAIC DETAIL



NORTH PATIO

TORCHY'S TACOS

GUADALUPE STATION
MAY 15, 2014
CHICO DESIGN



1 PLAN
Scale: 1/4" = 1'-0"

project

**TORCHY'S TACOS-
SAN MARCOS**
350 N. GUADALUPE ST.
SAN MARCOS, TX 78666

drawn by
j.chiocco
b. dimmitt

revisions

date issued

5/15/14

sheet title

PROPOSED PLAN

sheet

1.0

caution: do not scale drawings
these drawings are the property of the
architect and may only be used in conjunction
with this project

CUP-14-21

City of San Marcos
RESTRICTED OR UNRESTRICTED
CONDITIONAL USE PERMIT APPLICATION
 To Allow On-Premise Consumption of Alcoholic Beverages
 for Businesses within the Central Business Area Zoning District

LICENSE INFORMATION

Trade Name of Business: Torchys Tacos

Application is filed by: Individual Partnership Corporation Other: _____

Name of Individual or Entity: Success Foods Management Group, LLC Phone Number: _____

Mailing Address: 1402 Hether Street - Austin, Tx 78704

Email Address: Farrell@torchystacos.com

Type of Permit Requested: Mixed Beverage Beer & Wine Other: _____

PROPERTY

Street Address: 301 W Guadalupe

Legal Description: Lot 1 & 2 Part of B Block 25 Subdivision PT Farm Lot 22

Tax ID Number: R 135947

Property Owner's Name: Guadalupe and Hutchison Street Partners, Ltd. Phone Number: 512 280 5353

Address: 9811 S IH 35 - Bld. 3 - Ste. 100 - Austin, Tx 78744

BUSINESS DETAILS

Primary Business Use: Restaurant (Restricted) Bar (Unrestricted) Other: _____

Hours of Operation: W-Tu 7AM-10PM | F 7AM-11PM | Sat. 8AM-11PM | Sun. 8AM-10PM

Type of Entertainment Facilities: _____

Indoor Fixed Seats: 134 Outdoor Fixed Seats: 102

Gross Floor Area Including Outdoor Above-ground Decks: 7-5,000 Square Feet

Number of Off-Street Parking Spaces Provided: 7-43

Located more than 300 feet from churches, public schools, hospitals, low density residential? Yes No

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

09/12



Restricted or Unrestricted Conditional Use Permit Application Checklist For Businesses within the Central Business Area

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input type="checkbox"/>	A completed application for Conditional Use Permit and required fees. * (see note below)	<input type="checkbox"/>	
<input type="checkbox"/>	A site plan <i>drawn to scale</i> illustrating the locations of all structures on the subject property and on adjoining properties. * (see note below)	<input type="checkbox"/>	
<input type="checkbox"/>	Interior layout showing all proposed seating; kitchen and bar areas; and restroom facilities	<input type="checkbox"/>	
<input type="checkbox"/>	All information and illustrations necessary to show the nature and effect of the proposed variations to the standards of the zoning district.	<input type="checkbox"/>	
<input type="checkbox"/>	Authorization to represent the property owner, if applicant is not the owner	<input type="checkbox"/>	
Any of the following pieces of information as requested by the Director of Development Services : *(see note below)			
<input type="checkbox"/>	Landscaping and/or fencing of yards and setback areas and proposed changes	<input type="checkbox"/>	
<input type="checkbox"/>	Design of ingress and egress	<input type="checkbox"/>	
<input type="checkbox"/>	Off-street parking and loading facilities	<input type="checkbox"/>	
<input type="checkbox"/>	Height of all structures	<input type="checkbox"/>	
<input type="checkbox"/>	Proposed uses	<input type="checkbox"/>	
<input type="checkbox"/>	The location and types of all signs	<input type="checkbox"/>	
<input type="checkbox"/>	Hours of operation	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	

* For renewals, staff may accept a written statement that no changes have been made to these items if copies are available on file.

I hereby certify and attest that the application is complete and all information above is complete and hereby submitted for review.

Signed: _____

Date: July 15, 2014

Print Name: R.W. McDonald, IV

Engineer
 Surveyor
 Architect/Planner
 Owner
 Agent: _____

CUP PERMIT HISTORY *Check all that apply*

- New request**, no existing TABC CUP Permit at this location
- Change** to existing TABC Permit. Nature of Change: _____
- Renewal**
- Change in name of license holder** of existing business at same location
- Change in name of existing business** at this location

SUBMITTAL REQUIREMENTS

- Beer and Wine Permit:** \$600 Application fee + \$10.00 Technology Fee (non-refundable)
- Mixed Beverage Permit:** \$600 Application fee + \$10.00 Technology Fee (non-refundable)
- Change to Existing Permit/Renewal:** \$300.00 Application fee + \$10.00 Technology Fee (non-refundable)
- Site Plan** drawn to scale, preferably on paper no larger than 11" x 17", showing dimensions of property, locations and square footage of building(s), interior layout showing dimensions of tables, bar area, etc., number of off-street paved parking spaces, and fences buffering residential uses.
- Copy of State TABC License Application**

I certify that this information is complete and accurate. I understand that I or a representative should be present at all meetings regarding this application.

- I am the property owner of record; or*
- I have attached authorization to represent the owner, organization, or business in this application.*

Applicant's Signature

Printed Name: P.W. McDonald, II

Date: May 15, 2014

To be completed by Staff:

Meeting Date: 6/24/14

Application Deadline: _____

Accepted By: _____

Date: _____



339 N GUADALUPE ST

136 W HUTCHISON ST

Proposed Restaurant

301 N GUADALUPE ST

N Guadalupe St

115 E HUTCHISON ST

136 W HUTCHISON ST

W Hutchison St

Church

231 N GUADALUPE ST



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#13-392, **Version:** 1

AGENDA CAPTION:

Development Services Report:

- a. Code SMTX update
- b. Rhythm of the Street - July 26, 2014

Meeting date: June 24, 2014

Department: Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: