



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Regular Meeting Agenda - Final Planning and Zoning Commission

Tuesday, August 25, 2015

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 Regular Meeting on August 11, 2015.

PUBLIC HEARINGS

2. PDD-15-01(2) (I-35 & Posey Road) Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road. (POSTPONED)
3. CUP-15-20 (The Vault) Hold a public hearing and consider a request by Mike Keizer for a renewal of a Restricted Conditional Use Permit to allow the continued sale of mixed beverages at 100 W Hopkins Street. (W. Parrish)
4. CUP-15-21 (Holiday Inn San Marcos) Hold a public hearing and consider a request by SMMHI Holiday SM L.L.C., on behalf of Holiday Inn San Marcos, for approval of a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 105 Bindu Drive (A. Brake).
5. CUP-15-22 (Kent Black's BBQ) Hold a public hearing and consider a request by Kent Black's Lockhart BBQ L.L.C., on behalf of Kent Black's BBQ, for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 500 Hull Street (A. Brake).

- 6. CUP-15-24 (Chimy's) Hold a public hearing and consider a request by Baccus Enterprises, LLC, for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 217 E Hopkins St. (T. Carpenter)

NON-CONSENT AGENDA

- 7. Receive an update from staff and hold discussion regarding the Fall 2015 Preferred Scenario Amendment process for consideration and hear details on each of the applications received:

PSA-15-01 Blanco Riverwalk - approximately 116.628 acres along the west side of IH-35 between Carlson Circle and Yarrington Road - Employment Center (A. Villalobos)

PSA-15-02 Wonder World Drive and Hunter Road - approximately 16.8 acres at the intersection of Wonder World Drive and Hunter Road - Employment Center (A. Brake)

- 8. Development Services Report:
 - 1. Zoning for Character Workshop Update
 - 2. CodeSMTX Joint P&Z and Council Workshop, Sept. 30, 2015
 - 3. APA Conference, Oct. 7-9, 2015

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#15-506, **Version:** 1

AGENDA CAPTION:

Consider approval of the minutes of the Regular Meeting on August 11, 2015.

Meeting date: August 25, 2015

Department: Planning and 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

DRAFT

630 East Hopkins
San Marcos, TX 78666

Meeting Minutes

Planning and Zoning Commission

Tuesday, August 11, 2015

6:00 PM

City Council Chambers

630 E. Hopkins

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, August 11, 2015 in the Council Chambers of the City of San Marcos, City Hall, 630 E. Hopkins, San Marcos, Texas 78666.

II. Roll Call

Present 8 - Chairperson Chris Wood, Vice Chair Kenneth Ehlers, Commissioner Angie Ramirez, Commissioner Brian Olson, Commissioner Jim Garber, Commissioner Travis Kelsey, Commissioner Shawn Dupont, and Commissioner Saul Gonzales

Absent 1 - Commissioner Amy Stanfield

III. Chairperson's Opening Remarks

IV. 30 Minute Citizen Comment Period

There were no citizen comments.

CONSENT AGENDA

1. Consider approval of the minutes of the Regular Meeting on July 28, 2015.
2. PC-15-20_01 (Paso Robles Concept Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Concept Plat for approximately 1,276 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)
3. PC-15-14_02 (Paso Robles Phase 1 Preliminary Plat) Consider a request by Pape-Dawson Engineers, LLC, on behalf of Carma Paso Robles, LLC, for approval of a Preliminary Plat for approximately 37.21 acres, more or less, out of the Edward Burleson Survey located near the intersection of Hunter Road and Centerpoint Road. (T. Carpenter)
4. PC-15-28_02 (Cottonwood Creek Phase 1, Section 3) Consider a request by Ramsey Engineering, LLC, on behalf of Cottonwood Creek JDR, LTD, for approval of a Preliminary Subdivision Plat of Cottonwood Creek Phase 1, Section 2 for approximately 12.05 acres, more or less, out of the Farnam Frye, John F Geister, and Charles Henderson Surveys, consisting of 78 residential lots and 3 private parkland lots located near the intersection of

Monterrey Oak and Cypress Parkway. (T. Carpenter)

A motion was made by Vice Chair Ehlers, seconded by Commissioner Ramirez, that the Consent Agenda be approved. The motion carried by the following vote:

For: 8 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Stanfield

PUBLIC HEARINGS

5. PVC-15-01 (Meadow Brook Plat Variance) Hold a public hearing and consider a plat variance request by Frances Martinez, on behalf of Elizabeth Zelada and Mauricio Cante, for the Meadow Brook Replat (PC-15-16_04) to allow a deviation from Section 6.7.2.1(j) of the Land Development Code requiring that the lot depth shall not exceed three times the lot width. (A. Villalobos)

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Tech gave an overview of the request.

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

A motion was made by Commissioner Kelsey, seconded by Commissioner Gonzales, that PVC-15-01 (Meadow Brook Plat Variance) be approved. The motion carried by the following vote:

For: 8 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Stanfield

6. PC-15-16_04 (Meadow Brook, Replat) Hold a public hearing and consider a request by David Williamson, Byrn & Associates, Inc., on behalf of Elizabeth Zelada and Mauricio Cante, for approval of a replat of 2.0 acres, more or less, being Lot 31, Meadow Brook Subdivision, establishing Lot 31A and 31B, Meadow Brook Subdivision, City of San Marcos, Guadalupe County, Texas. (A. Villalobos)

Chair Wood opened the public hearing.

Andrea Villalobos, Planning Tech gave an overview of the request.

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

A motion was made by Commissioner Ramirez, seconded by Commissioner Dupont, that PC-15-16_04 (Meadow Brook, Replat) be approved. The motion carried by the following vote:

For: 8 - Chairperson Wood, Vice Chair Ehlers, Commissioner Ramirez, Commissioner Olson, Commissioner Garber, Commissioner Kelsey, Commissioner Dupont and Commissioner Gonzales

Against: 0

Absent: 1 - Commissioner Stanfield

NON-CONSENT AGENDA

7. **PDD-15-05 (I-35 & Posey Road)** Receive a staff presentation and discuss a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road.

Brandon Melland, Senior Planner gave a brief overview of the project.

8. Development Services Report:
1. Zoning for Character Workshops: Aug. 19 & 20
 2. Joint City Council and Planning & Zoning Commission Code SMTX & Comp Plan Updates Workshop- September 30, 2015

Kristy Stark, Assistant Director of Planning & Development Services invited the Commission to the Zoning for Character Workshops. She advised the Commission about the Joint City Council and Planning Commission CodeSMTX Workshop scheduled on Wednesday, September 30th at the San Marcos Activity Center.

V. Question and Answer Session with Press and Public.

There were no questions from the press and public.

VI. Adjournment

A motion was made by Commissioner Kelsey, seconded by Commissioner Dupont that the meeting be adjourned at 6:49 p.m. THE motion carried unanimously.

Chris Wood, Chair

Kenneth Ehlers, Vice Chair

Travis Kelsey, Commissioner

Angie Ramirez, Commissioner

Brian Olson, Commissioner

Shawn Dupont, Commissioner

Jim Garber, Commissioner

Saul Gonzales, 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:



City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: PDD-15-01(2), **Version:** 1

AGENDA CAPTION:

PDD-15-01(2) (I-35 & Posey Road) Receive a staff presentation and hold a public hearing for a request by Highpointe Investments, LLC, for a zoning of "PDD," Planned Development District, on a 417.630 +/- acre tract out of the William H. Van Horn Survey. The property is generally located on the east side of IH-35 south of Posey Road. **(POSTPONED)**

Meeting date: August 25, 2015

Department: Planning and Development Services

Funds Required:

Account Number:

Funds Available:

Account Name:

CITY COUNCIL GOAL:

COMPREHENSIVE PLAN ELEMENT(s):

BACKGROUND:



Legislation Text

File #: CUP-15-20, **Version:** 1

AGENDA CAPTION:

CUP-15-20 (The Vault) Hold a public hearing and consider a request by Mike Keizer for a renewal of a Restricted Conditional Use Permit to allow the continued sale of mixed beverages at 100 W Hopkins Street. (W. Parrish)

Meeting date: August 25, 2015

Department: Planning and Development Services

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

CITY COUNCIL GOAL: NA

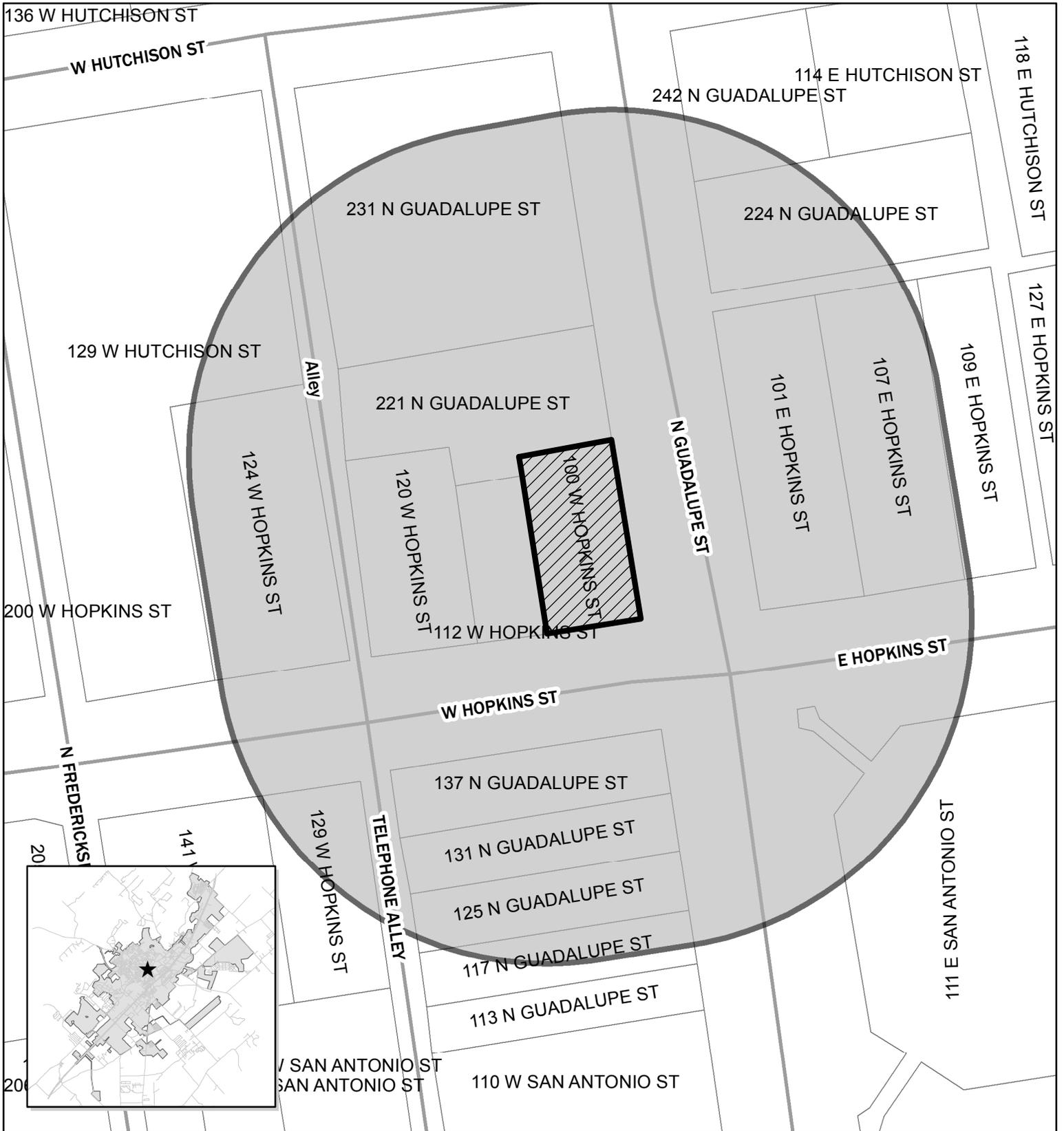
COMPREHENSIVE PLAN ELEMENT(s): NA

BACKGROUND:

The Vault holds one of the active Restricted or "Restaurant" permits in the Central Business Area (CBA). The Vault Conditional Use Permit (CUP) is set to expire on August 28, 2015, and this is a request for renewal. Although a "Points Letter" was issued in February 2013, the applicant was able to rectify the situation in a timely manner by bringing Sinners and Saints in to replace Fresh Cubed in order to satisfy the restaurant requirement of their CUP. Since this time, the Vault has been proactive in addressing potential violations by installing additional doors to minimize loud music and other bar noises from escaping the premises.

Staff recommends approval of CUP-15-20 under the following conditions:

- 1. The CUP shall be valid for three (3) years, provided standards are met, subject to the point system.**
- 2. The Vault shall meet all requirements for Restricted CUPs.**



CUP-15-20
The Vault Renewal
100 W. Hopkins Street
Map Date: 8/11/2015

-  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-15-20
The Vault Renewal
100 W. Hopkins Street
Map Date: 8/11/2015

 Site Location



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CUP-15-20

Conditional Use Permit

The Vault

100 W Hopkins



Applicant Information:

Applicant: Mike Keiser, on behalf of The Vault

Mailing Address: 100 W. Hopkins Street
San Marcos, TX 78666

Property Owner: Mike Keizer
19141 Stone Oak Pkwy
San Antonio TX, 78258

Applicant Request: Request for renewal of an existing Restricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at The Vault in the CBA.

Public Hearing Notice: Public hearing notification was mailed on August 14, 2015.

Response: No responses as of completion of the packet.

Subject Property:

Expiration Date: August 28, 2015

Location: 100 W. Hopkins Street

Legal Description: Original Town of San Marcos, Block 10, Lot PT of 1-2

Frontage On: Hopkins Street and Guadalupe Street

Neighborhood: Central Business District – Downtown Association

Existing Zoning: “T5” – Urban Center

Preferred Scenario Designation: High Intensity

Utilities: Adequate

Existing Use of Property: Bar/Restaurant

Zoning and Land Use Pattern:

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

Code Requirements:

A Conditional Use Permit (CUP) for the sale of alcohol for on-premises consumption is subject to the requirements of Sections 1.5.7.5 and 4.3.4.2 of the Land Development Code (LDC). A Conditional Use Permit (CUP) 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 in a low density residential zoning district. This location **does** meet the distance requirements. (Section 4.3.4.2).

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).

This location is within the Central Business Area (CBA) and is subject to the additional requirements in the CBA for restricted or "restaurant" permits. The code states that a business holding a restaurant permit must comply at all times with all of the following standards for "bona fide restaurants" 4.3.4.2

- a) Restaurant permits are valid for three years from the date of issuance. Each business holding a restaurant permit must apply for and obtain a renewal permit every three years.
- b) A business holding a restaurant permit must become operational and open to the public within one year of issuance or the permit shall expire.
- c) 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.
- d) The business must apply for, obtain and maintain a food establishment permit in accordance with chapter 18 of the City Code.
- e) 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.
- f) The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.

Case Summary

The Vault holds one of the active Restricted or "Restaurant" permits in the CBA. The Vault CUP is set to expire on August 28, 2015, and this is a request for renewal. The original Restricted CUP (CUP-09-17) was issued to Newton Gang's Getaway LLC, and covered the area currently occupied by both the Vault and Sinners and Saints according to the floor plan submitted with the CUP. In August 2010, staff administratively approved a name change from Newton Gang's Getaway to The Vault (CUP-10-22). At the time, there was a "Vault Kitchen" along Guadalupe Street. At some point the Vault Kitchen closed, and the Vault struggled to maintain compliance with the "bona fide restaurant" requirements of the CUP.

In order to maintain compliance with the food service requirement, a restaurant by the name of Fresh Cubed opened within the space previously occupied by the Vault Kitchen prior to their most recent renewal (CUP-12-29) in August of 2012. However, by February of 2013, six months after the Planning and Zoning Commission issued an approval for a 3 year CUP, Fresh Cubed had closed, and the Vault had failed to renew a food establishment permit. As a result, the Vault was operating as a bar without the 8 hours of food service required to meet the qualifications of a "bona fide restaurant" as required by the Restricted CUP status.

On February 25, 2013 the Vault was issued a "Points Letter" (attached) informing them that they had two weeks to comply with the regulation set forth in the Land Development Code (LDC), or the City would begin the CUP revocation process. Within the stated two weeks a new restaurant, named Sinners and Saints, opened within the space previously vacated by Fresh Cubed. This restaurant is still in operation to date.

In November of 2013, after being notified of a potential noise issue that could lead to additional points being issued, the Vault submitted a permit to construct a set of interior doors, just inside the main entrance, in order to help prevent loud music from escaping the establishment while customers entered and exited the building. The interior doors were constructed in early 2014, and Staff is not aware of any noise complaints since this time.

Comments from Other Departments:

According to Environmental Health, the Vault holds a food establishment permit, and Sinners and Saints operates under this permit. The permit is in good standing and Environmental Health has no issues with the operation.

The Police Department has no issues with the establishment.

Planning Department Analysis:

The Vault subleased a portion of their space to Sinners and Saints intending to satisfy the requirements of the Restricted CUP. In order to meet the requirements of the CUP, Sinners and Saints became a part owner of the Vault LLC. The Vault/Sinners and Saints is open from 4pm to 2:30am Sunday-Wednesday and 4pm to 3am Thursday-Saturday. Alcohol is not served after 2am.

The business and property owner is fully aware that if Sinners and Saints, was to close or move out of this location, the Vault would have to close until they could meet the food service requirements established by the LDC for Restricted CUPs. The owner has stated that if Sinners and Saints were to close or move, the Vault would operate a kitchen until another restaurant could replace Sinners and Saints.

Although a "Points Letter" was issued in February of 2013, the applicant was able to rectify the situation in a timely manner by bringing Sinners and Saints in to replace Fresh Cubed. Since this time, the Vault has been proactive in addressing potential violations by installing additional doors to minimize loud music and other bar noises from escaping the premises.

Staff typically recommends a standard approval sequence such as:

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

However, Section 4.3.4.2 (b)(8)(c)(1) of the LDC states that "Restaurant Permits are valid for three years." Thus, a lifetime permits beyond three years may not be granted.

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

1. The CUP shall be valid for three (3) years, provided standards are met, subject to the point system.
2. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.
3. The Vault shall meet all requirements for Restricted CUPs.

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

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. In evaluating the impact of the proposed conditional use on surrounding properties, using the criteria under Section 1.5.7.5 of the LDC, the Commission should consider 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.

Prepared by:

Will Parrish

Planning Technician

8/10/2015

Name

Title

Date

09/12

CUP- 15-19

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: Vault

Application is filed by: Individual Partnership Corporation Other: _____

Name of Individual or Entity: Mike Keeper Phone Number: 210-387-1406

Mailing Address: 19141 Stone Oak Parkway SAT 78258

Email Address: Mike Keeper25@gmail.com

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

PROPERTY

Street Address: 100 West Hopkins

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R

Property Owner's Name: Mike Keeper Phone Number: 210-387-1406

Address: 19141 Stone Oak Parkway

BUSINESS DETAILS

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

Hours of Operation: 5:00 pm - 3:00 am

Type of Entertainment Facilities: Bar / music

Indoor Fixed Seats: 80 Outdoor Fixed Seats: 0

Gross Floor Area Including Outdoor Above-ground Decks: _____ Square Feet

Number of Off-Street Parking Spaces Provided: 6

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

No

09/12

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

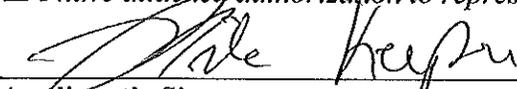
SUBMITTAL REQUIREMENTS

- **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: Mike Keper

Date: 7-7-15

To be completed by Staff:

Meeting Date: _____

Application Deadline: _____

Accepted By: _____

Date: _____

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.

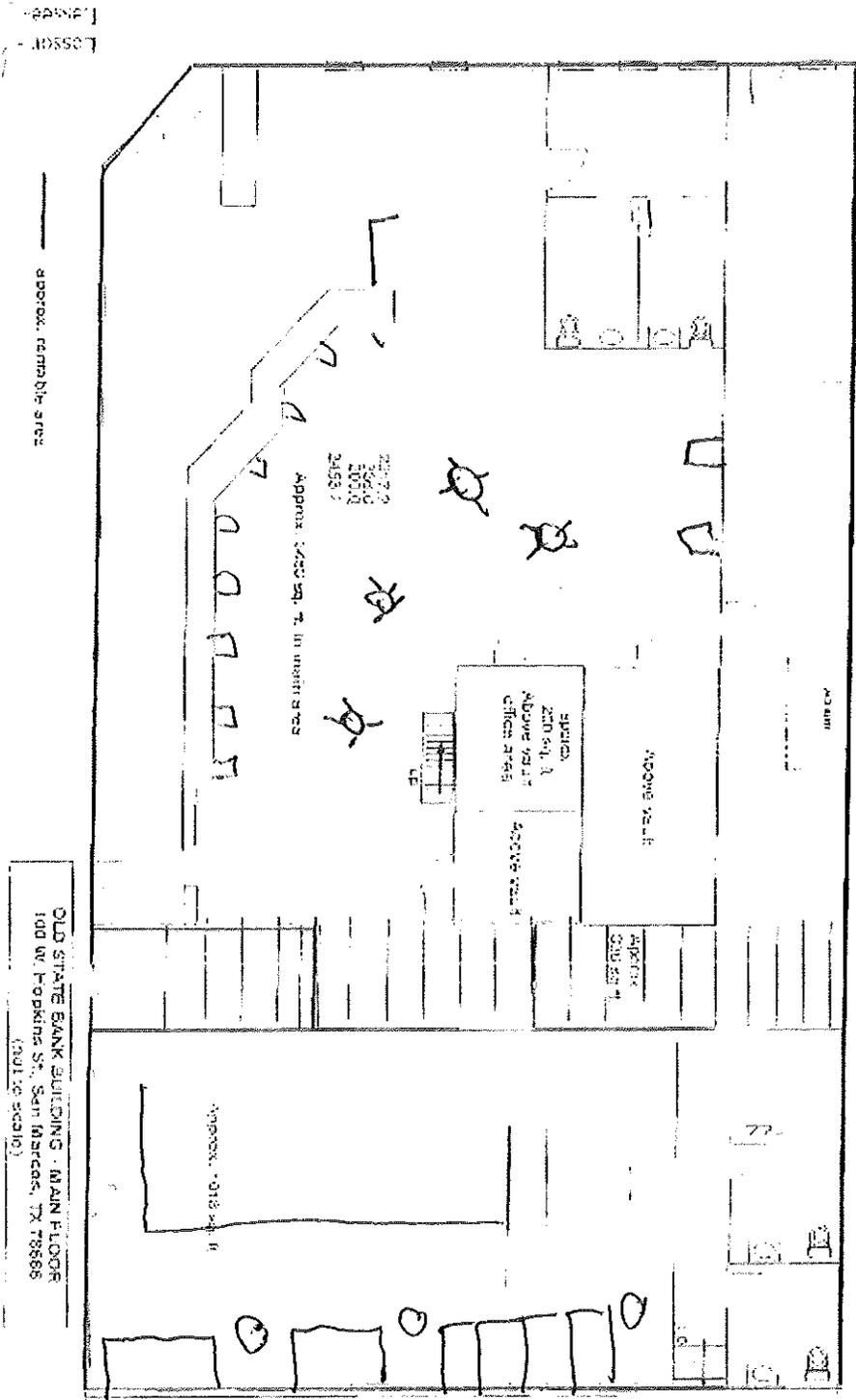
Signed: Mike Keiper

Date: 7-7-15

Print Name: Mike Keiper

Engineer Surveyor Architect/Planner Owner Agent: _____

From: Mike Keyser mikekeyser25@gmail.com
Subject: Vault layout.pdf
Date: July 8, 2015 at 8:16 AM
To: Mike Keyser mikekeyser25@gmail.com



OLD STATE BANK BUILDING - MAIN FLOOR
100 W. Hopkins St. San Marcos, TX 78666
(not to scale)

ADDRESS # 1



Legislation Text

File #: CUP-15-21, **Version:** 1

AGENDA CAPTION:

CUP-15-21 (Holiday Inn San Marcos) Hold a public hearing and consider a request by SMMHI Holiday SM L.L.C., on behalf of Holiday Inn San Marcos, for approval of a new Conditional Use Permit to allow the sale of mixed beverages for on-premise consumption at 105 Bindu Drive (A. Brake).

Meeting date: August 25, 2015

Department: Planning & Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

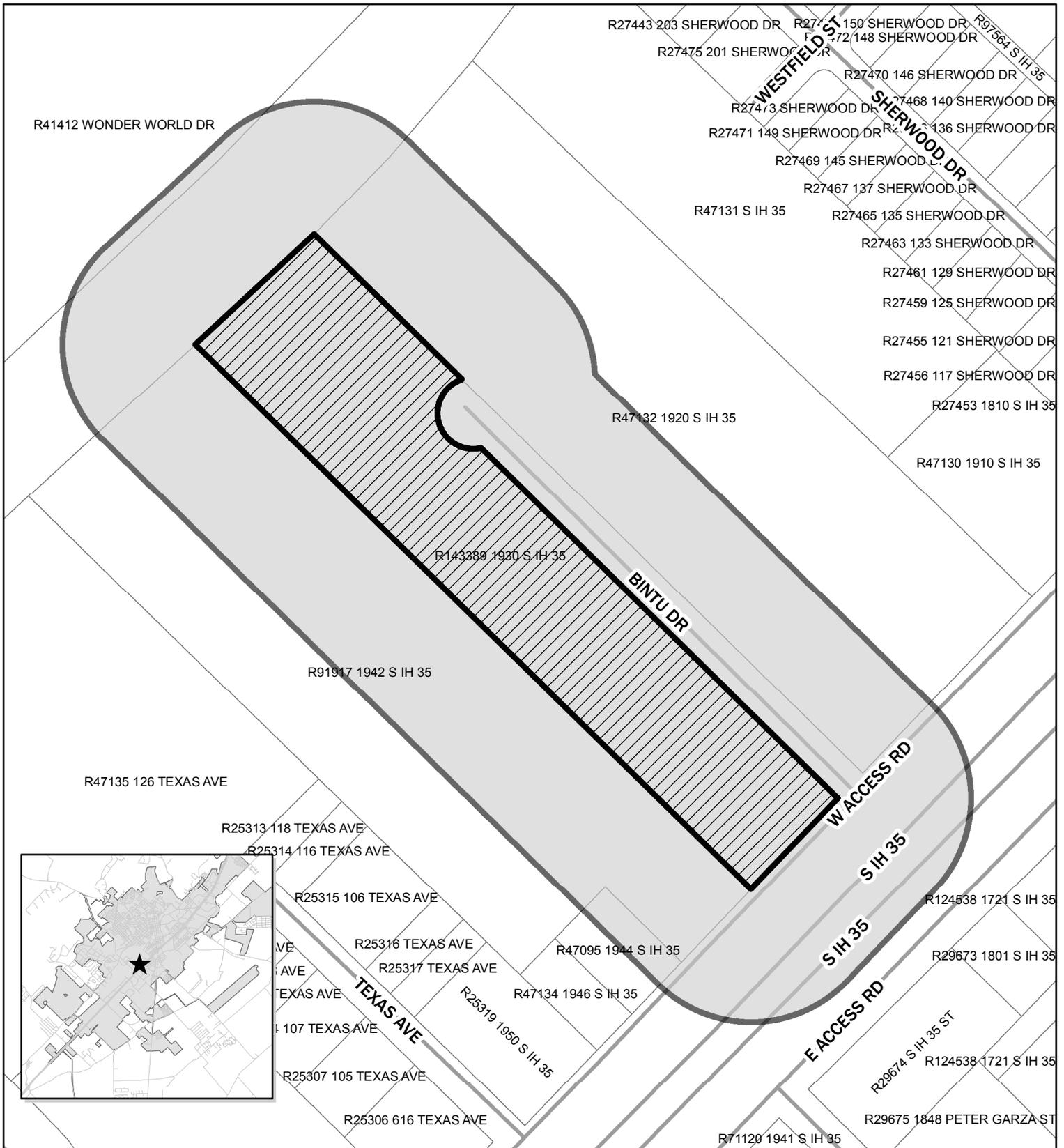
COMPREHENSIVE PLAN ELEMENT(s): N/A

BACKGROUND:

This is a request for a new Conditional Use Permit for the Holiday Inn San Marcos hotel, a four-story hotel which is currently under construction located along the IH-35 access road. The location meets the distance requirement to a church, school, hospital, or residence and is not located within the Central Business Area. Staff has considered the criteria for approval under Section 1.5.7.5 of the Land Development Code (LDC) and also finds that the request is consistent with the policies applicable in Section 4.3.4.2 of the LDC. Staff has not received any citizen comments or comments from other departments.

Staff recommends approval of the Conditional Use Permit 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 become 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-15-21
SMMHI Holiday Hotel
105 Bintu Dr.
Map Date: 8/11/2015

Legend
 Site Location
 Buffer



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-15-21
SMMHI Holiday Hotel
105 Bintu Dr.
Map Date: 8/12/2015

Legend

 Site Location

0 130 260 520 Feet



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**CUP-15-21
 Conditional Use Permit
 Holiday Inn San Marcos
 105 Bintu Drive**



Summary:

Applicant: SMMHI Holiday SM L.L.C.
 105 Bintu Drive
 San Marcos, TX 78666

Property Owner: SMMHI Holiday SM L.L.C.
 105 Bintu Drive
 San Marcos, TX 78666

Applicant Request: Request for a Conditional Use Permit (CUP) to allow on-premise consumption of mixed beverages in a General Commercial (GC) zoning district

Notification Public hearing notification mailed on August 14, 2015.

Response: None as of the date of this report.

Property/Area Profile:

Legal Description: Lot 13A-1, Weatherford Subdivision

Location: 105 Bintu Drive

Frontage On: Bintu Drive

Neighborhood: Victory Gardens

Existing Zoning: General Commercial (GC)

Sector: 4

Utilities: Sufficient

Existing Use of Property Zoning and Land Use Pattern: Hotel (under construction)

	Current Zoning	Existing Land Use
N of Property	HI	Construction Company
S of Property	HC	Industrial Warehouse
E of Property	CC (across IH-35)	Restaurant
W of Property	LI	Vacant

Code Requirements:

A conditional use permit (CUP) is subject to the requirements of Sections 1.5.7.5 and 4.3.4.2 of the Land Development Code (LDC). A CUP 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 within a zoning district that limits density to six units per acre or less. (Section 4.3.4.2). 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). This location is outside the Central Business Area and not subject to the additional restrictions with the CBA.

Background:

The Holiday Inn San Marcos is a four-story hotel which is currently under construction located along the IH-35 feeder road. The hotel has frontage along a new road, Bintu Drive. The site provides 140 parking spaces based on the number of rooms and meeting space. The application indicates that the proposed hours of service are from 4:30 p.m. to 11:00 p.m. There are no entertainment facilities. Food and beverages are proposed to be served in a few locations – the bar, restaurant, and the ballrooms. There is an outdoor event space as well. All are depicted on the interior plan that was submitted with the application.

Comments from Other Departments:

There have been no major concerns regarding the subject property reported by other City Departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and the request is consistent with the policies described in Section 4.3.4.2 – *Conditional Use Permits for On-Site Alcoholic Beverage Consumption*. The subject property is surrounded by commercially or industrially zoned land and a Conditional Use Permit for alcohol sales is compatible with the surrounding uses. Staff has not received any citizen comments or comments from other departments.

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 of the Conditional Use Permit 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 become 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.**

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

The 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. In evaluating the impact of the proposed conditional use on surrounding properties under Section 1.5.7.5 of the LDC, the Commission should consider 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.

Prepared by:

Alison Brake, CNU-A

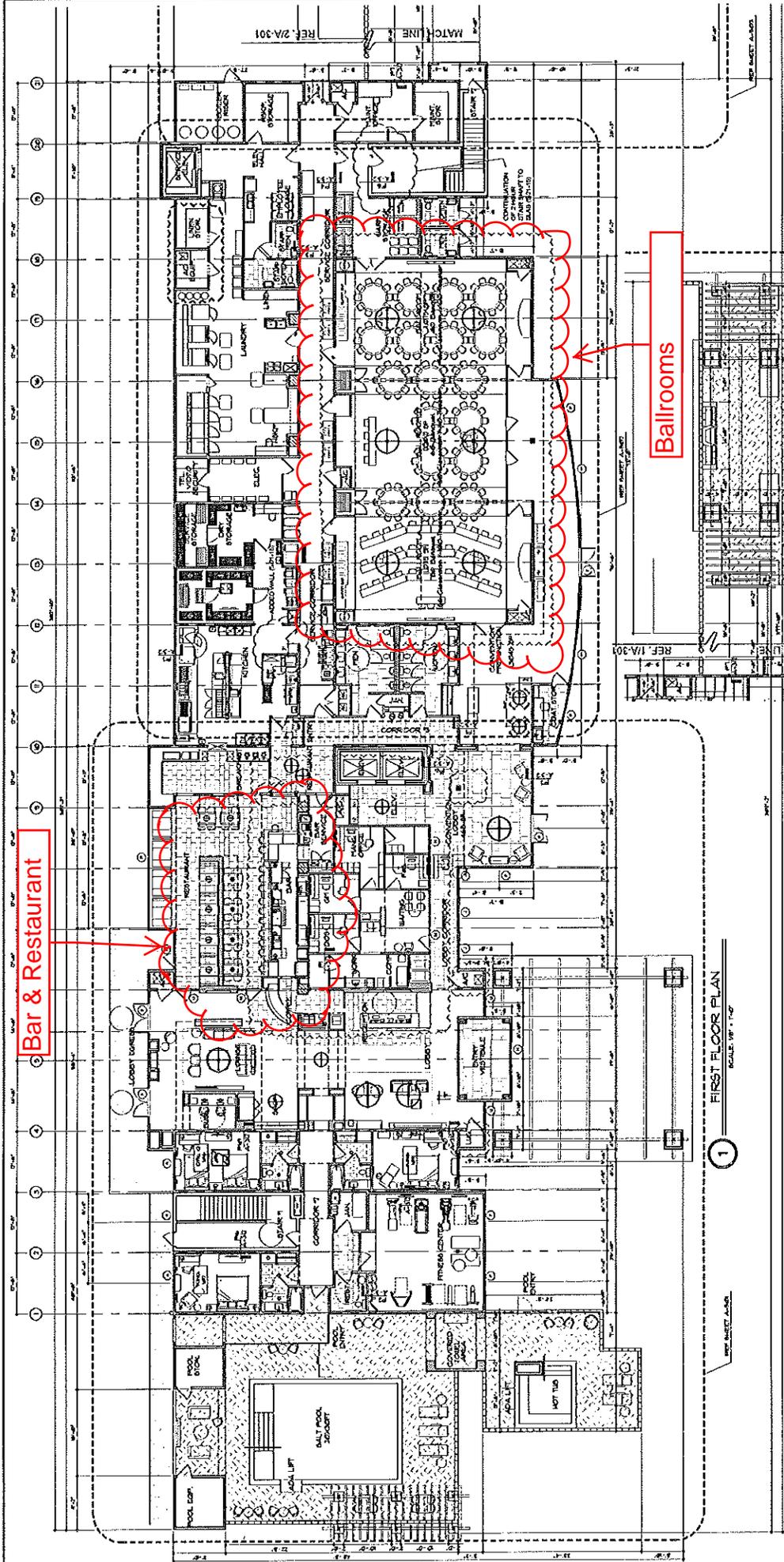
Planner

August 11, 2015

Name

Title

Date



Bar & Restaurant

Ballrooms

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

HOLIDAY INN
SAN MARCOS, TEXAS

R.S.S. ARCHITECTS, LLC
2304 DORTCHMAN AVENUE, SUITE 100
FORT WORTH, TEXAS 76104

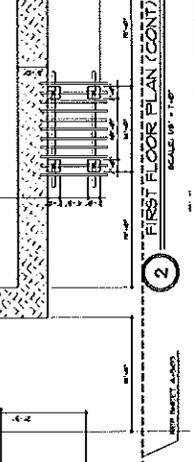
Project: Holiday Inn
Date: 10/15/10
Sheet: A-301

STAIRWELL ELEVATOR SHAFTS
SHALL BE FINISHED TO CEILING
FINISH BATTED.

ALL FINISHED STAIRWELL
ELEVATOR SHAFTS SHALL BE
FINISHED TO CEILING WITH
CONCRETE AND SHALL BE
PAINTED TO MATCH THE FINISH
OF THE ADJACENT WALLS.

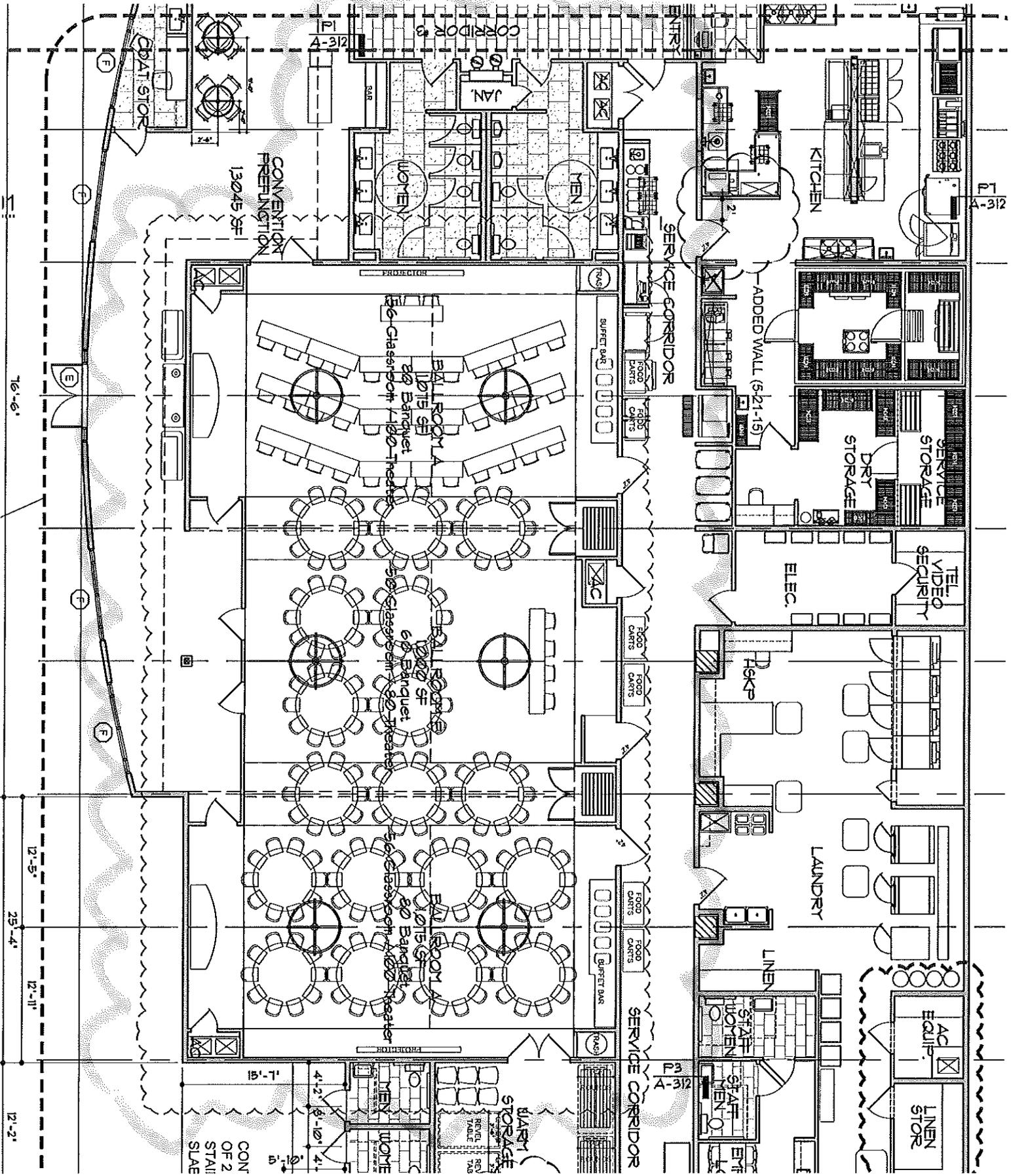
- 1. ALL ROOMS SHALL BE FINISHED TO CEILING WITH CONCRETE AND SHALL BE PAINTED TO MATCH THE FINISH OF THE ADJACENT WALLS.
- 2. ALL ROOMS SHALL BE FINISHED TO CEILING WITH CONCRETE AND SHALL BE PAINTED TO MATCH THE FINISH OF THE ADJACENT WALLS.
- 3. ALL ROOMS SHALL BE FINISHED TO CEILING WITH CONCRETE AND SHALL BE PAINTED TO MATCH THE FINISH OF THE ADJACENT WALLS.
- 4. ALL ROOMS SHALL BE FINISHED TO CEILING WITH CONCRETE AND SHALL BE PAINTED TO MATCH THE FINISH OF THE ADJACENT WALLS.
- 5. ALL ROOMS SHALL BE FINISHED TO CEILING WITH CONCRETE AND SHALL BE PAINTED TO MATCH THE FINISH OF THE ADJACENT WALLS.

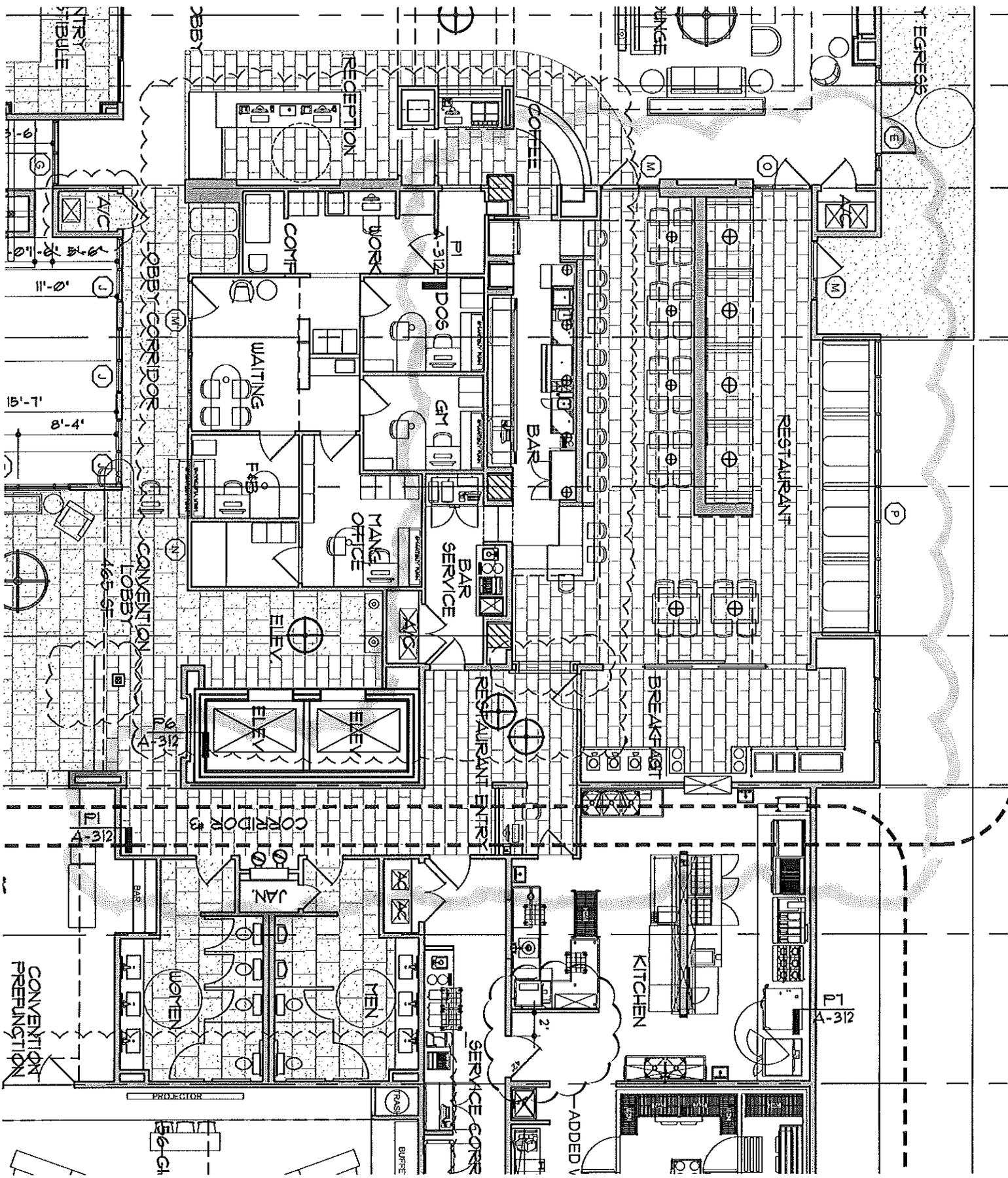
SEE LOWER FLOOR FOR
THE LEGEND



2 FIRST FLOOR PLAN (CONT.)
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. REFER TO ARCHITECTURAL PLAN FOR ALL ROOMS AND FINISHES.
 2. REFER TO ARCHITECTURAL PLAN FOR ALL ROOMS AND FINISHES.
 3. REFER TO ARCHITECTURAL PLAN FOR ALL ROOMS AND FINISHES.
 4. REFER TO ARCHITECTURAL PLAN FOR ALL ROOMS AND FINISHES.
 5. REFER TO ARCHITECTURAL PLAN FOR ALL ROOMS AND FINISHES.





City of San Marcos

CONDITIONAL USE PERMIT APPLICATION
To Allow On-Premise Consumption of Alcoholic Beverages
Outside the Central Business Area

LICENSE INFORMATION

Trade Name of Business: SMMHE Holiday SM LLC.

Application is filed by:

Individual Partnership Corporation Other: _____

Name of Individual or Entity: Vikash Patel Phone Number: (512) 753-9300

Mailing Address: 105 Bindu Dr. San Marcos, TX 78666

Email Address: VIC1Patel@gmail.com

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

PROPERTY

Street Address: 105 Bindu Dr. San Marcos TX 78666 Current Zoning: Commercial

Legal Description: Lot 13A Block _____ Subdivision AF Weatherford #1

Tax ID Number: R R91916

Property Owner's Name: SMMHE Holiday SM LLC. Phone Number: (512) 753-9300

Address: 105 Bindu Dr. San Marcos, TX 78666

BUSINESS DETAILS

Primary Business Use: Restaurant Bar Other: Hotel

Hours of Operation: (Hotel is 24hrs) Bar hours: Sun-Sat 4:30-11pm

Type of Entertainment Facilities: None

Indoor Fixed Seats Capacity: 74 Outdoor Fixed Seats: 12

Gross Floor Area Including Outdoor Above-ground Decks: _____ Square Feet

Number of Off-Street Parking Spaces Provided: 140

Located more than 300 feet from church, public school, hospital, low density residential? Y N

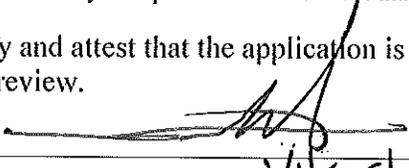


Conditional Use Permit Application Checklist To Allow On-Premise Consumption of Alcoholic Beverages Outside the Central Business Area

Provided by applicant as of date of submittal		By staff as of date of completeness review	
Completed	Required Item	Staff Verification	Staff Comments
<input checked="" type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A completed application for Conditional Use Permit and required fees. * (see note below)	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A site plan <i>drawn to scale</i> showing dimensions of property, locations and square footage of building(s), number of off-street paved parking spaces, and fences buffering residential uses. * (see note below)	<input type="checkbox"/>	
<input checked="" 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 of the proposed use and its effect on surrounding properties	<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 checked="" 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 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"/>	Copy of State TABC License application	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	Menu	<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: 7/13/15
 Print Name: Vikash Patel
 Engineer Surveyor Architect/Planner Owner Agent: _____

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

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 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: Vikash K. Patel Date: 7/13/15

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____



Legislation Text

File #: CUP-15-22, **Version:** 1

AGENDA CAPTION:

CUP-15-22 (Kent Black's BBQ) Hold a public hearing and consider a request by Kent Black's Lockhart BBQ L.L.C., on behalf of Kent Black's BBQ, for renewal of an existing Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 500 Hull Street (A. Brake).

Meeting date: August 25, 2015

Department: Planning & Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Community Wellness / Strengthen the Middle Class

COMPREHENSIVE PLAN ELEMENT(s): N/A

BACKGROUND:

The restaurant is located at the intersection of Grove Street and Hull Street, south of the Union Pacific railroad tracks. It is surrounded by a mix of land uses including heavy industrial, mixed use, SmartCode.

The Commission approved the Conditional Use Permit (CUP) in July 2013 for one year, pending the issuance of the Certificate of Occupancy. The Certificate of Occupancy was issued in August 2014 and the CUP will expire on August 29, 2015.

Staff recommends approval of the Conditional Use Permit with the following conditions:

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



CUP-15-22
Kent Black BBQ
500 Hull Street
Map Date: 8/11/2015

Legend

-  Site Location
-  Buffer



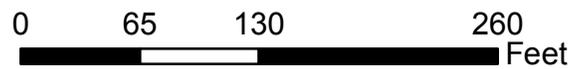
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



CUP-15-22
Kent Black BBQ
500 Hull Street
Map Date: 8/12/2015

Legend

 Site Location



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-15-22

Conditional Use Permit

Kent Black's Lockhart BBQ

500 Hull Street



Applicant Information:

Applicant: Kent Black's Lockhart BBQ LLC
2403 Arpdale Street
Austin, TX 78704

Property Owner: KBCB Investments
2403 Arpdale Street
Austin, TX 78704

Applicant Request: Conditional Use Permit (CUP) to allow the continued sale of mixed beverages for on-premise consumption in a proposed Mixed Use zoning district.

Public Hearing Notice: Public hearing notification was mailed on August 14, 2015

Response: None as of the date of this report.

Subject Property:

Location: 500 Hull Street

Legal Description: Abstract 17, No. 1, Tract 3 - .5 acres

Frontage On: Hull Street, Grove Street

Neighborhood: Victory Gardens

Existing Zoning: Mixed Use

Utilities: Sufficient

Existing Use of Property: Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T5- Civic Space	San Marcos Intermodal
S of property	SF-4.5 – Single Family	Residential
E of property	T5- Urban Center CS – Civic Space	Vacant/Southside Community Center
W of property	HI- Heavy Industrial	Wrecker/Tow Yard

Code Requirements:

A conditional use permit (CUP) for the sale of alcoholic beverages for on-premises consumption is subject to the requirements of Section 2 1.5.7.5 and 4.3.4.2. A CUP 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 within a zoning district that limits density to six units per acre or less. (Section 4.3.4.2) 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). This location is outside the Central Business Area and not subject to the additional restrictions with the CBA.

Case Summary:

Kent Black's BBQ is a restaurant located at the intersection of Grove Street and Hull Street, south of the Union Pacific railroad tracks. It is surrounded by a mix of land uses including heavy industrial, mixed use, SmartCode – CS (Civic Space), SmartCode – T5 (Urban Center), and Single-Family (SF – 4.5). The Commission approved the CUP in July 2013 for one year, pending the issuance of the Certificate of Occupancy, allowing the on-premise consumption of mixed beverages. The Certificate of Occupancy was issued in August 2014. After receiving a renewal notice, the applicant submitted a renewal application.

The restaurant is approximately 4,453 square feet which includes the outdoor deck and porch space and the parking meets the requirements of the Land Development Code (LDC). The hours of operation are 10:00 a.m. to midnight both weekdays and weekends. The applicant is not proposing any other improvements at this time.

Comments from Other Departments:

There have been no major concerns regarding the subject property reported by other City Departments.

Planning Department Analysis:

Staff has reviewed the request for compliance with the Land Development Code and it appears 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. Staff has not received any citizen comments or comments from other departments regarding this establishment.

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 three (3) years, provided standards are met, subject to the point system; and**
2. **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

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. In evaluating the impact of the proposed conditional use on surrounding properties under Section 1.5.7.5, the Commission should consider 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.

Prepared by:

Alison Brake, CNU-A

Planner

August 11, 2015

Name

Title

Date

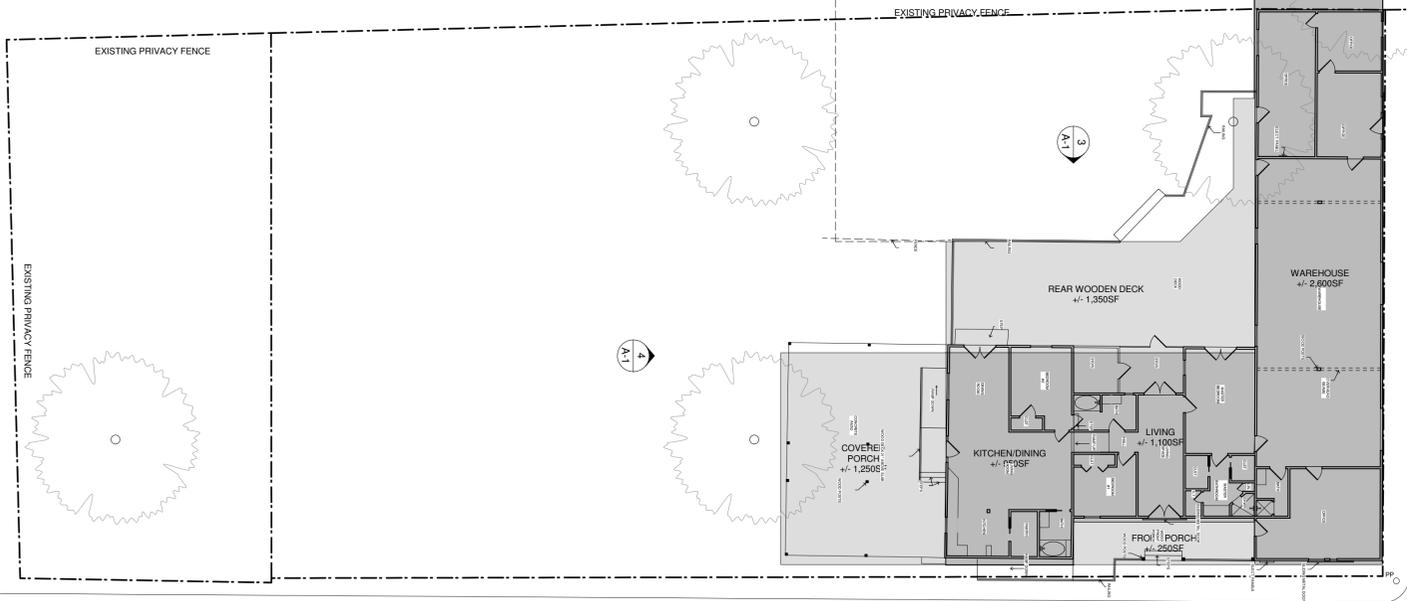
2 SITE PLAN - PROPOSED
SCALE: 1/16"=1'-0"



HULL STREET

GROVE STREET

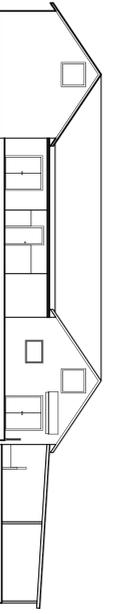
1 SITE PLAN - EXISTING
SCALE: 1/16"=1'-0"



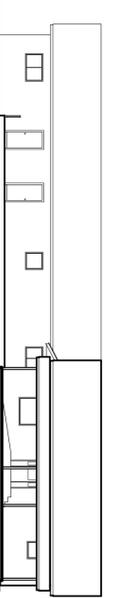
HULL STREET

GROVE STREET

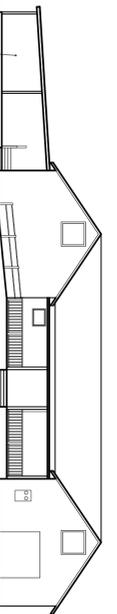
3 REAR ELEVATION
SCALE: 1/16"=1'-0"



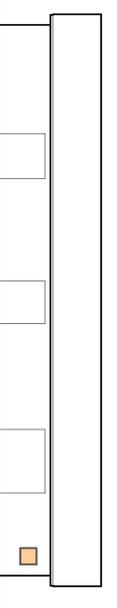
4 SIDE ELEVATION
SCALE: 1/16"=1'-0"



5 FRONT ELEVATION
SCALE: 1/16"=1'-0"



6 SIDE ELEVATION
SCALE: 1/16"=1'-0"



A-1

SHEET

PRELIMINARY DESIGN STUDY OF
500-520 HULL STREET
SAN MARCOS, TX 78666



NOTE: ALL DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF A&A LLC. IF NO SEAL IS PRESENT, THEN THESE DRAWINGS ARE FOR REVIEW ONLY AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

ASH & ASSOCIATES LLC

142 JACKSON LANE
SAN MARCOS, TEXAS 78666
(512) 392-1719
FAX (512) 392-1928

**PRELIMINARY
REVIEW DRAWING -
NOT FOR
CONSTRUCTION**

REVISIONS

NO.	REVISION	DATE

09/12



Conditional Use Permit Application Checklist To Allow On-Premise Consumption of Alcoholic Beverages Outside 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 checked="" type="checkbox"/>	A pre-application conference with staff is recommended	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A completed application for Conditional Use Permit and required fees. * (see note below)	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	A site plan <i>drawn to scale</i> showing dimensions of property, locations and square footage of building(s), number of off-street paved parking spaces, and fences buffering residential uses. * (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 of the proposed use and its effect on surrounding properties	<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 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"/>	Copy of State TABC License application	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	Menu	<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: Kent Black Date: 07/09/2015

Print Name: Kent Black

Engineer
 Surveyor
 Architect/Planner
 Owner
 Agent: Owner

City of San Marcos

CONDITIONAL USE PERMIT APPLICATION
To Allow On-Premise Consumption of Alcoholic Beverages
Outside the Central Business Area

LICENSE INFORMATION

Trade Name of Business: Kent Black's Lockhart BBQ, LLC

Application is filed by:

Individual Partnership Corporation Other: LLC

Name of Individual or Entity: Kent Black's Lockhart BBQ, LLC Phone Number: 512-565-9283

Mailing Address: 2403 Arpdale St. Austin, TX 78704

Email Address: jkentblack@gmail.com

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

PROPERTY

Street Address: 500 Hull St. Current Zoning: Light Industrial Zoning Change

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R 11818

Property Owner's Name: KBCB Investments Phone Number: 512-565-9283

Address: 2403 Arpdale St. Austin, TX 78704

BUSINESS DETAILS

Primary Business Use: Restaurant Bar Other: _____

Hours of Operation: 10am-12:00pm

Type of Entertainment Facilities: Restaurant

Indoor Fixed Seats Capacity: 100 Outdoor Fixed Seats: 50

Gross Floor Area Including Outdoor Above-ground Decks: 4453 Square Feet

Number of Off-Street Parking Spaces Provided: 50

Located more than 300 feet from church, public school, hospital, low density residential? Y N

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

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

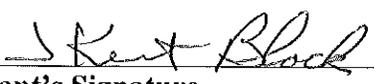
SUBMITTAL REQUIREMENTS

- 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 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: J Kent Black **Date:** 07/09/2015

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____



Legislation Text

File #: CUP-15-24, **Version:** 1

AGENDA CAPTION:

CUP-15-24 (Chimy's) Hold a public hearing and consider a request by Baccus Enterprises, LLC, for a renewal of an existing Conditional Use Permit to allow for the continued sale of mixed beverages for on-site consumption at 217 E Hopkins St. (T. Carpenter)

Meeting date: August 25, 2015

Department: Planning & Development Services

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: N/A

COMPREHENSIVE PLAN ELEMENT(s): N/A

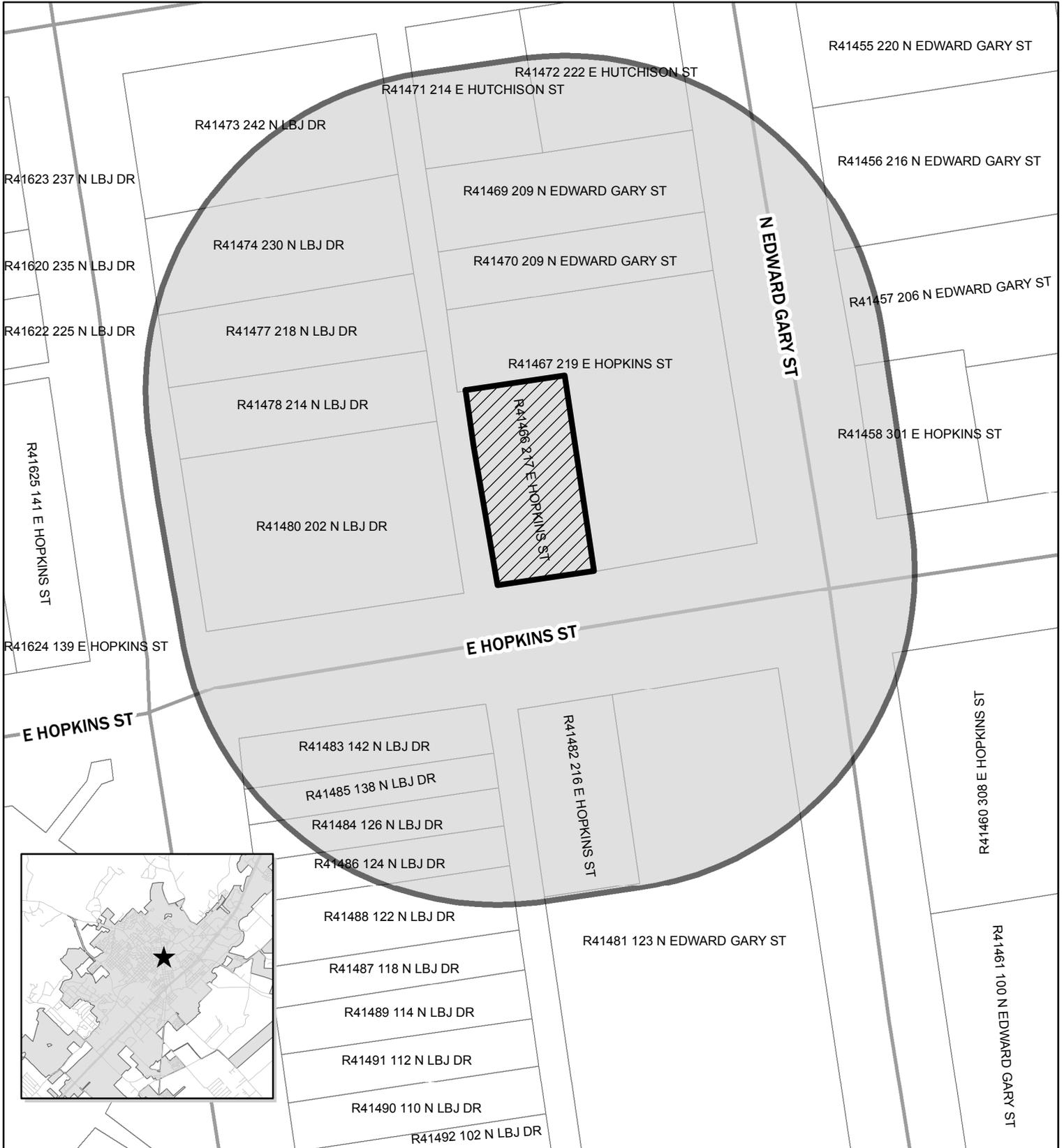
BACKGROUND:

Chimy's is a restaurant located at 217 E. Hopkins Street. The Commission originally approved a Conditional Use Permit (CUP) in 2010 for one year to allow the on-premise consumption of mixed beverages which covered the interior of the restaurant. In July 2011, the applicant requested that the CUP be extended to cover the patio at the rear of the restaurant; this permit was approved for one year. The CUP was again renewed in 2012 for three years.

The gross floor area is 3,600 square feet, which includes the outdoor patio. The hours of operations are Monday through Saturday from 11 a.m. to midnight. The applicant is not proposing any other improvements to the structure at this time.

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 valid for the lifetime of the TABC license, provided standards are met, subject to the point system;**
- 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**

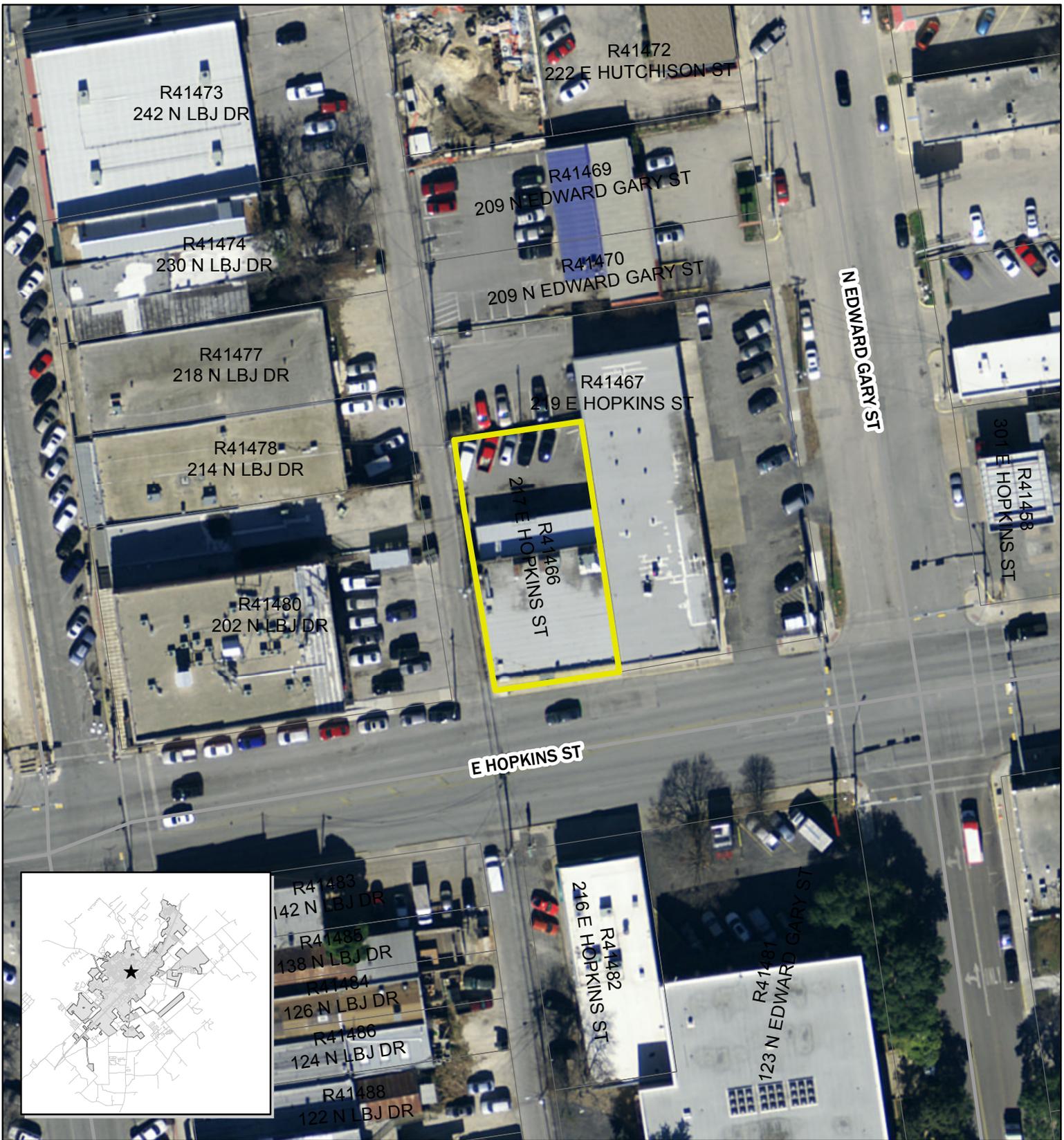


CUP-15-24
Chimy's Renewal
217 E Hopkins
Map Date: 8/11/2015

Legend
 Site Location
 Buffer



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-15-24
Chimy's Renewal
Aerial Map
Map Date: 8/12/2015



Site Location



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CUP-15-24

Conditional Use Permit

Chimy's San Marcos

217 East Hopkins Street



Applicant Information:

Applicant: Baccus Enterprises (Chimy's San Marcos)
 217 E. Hopkins Street
 San Marcos, TX 78666

Property Owner: Tamara Piper
 906 Tate Trail
 San Marcos, TX 78666

Applicant Request: Renewal of a Conditional Use Permit (CUP) to allow the on-premise consumption of mixed beverages.

Notification: Public hearing notification was mailed on August 14, 2015.

Response: None to date

Subject Property:

Location: 217 East Hopkins Street

Legal Description: Original Town of San Marcos, Block 7, Lot PT of 1-2

Frontage On: Hopkins Street

Neighborhood: Downtown

Existing Zoning: "T-5" – Urban Center

Utilities: Adequate

Existing Use of Property: Restaurant

Zoning and Land Use Pattern:

	Current Zoning	Existing Land Use
N of property	T-5	Commercial
S of property	T-5	Commercial
E of property	T-5	Commercial
W of property	T-5	Commercial

Code Requirements:

A conditional use permit (CUP) for the sale of alcoholic beverages for on-premises consumption is subject to the requirements of Sections 1.5.7.5 and 4.3.4.2 of the Land Development Code (LDC). A CUP 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 within a zoning district that limits density to six units per acre or less. (Section 4.3.4.2). This location **does meet** the distance requirements. There is no church or school within 1,000 feet.

This location is also outside the boundary of the CBA and is therefore not subject to the additional requirements for restricted/restaurant permits.

Case Summary

Chimy's is a restaurant located at 217 E. Hopkins Street. The Commission originally approved a CUP in 2010 for one year to allow the on-premise consumption of mixed beverages which covered the interior of the restaurant. In July 2011, the applicant requested that the CUP be extended to cover the patio at the rear of the restaurant; this permit was approved for one year. The CUP was again renewed in 2012 for three years.

The gross floor area is 3,600 square feet, which includes the outdoor patio. The hours of operations are Monday through Saturday from 11 a.m. to midnight. The applicant is not proposing any other improvements to the structure at this time.

Comments from Other Departments:

Police, Health, Building, Engineering, and Code Enforcement have not reported major concerns regarding the subject property.

Planning Department Analysis:

In order to monitor permits for on-premise consumption of alcohol, the Planning Department's standard recommendation is 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 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 valid for the lifetime of the TABC license, provided standards are met, subject to the point system;**
2. **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

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 Comprehensive 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.

Prepared by:		
Tory Carpenter	Planner	8/07/2015
Name	Title	Date

City of San Marcos

CONDITIONAL USE PERMIT APPLICATION To Allow On-Premise Consumption of Alcoholic Beverages Outside the Central Business Area

LICENSE INFORMATION

Trade Name of Business: Chimys San Marcos

Application is filed by: Buccus Enterprises - San Marcos

Individual Partnership Corporation Other: LLC

Name of Individual or Entity: Chad Buccus Phone Number: 210-669-1499

Mailing Address: 217 E Hopkins San Marcos, TX 78666

Email Address: Chad@chimys.com

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

PROPERTY

Street Address: 217 E Hopkins St. Current Zoning: _____

Legal Description: Lot _____ Block _____ Subdivision _____

Tax ID Number: R 21-3177896

Property Owner's Name: Tamara Piper Phone Number: 512-644-6144

Address: 2617 S I-35, San Marcos, TX 78666

BUSINESS DETAILS

Primary Business Use: Restaurant Bar Other: _____

Hours of Operation: 11:00 AM - 12:00 AM M-SAT SUN CLOSED

Type of Entertainment Facilities: Seating / Dining

Indoor Fixed Seats Capacity: 221 Outdoor Fixed Seats: —

Gross Floor Area Including Outdoor Above-ground Decks: 3600 Square Feet

Number of Off-Street Parking Spaces Provided: 32

Located more than 300 feet from church, public school, hospital, low density residential? Y N

APPLICATION FOR CITY OF SAN MARCOS CONDITIONAL USE PERMIT-TABC

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 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: Chad Baccus Date: 9/27/2015

To be completed by Staff:

Meeting Date: _____ Application Deadline: _____

Accepted By: _____ Date: _____

09/12



Conditional Use Permit Application Checklist To Allow On-Premise Consumption of Alcoholic Beverages Outside 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> showing dimensions of property, locations and square footage of building(s), number of off-street paved parking spaces, and fences buffering residential uses. * (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 of the proposed use and its effect on surrounding properties	<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 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"/>	Copy of State TABC License application	<input type="checkbox"/>	
<input type="checkbox"/>	Impervious cover or drainage issues or impacts	<input type="checkbox"/>	
<input type="checkbox"/>	Menu	<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: _____

Print Name: _____
 Engineer Surveyor Architect/Planner Owner Agent: _____

THESE PLANS HAVE BEEN REVIEWED BY THE SAN MARCOS FIRE MARSHAL'S OFFICE. THIS STAMP OF REVIEW IN NO WAY ALLEVIATES THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO COMPLY WITH ALL ORDINANCES ADOPTED BY THE CITY OF SAN MARCOS AS WELL AS STATE AND FEDERAL LAWS AND CODES. NO EXISTING CODE VIOLATIONS ARE "APPROVED" BY THIS OFFICE.

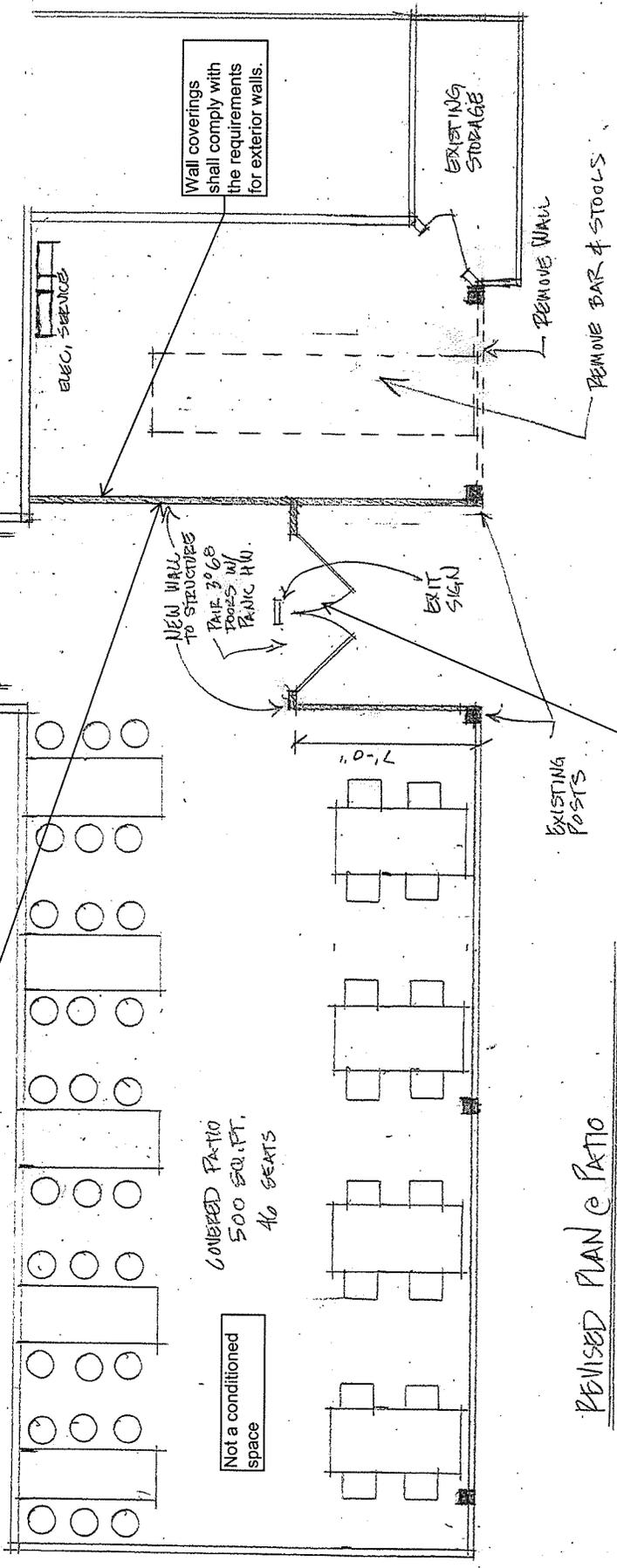
SEPARATE PERMIT REQUIRED
 Review of these plans do NOT permit:
 Controlled Access Gates
 Fire Protection Systems
 Storage Tanks
 High Piles Storage

SPRINKLER SYSTEM AND UNDERGROUND
 MUST BE INSTALLED BY LICENSED COMPANY. ALL INSPECTION REQUESTS MUST GIVE 2 WORKING DAY NOTICE.

Per Mike Willis the walls will be 2x4 16' on center

CONDICED PATIO
 500 SQ. FT.
 46 SEATS

Not a conditioned space



REC'D FEB 03 2012

Flush bolts are not permitted

REVISED PLAN @ PATIO
 1/4" = 1'-0"

These plans have been reviewed by the City of San Marcos Building Official's Office. This stamp of review in no way alleviates the responsibility of the owner or contractor to comply with all codes and ordinances adopted by the City of San Marcos as well as State and Federal laws and codes. No code violations are "approved" by this office. A copy of plans bearing this stamp shall be available on the jobsite at all times

PLANS MUST COMPLY WITH
 ICC FAMILY OF CODES
 2009 edition and
 NATIONAL ELECTRIC CODE
 2008 edition



Chimny's Restaurant/Patio
 217 East Hopkins
 San Marcos, Texas 78666
 Michael Willis - Architect
 503 West San Antonio Street
 San Marcos, Texas 78666
 512-396-9829

2.2.2012



Legislation Text

File #: ID#15-482, **Version:** 1

AGENDA CAPTION:

Receive an update from staff and hold discussion regarding the Fall 2015 Preferred Scenario Amendment process for consideration and hear details on each of the applications received:

PSA-15-01 Blanco Riverwalk - approximately 116.628 acres along the west side of IH-35 between Carlson Circle and Yarrington Road - Employment Center (A. Villalobos)

PSA-15-02 Wonder World Drive and Hunter Road - approximately 16.8 acres at the intersection of Wonder World Drive and Hunter Road - Employment Center (A. Brake)

Meeting date: August 25, 2015

Department: Planning and Development Services Department

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL:

COMPREHENSIVE PLAN ELEMENT(s):

BACKGROUND: The process for review of these applications includes updates to the Neighborhood Commission, Planning & Zoning Commission and City Council followed by public hearings and action by P&Z and City Council.

Two (2) applications were received for the Fall 2015 Preferred Scenario Amendment (PSA) Deadline:

PSA-15-01 Blanco Riverwalk :: approximately 116.628 acres along the west side of IH-35 between Carlson Circle and Yarrington Road :: Employment Center

PSA-15-02 Wonder World Drive and Hunter Road :: approximately 16.8 acres at the intersection of Wonder World Drive and Hunter Road :: Employment Center

Preferred Scenario Amendment(s) Request Summary Fall 2015



Summary:

Two (2) applications were received for the Fall 2015 Preferred Scenario Amendment (PSA) Deadline.

(Applicant :: area & location :: requested intensity)

- 1) Vigil and Associates :: +/- 116.628 acres along the west side of IH-35 between Carlson Circle and Yarrington Road :: Employment Center
- 2) Pape-Dawson Engineers :: +/- 16.8 acres north of the intersection of Wonder World Drive and Hunter Road :: Employment Center

Process:

Application Deadline:	July 13, 2015
Courtesy Notice:	August 10, 2015
Update to P&Z:	August 25, 2015
Public Hearing Notice for P&Z:	September 10, 2015
Update to Council:	September 1, 2015
Neighborhood Commission Discussion:	September 16, 2015
Action by P&Z:	September 22, 2015
Public Hearing Notice for Council:	September 29, 2015
Action by Council:	October 20, 2015
Reconsideration by Council:	November 3, 2015
Application window for Zoning or PDD request:	October 21-23, 2015*

*Dates subject to change

Project 1: *Blanco Riverwalk*

Vigil and Associates is proposing a change from an Area of Stability to an Employment Center for approximately 116.628 acres more or less along the west side of IH-35 between Carlson Circle and Yarrington Road.

The applicant states that the request will allow for Heavy Commercial zoning uses that are compatible with the IH-35 corridor such as office warehouse, mini-storage, flex space, and office condo development.

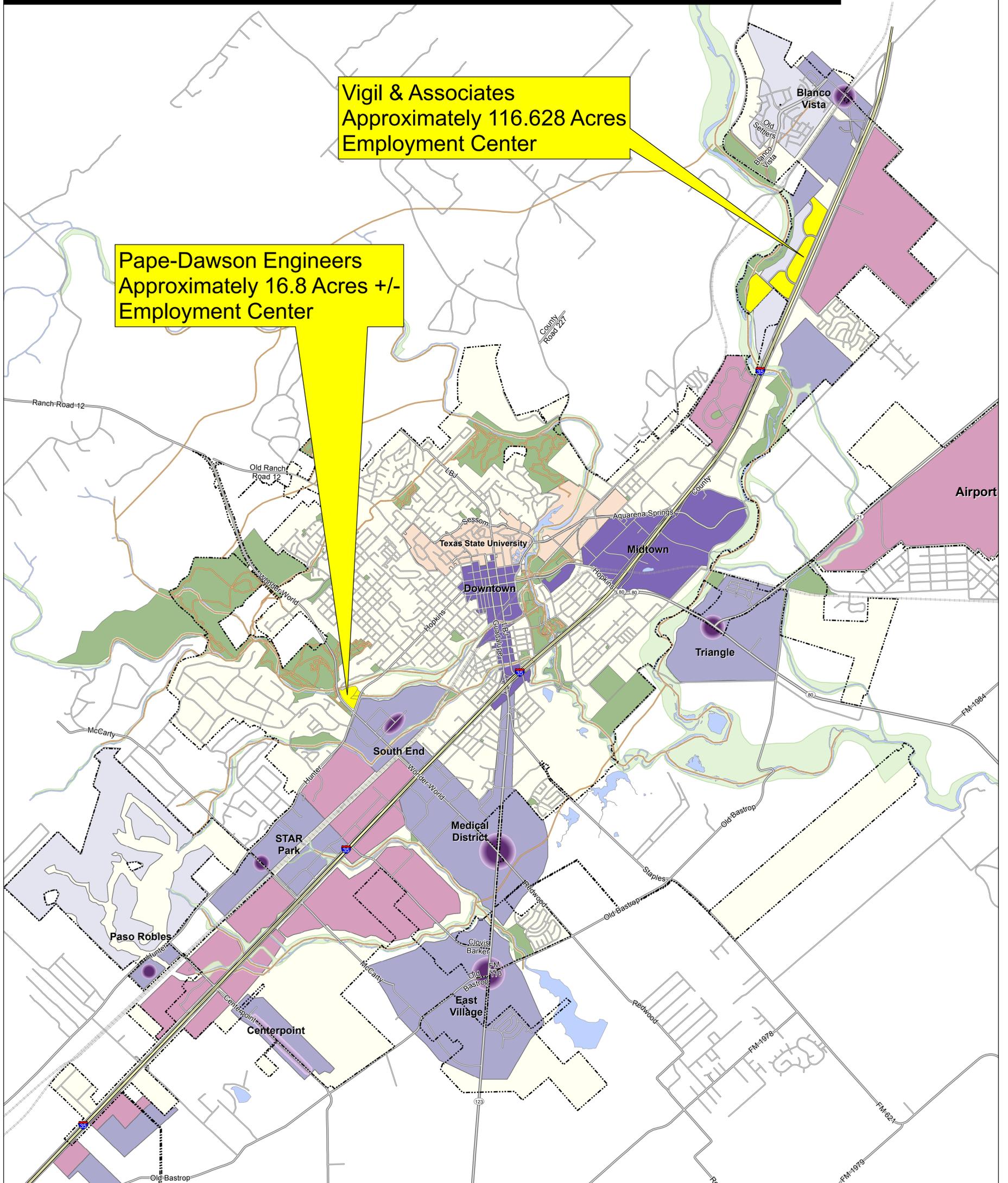
Project 2:

*Wonder World
Drive and
Hunter Road*

Pape-Dawson Engineers is proposing a change from an Area of Stability to an Employment Center for approximately 16.8 acres more or less north of the intersection of Wonder World Drive and Hunter Road

The applicant states that the request will allow for General Commercial zoning uses that will allow for development of a grocery store with fuel sales and a car wash which will provide a needed service for nearby apartments and residential housing.

Preferred Scenario Applications 2015



Vigil & Associates
 Approximately 116.628 Acres
 Employment Center

Pape-Dawson Engineers
 Approximately 16.8 Acres +/-
 Employment Center

Intensity Zone		Other	
	High Intensity		City Limits/Areas of Stability
	Medium Intensity		River/Creek
	Low Intensity		Open Space
	Activity Node		Existing Parkland
	Employment Center		Texas State University
Trail Type			Railroad
	Proposed Greenway		Proposed Amendment
	Proposed Greenway/ Trail Connection		
	Existing Trail		

Updated July 2015

This map was produced solely for geographic reference by the City of San Marcos - Planning and Development Services department. No warranty is made concerning the map's accuracy or completeness.

Texas Local Government Code - Sec. 213.005
 "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."



PSA-15-01 (Blanco Riverwalk) Preferred Scenario Amendment Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?		X

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	Applicant indicates that proposed project will provide opportunities for jobs and services.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	Applicant indicates that proposed project will provide jobs and services.		

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X	X	X	X
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X		X	X	X
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X			X	X

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	Blanco River Subwatershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed			X		
Notes: The preferred impervious cover percent was accounted for with the Water Quality Model.					

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	N/A
Neighborhood Commission Area(s):	N/A
Neighborhood Character Study Area(s):	N/A

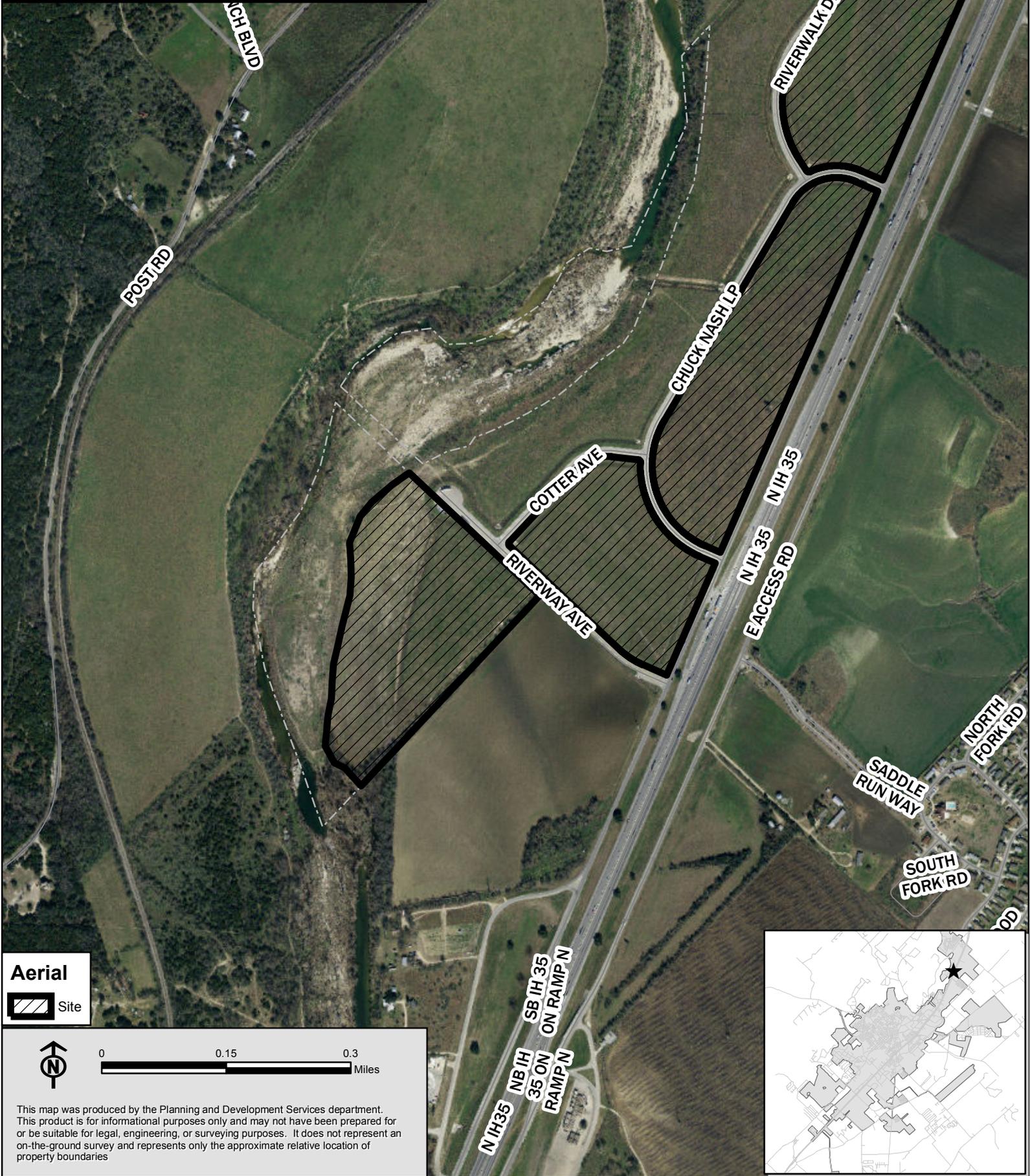
PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

		YES	NO
Will Parks and / or Open Space be Provided?			X
Will Trails and / or Green Space Connections be Provided?			X
The subject property has already been platted. As part of the platting process, 23.853 acres were dedicated to the City of San Marcos for parkland. Additionally, Five Mile Dam Park is located to the north of the subject property.			
Maintenance / Repair Density	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure	X		
Water Infrastructure	X		
Public Facility Availability			
		YES	NO
Parks / Open Space within ¼ mile (walking distance)?		X	
Wastewater service available? Wastewater is available to all properties within the subject area. As the property develops, wastewater services will be extended throughout the subdivision by the developer.		X	
Water service available? Subject property is located in the Maxwell Water Service Area (CCN).		X	

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	IH 35 Frontage Road			X		
Existing Peak LOS	IH 35 Frontage Road					X
Existing Level of Service (LOS) data is not available for Riverwalk Dr, Chuck Nash Loop, Cotter Ave, or Riverway Ave.						
Preferred Scenario Daily LOS	IH 35 Frontage Road Riverwalk Dr	X				X
Preferred Scenario Peak LOS	IH 35 Frontage Road Riverwalk Dr	X X				
Preferred Scenario Level of Services (LOS) data is not available for Chuck Nash Loop, Cotter Ave, or Riverway Ave.						
		N/A	Good	Fair	Poor	
Sidewalk Availability	Sidewalks will be required at time of site development.	X				
		YES	NO			
Adjacent to existing bicycle lane?						X
Adjacent to existing public transportation route?						X
Notes: Riverway Ave is listed as a Major Arterial on the Thoroughfare Plan. Chuck Nash Loop and Riverwalk Drive are both listed as Collector Streets on the Thoroughfare Plan.						

PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015



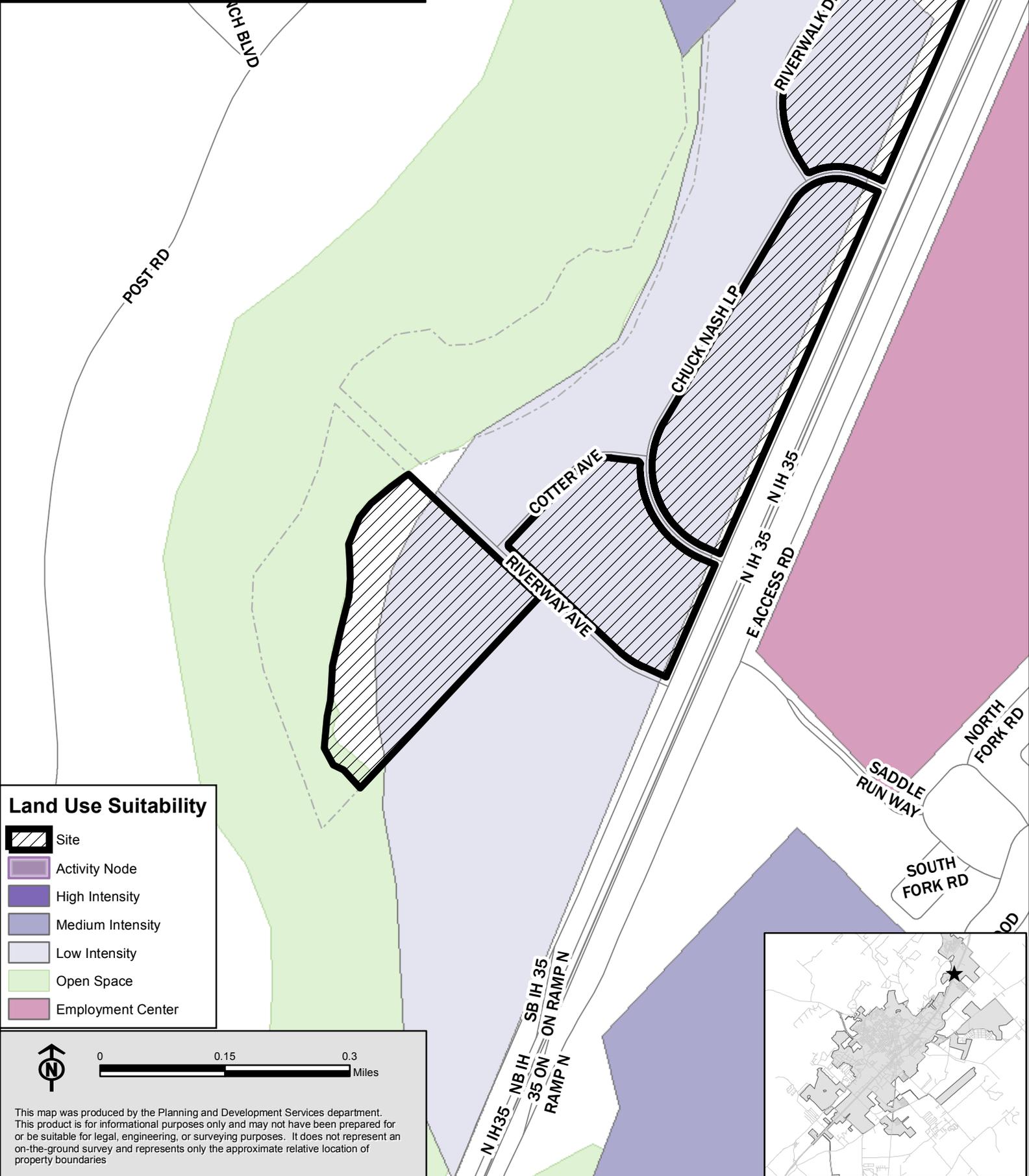
Aerial
Site



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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015



Land Use Suitability

-  Site
-  Activity Node
-  High Intensity
-  Medium Intensity
-  Low Intensity
-  Open Space
-  Employment Center

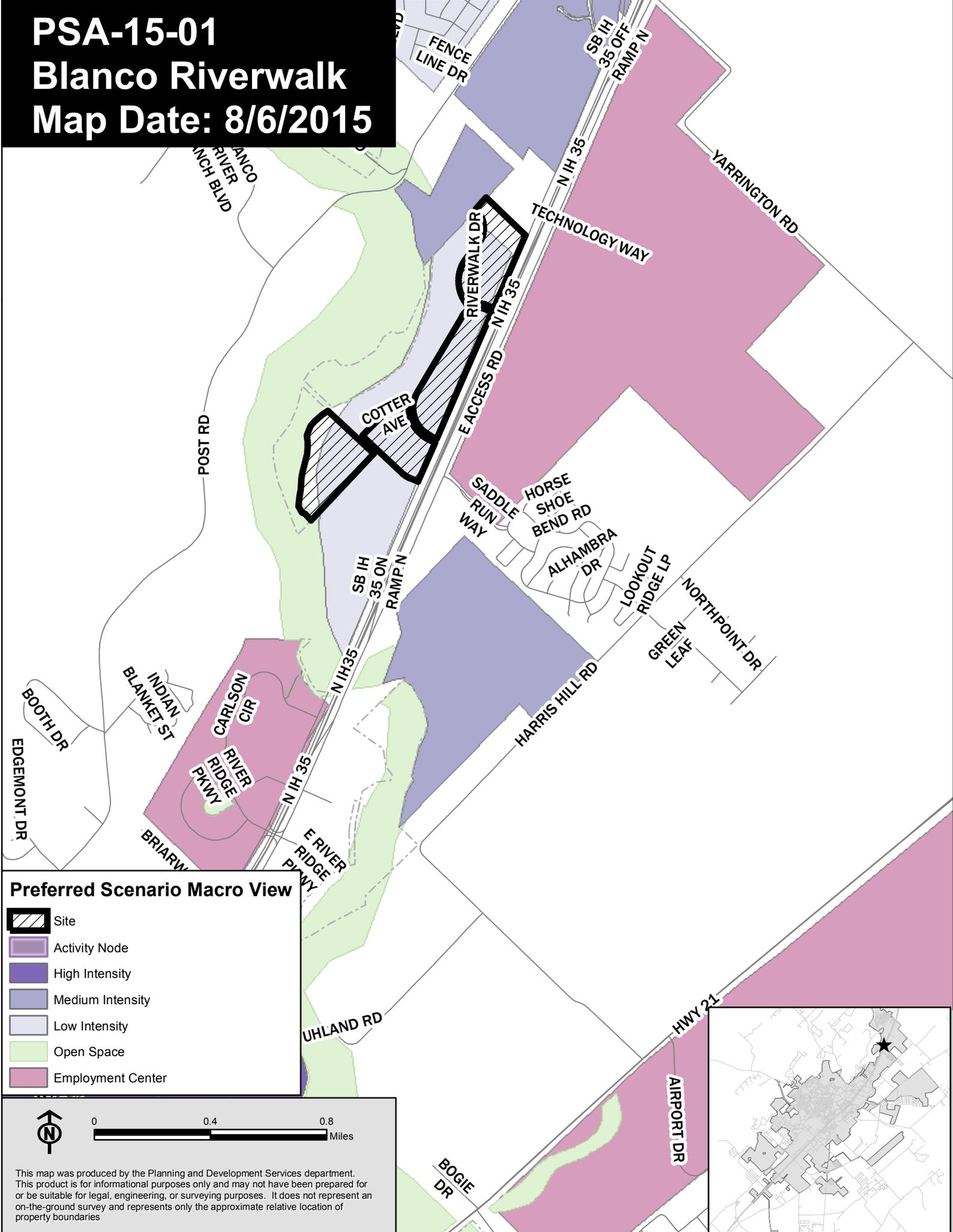
0 0.15 0.3 Miles



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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015

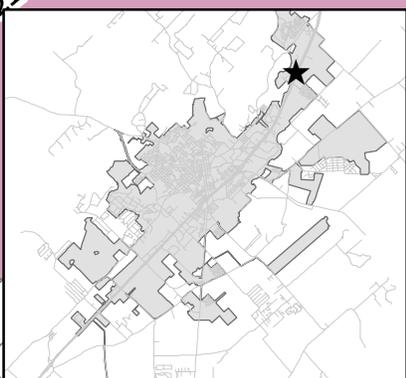


Preferred Scenario Macro View

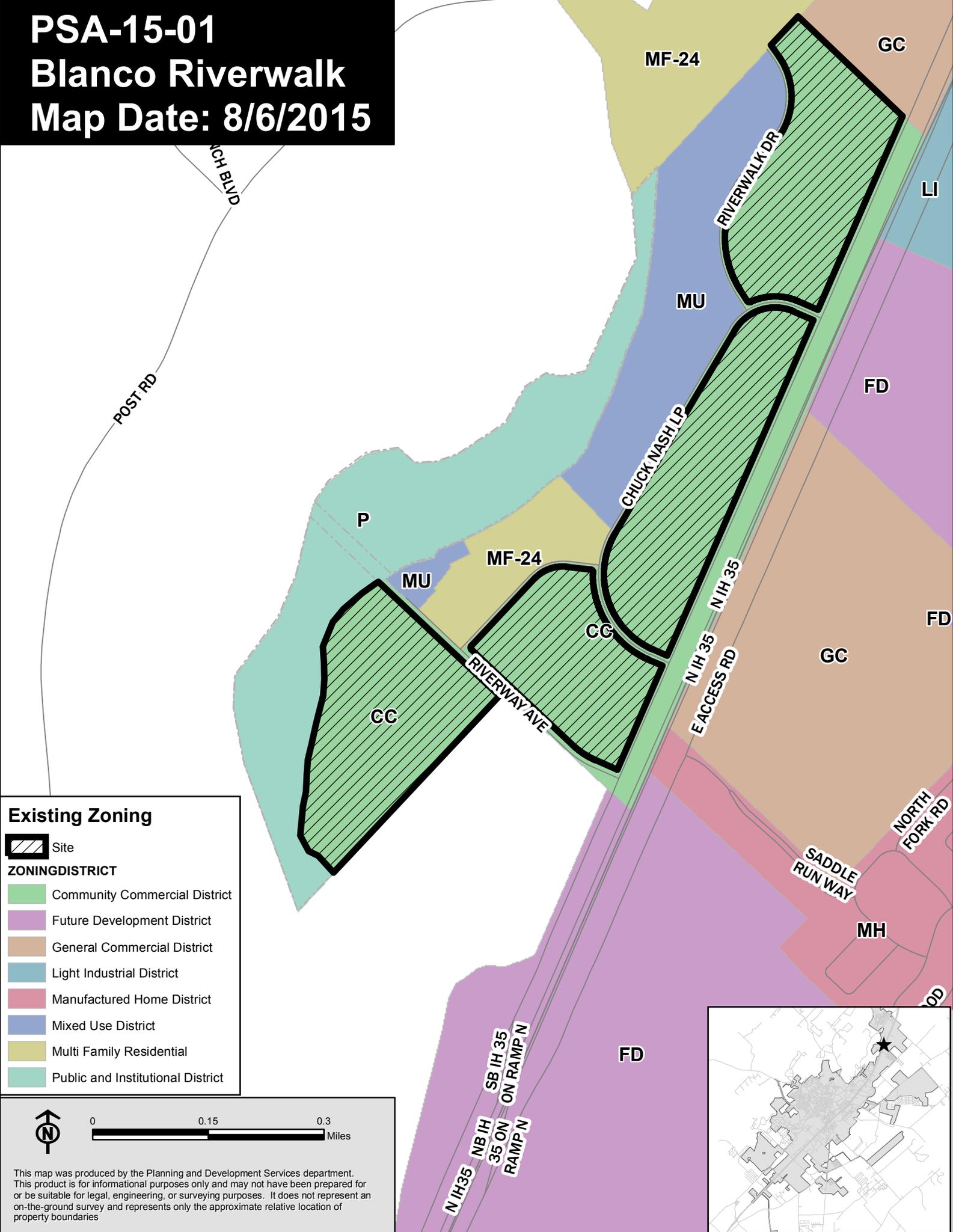
-  Site
-  Activity Node
-  High Intensity
-  Medium Intensity
-  Low Intensity
-  Open Space
-  Employment Center



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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015



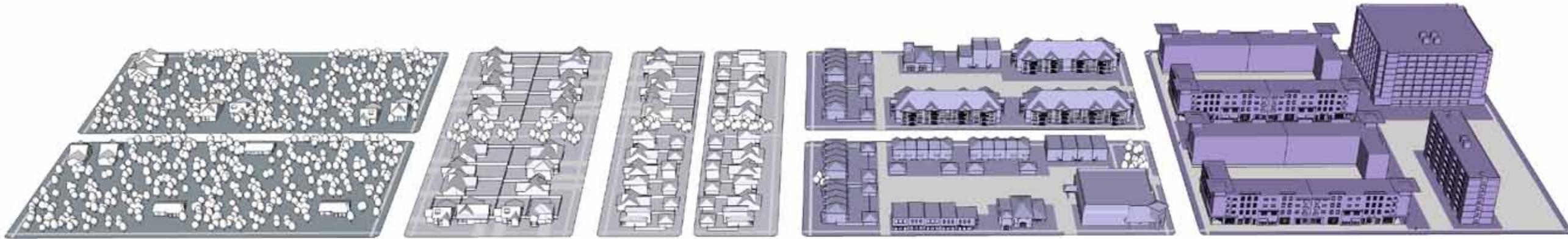
Existing Zoning

-  Site
- ZONINGDISTRICT**
-  Community Commercial District
-  Future Development District
-  General Commercial District
-  Light Industrial District
-  Manufactured Home District
-  Mixed Use District
-  Multi Family Residential
-  Public and Institutional District



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Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

Neighborhood & Area Protection / Conservation

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderland, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment Infill

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

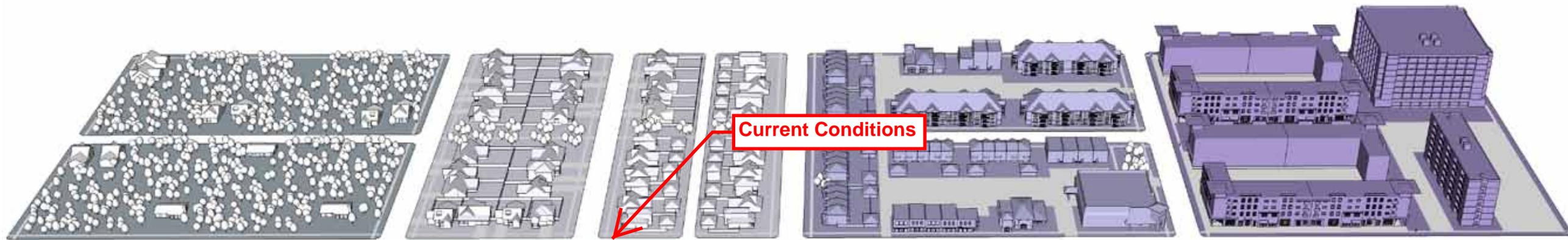
Preferred Scenario Examples: South End

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderland



Current Conditions

New Development

	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
General Use Categories:	Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through	Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP	Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP
Building Types:	1-3 Story, Mixed-use at nodes and corridors	1-5 Story, Mixed-use at nodes and corridors	1-5 Story, Mixed-use at nodes and corridors
Preferred Scenario Examples:	Blanco Vista, Paso Robles Default classification for sites with 20 acres or more	Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle	

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:
 Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards
 Uses and intensity must conform with the City's Edwards Aquifer regulations
 Corridor intensity varies with intensity zone
 Development intensity decreases with distance from a node or corridor
 Home Office - no signage, no sales, one employee
 All on-premise consumption of alcohol requires a CUP
 The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office
 Civic uses are permitted in all development types / intensity zones
 All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards
 Lot depth for corridors is typically 120 feet

TRANSLATION TABLE

**Blanco Riverwalk
Current Condition**

Requested Change

Zoning Abbreviation	Intensity Zone / Development Pairs											
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*	
FD	✓	✓	✓									✓
AR	✓		✓									✓
SF-R	✓	✓	✓									
SF-11	✓	✓	✓									
SF-6	✓	✓	✓	✓	✓	✓						
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓			
D		✓	✓	✓	✓	✓						
DR		✓	✓	✓	✓	✓	✓	✓	✓			
TH		✓	✓	✓	✓	✓	✓	✓	✓			
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓			
MF-12		✓	✓	✓	✓	✓	✓	✓	✓			
MF-18				✓	✓	✓	✓	✓	✓			
MF-24				✓	✓	✓	✓	✓	✓			
MR	✓	✓	✓									
MH		✓	✓	✓	✓	✓						
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓		
VMU				✓	✓	✓	✓	✓	✓	✓		
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
OP				✓	✓	✓	✓	✓	✓	✓		
NC		✓	✓	✓	✓	✓	✓	✓	✓			
CC					✓	✓	✓	✓	✓			
GC					✓	✓	✓	✓	✓	✓		
HC					✓	✓	✓	✓	✓	✓		
CBA							✓	✓	✓			
SC			✓	✓	✓	✓	✓	✓	✓	✓		
LI									✓	✓		
HI										✓		
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓

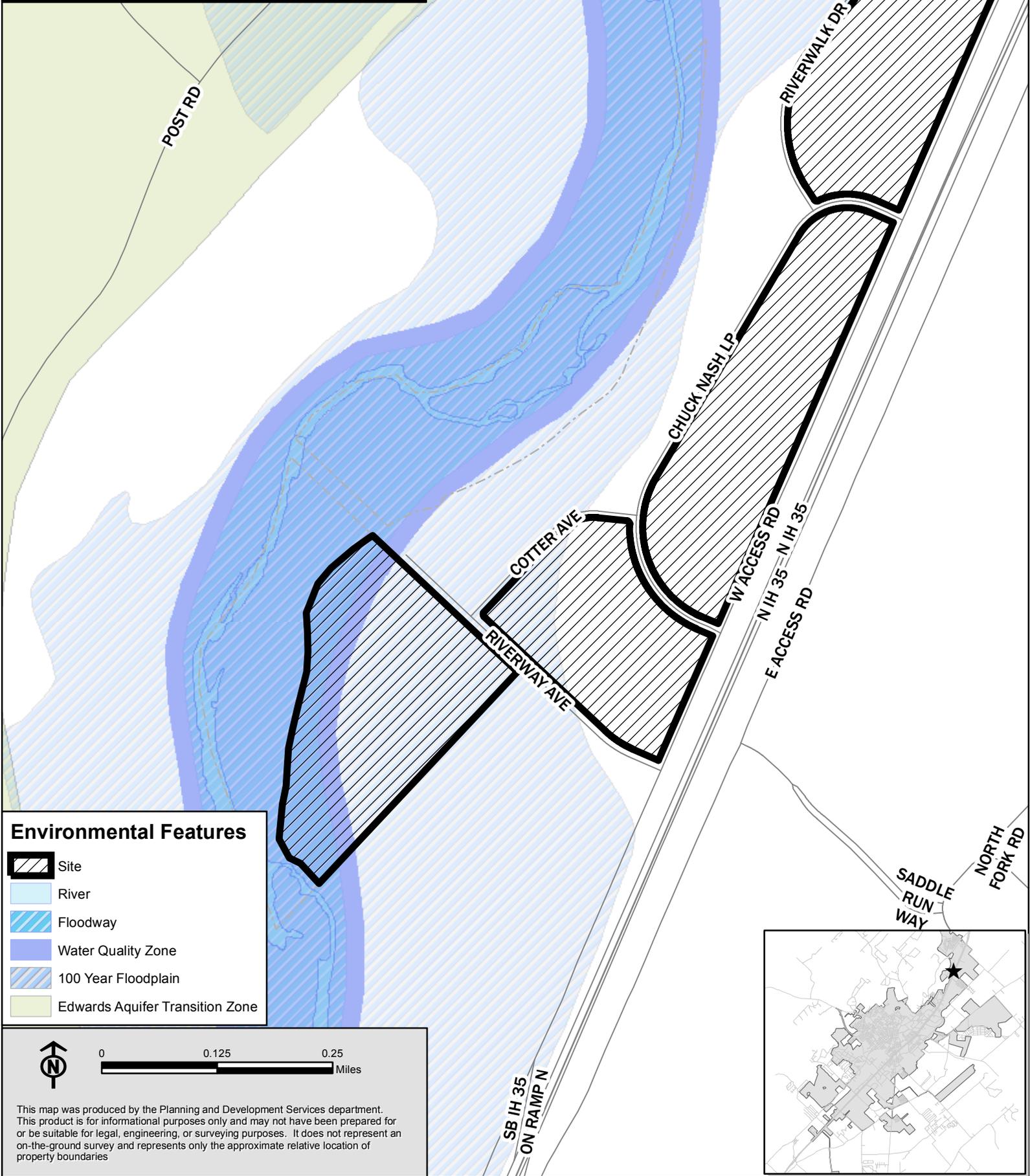
*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability
 M - Medium Intensity
 H - High Intensity

PC - Neighborhood Area Protection /Conservation
 RI - Redevelopment / Infill
 ND - New Development

EC - Employment Center
 OA - Open Space / Agricultural

PSA-15-01 Blanco Riverwalk Map Date: 8/10/2015

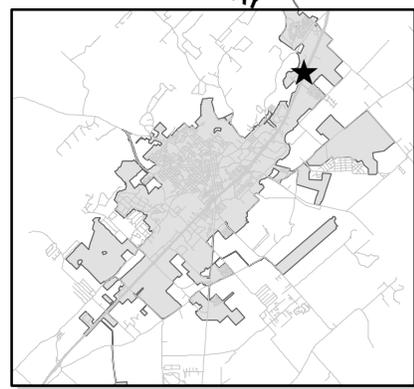


Environmental Features

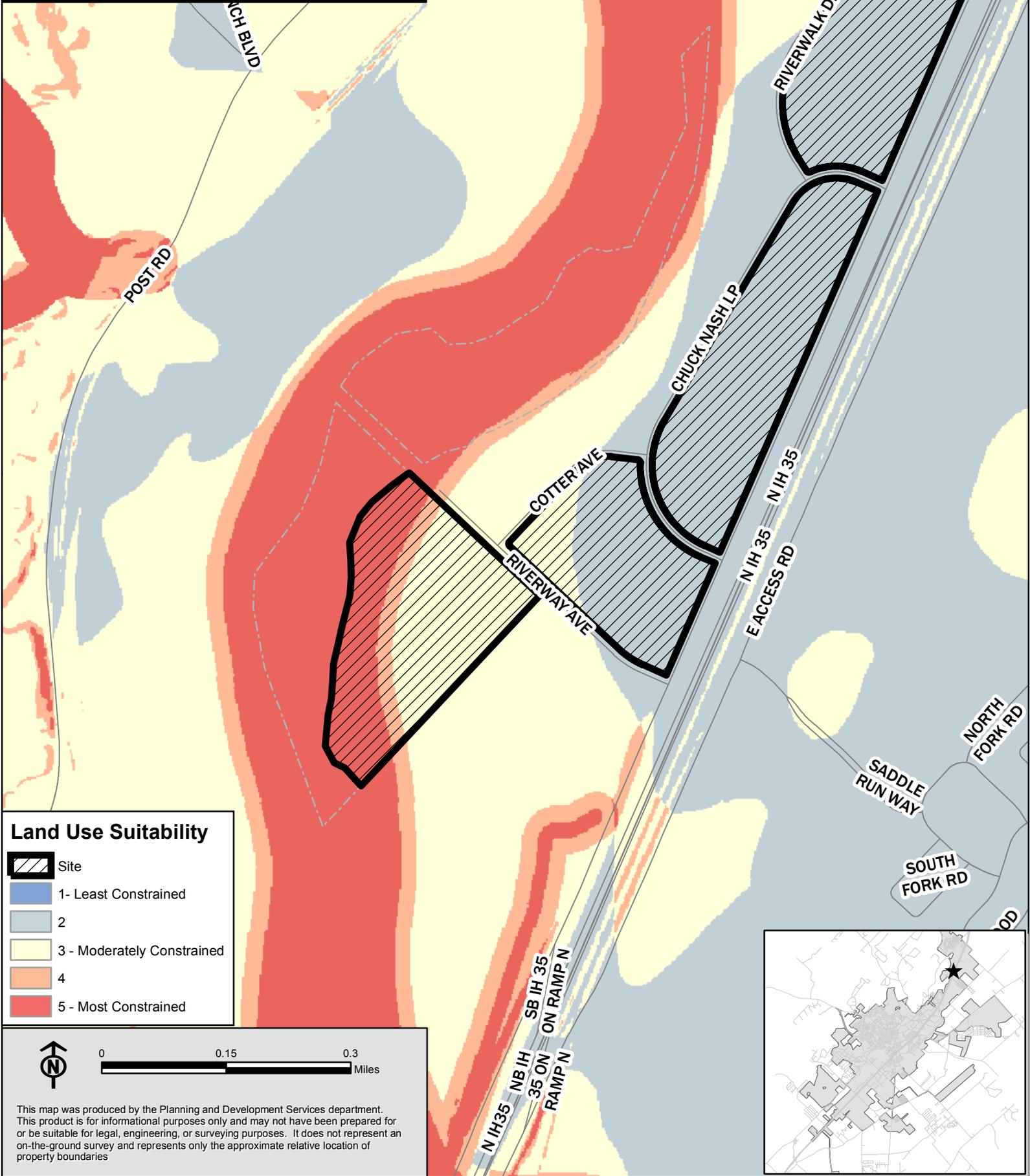
-  Site
-  River
-  Floodway
-  Water Quality Zone
-  100 Year Floodplain
-  Edwards Aquifer Transition Zone



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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015

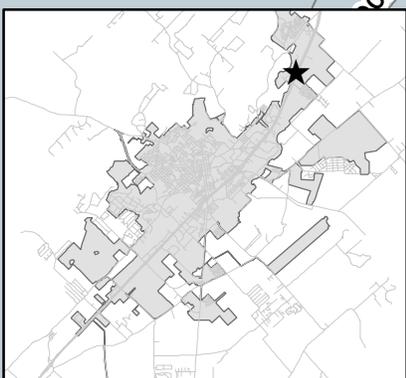


Land Use Suitability

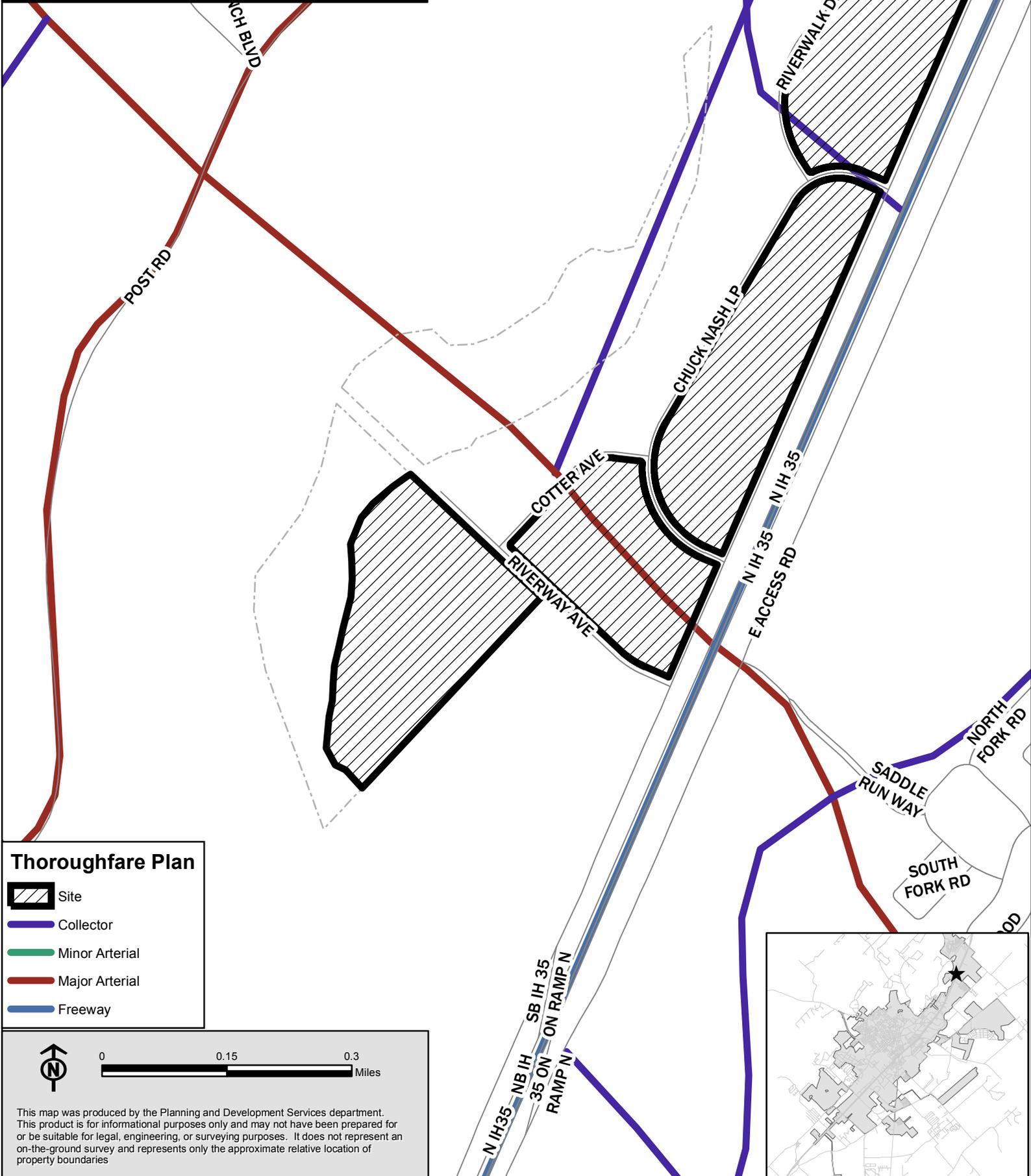
-  Site
-  1- Least Constrained
-  2
-  3 - Moderately Constrained
-  4
-  5 - Most Constrained



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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015



Thoroughfare Plan

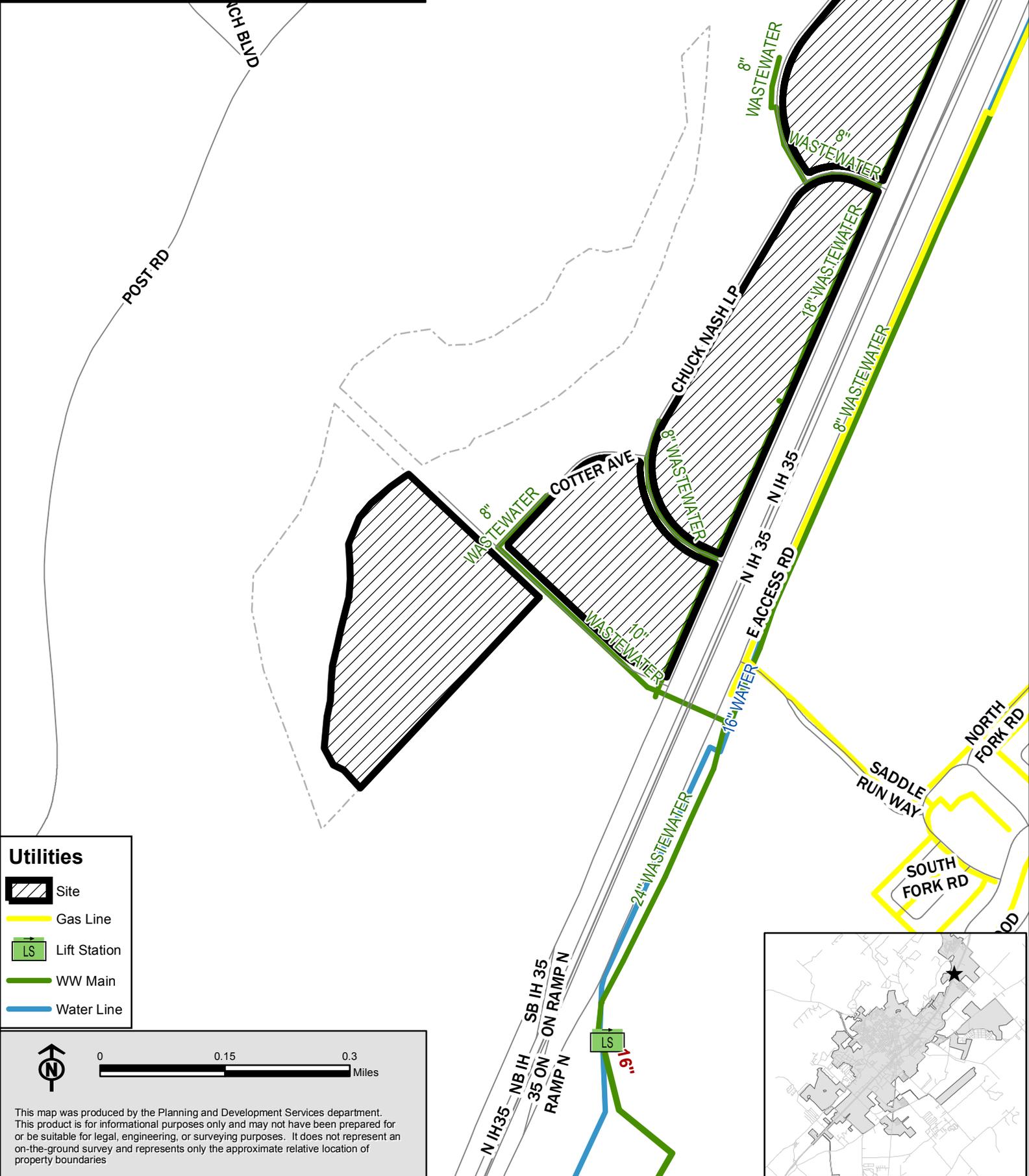
-  Site
-  Collector
-  Minor Arterial
-  Major Arterial
-  Freeway

 0 0.15 0.3 Miles

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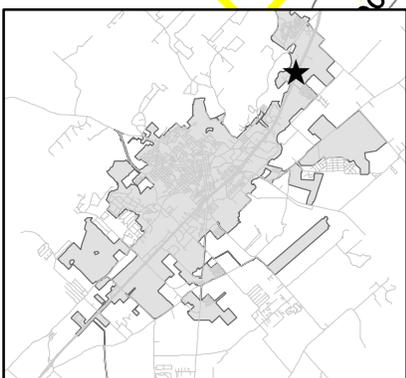
PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015



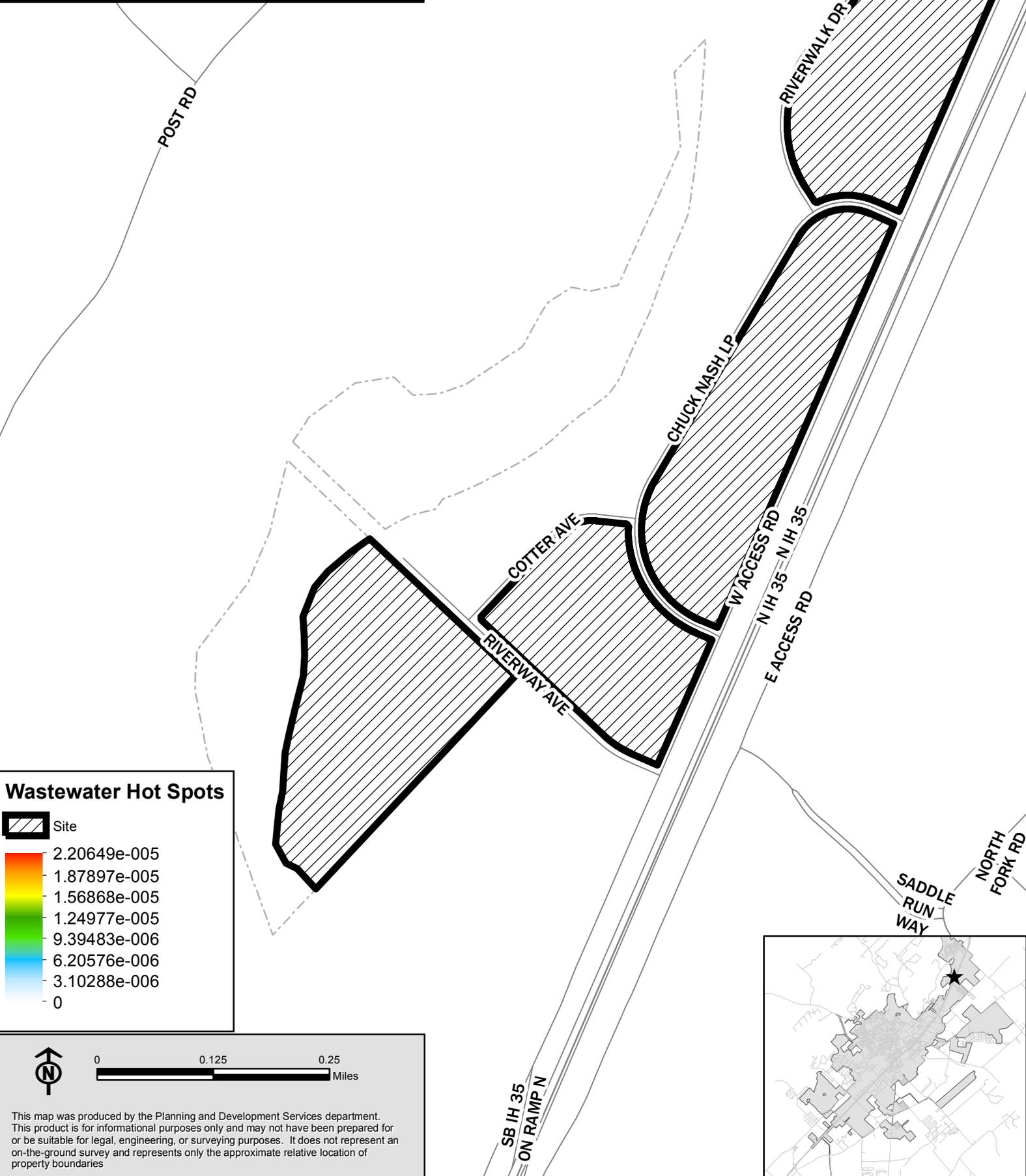
- Utilities**
-  Site
 -  Gas Line
 -  Lift Station
 -  WW Main
 -  Water Line



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PSA-15-01 Blanco Riverwalk Map Date: 8/10/2015



Wastewater Hot Spots

 Site

	2.20649e-005
	1.87897e-005
	1.56868e-005
	1.24977e-005
	9.39483e-006
	6.20576e-006
	3.10288e-006
	0

 0 0.125 0.25 Miles

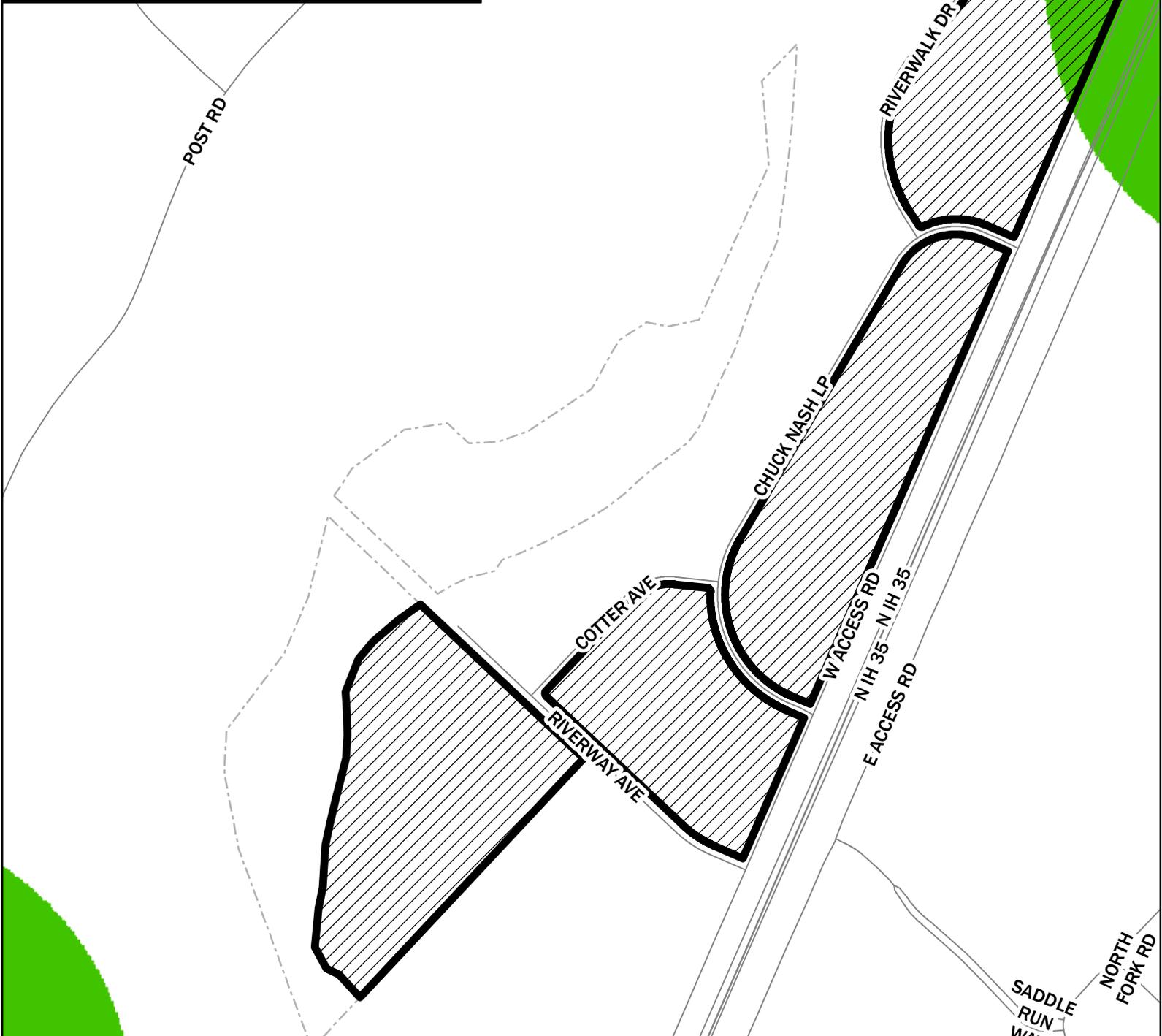
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PSA-15-01

Blanco Riverwalk

Map Date: 8/10/2015

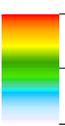


Water Hot Spots

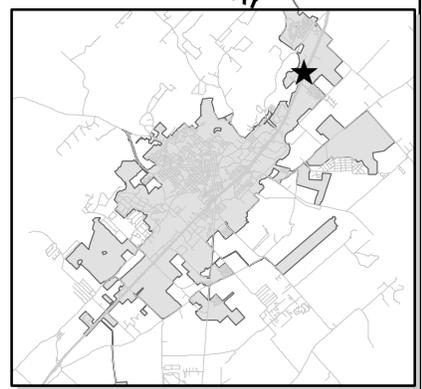
 Site

WaterHS1500

Value

 **High : 1.6222e-005**

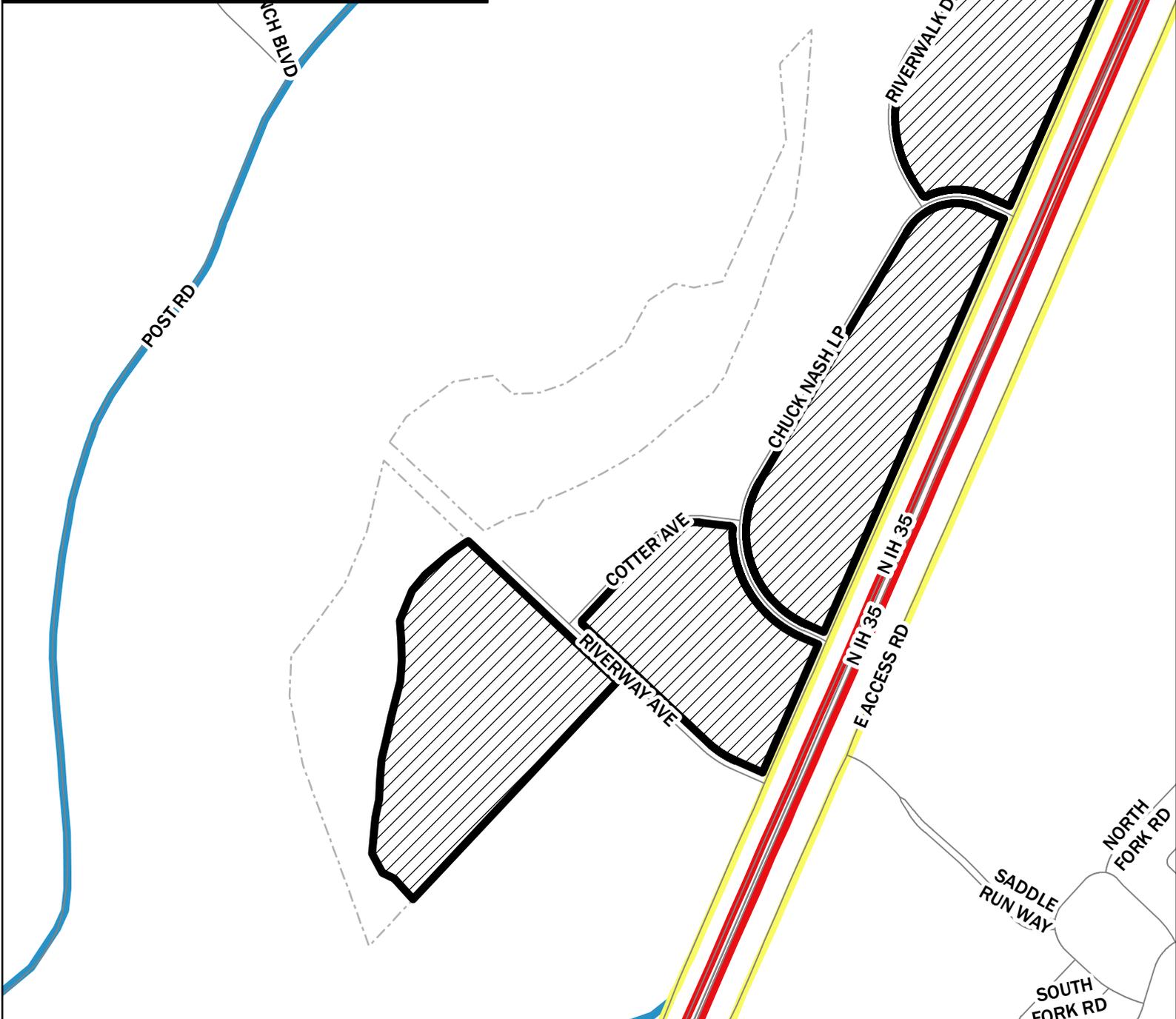
Low : 0



 0 0.125 0.25 Miles

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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015

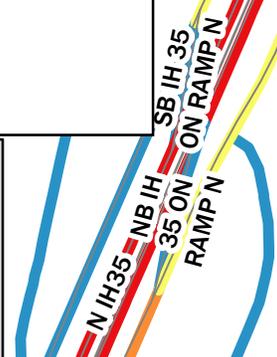


Travel Demand Model - Existing Conditions - DAILY

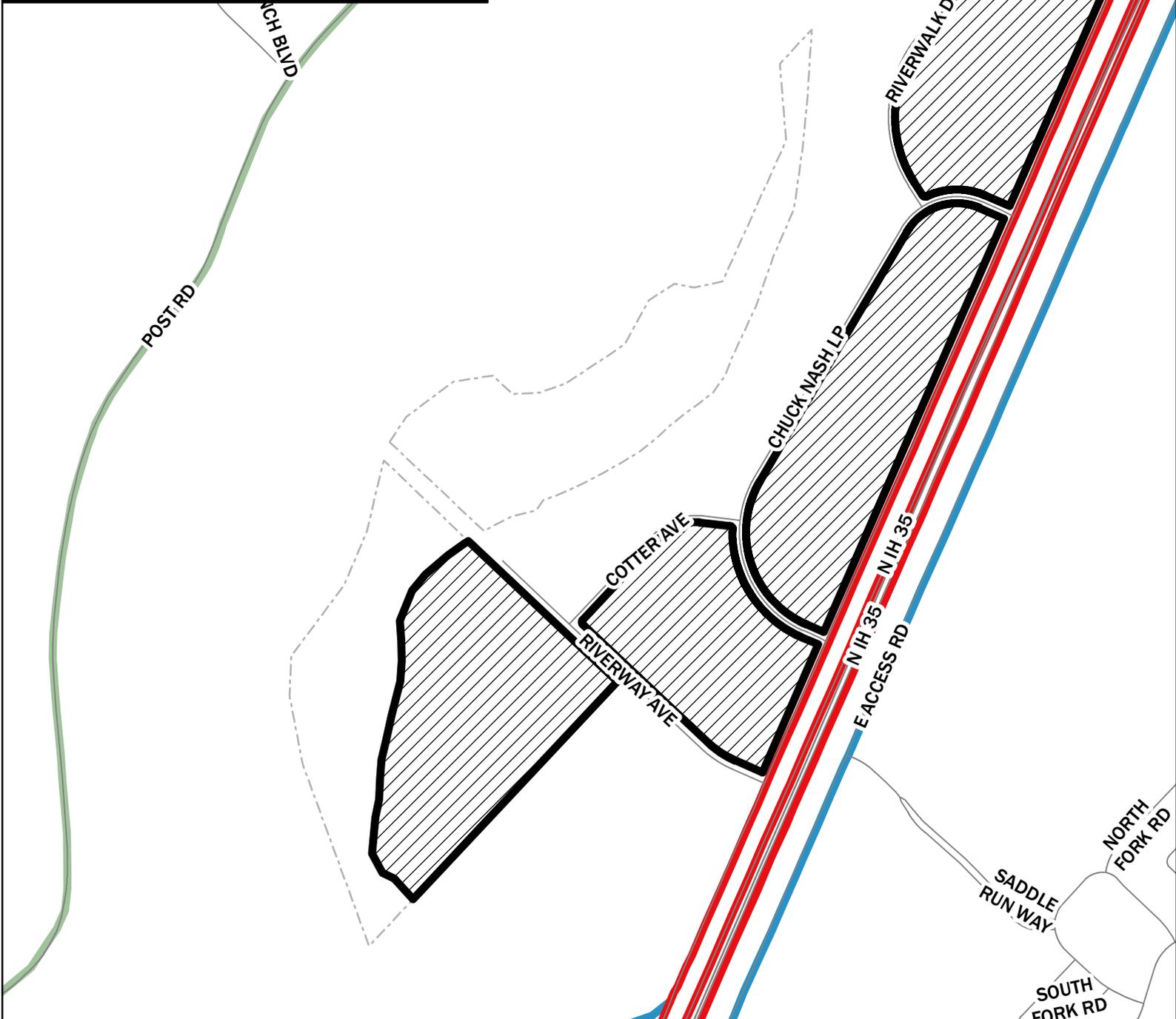
-  Site
-  LOS A
-  LOS D
-  LOS B
-  LOS F
-  LOS C



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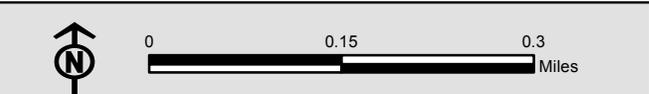


PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015

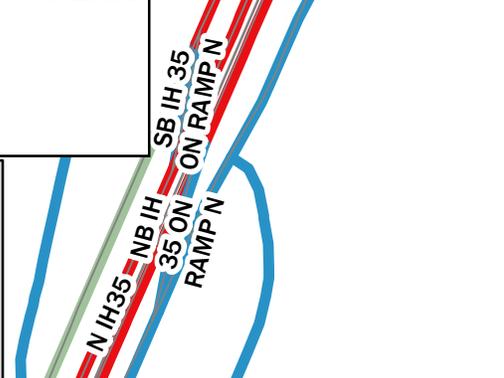


Travel Demand Model - Existing Conditions - PEAK

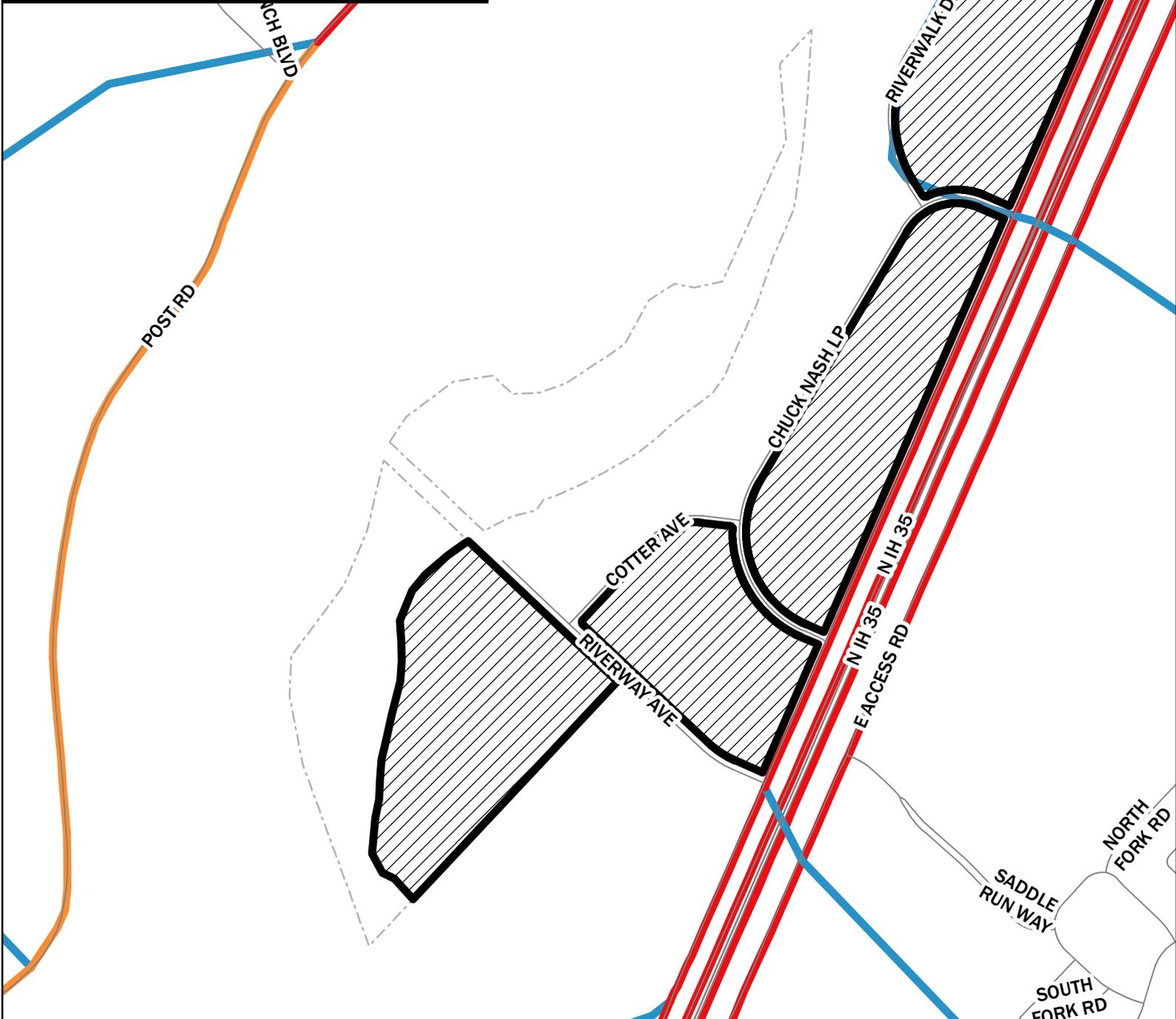
 Site	 LOS A	 LOS D
 LOS B	 LOS F	
 LOS C		



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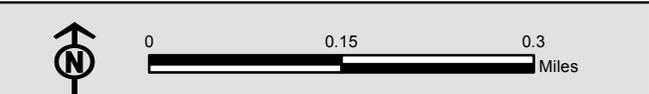


PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015

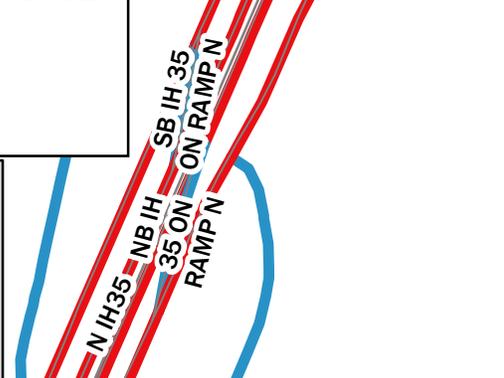
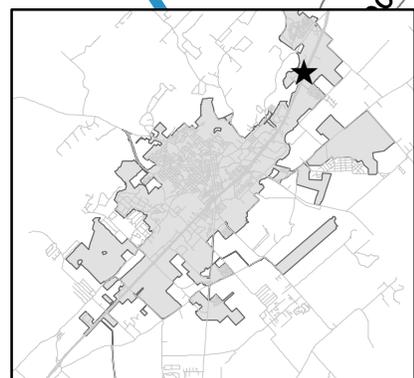


Travel Demand Model - Future Conditions - DAILY

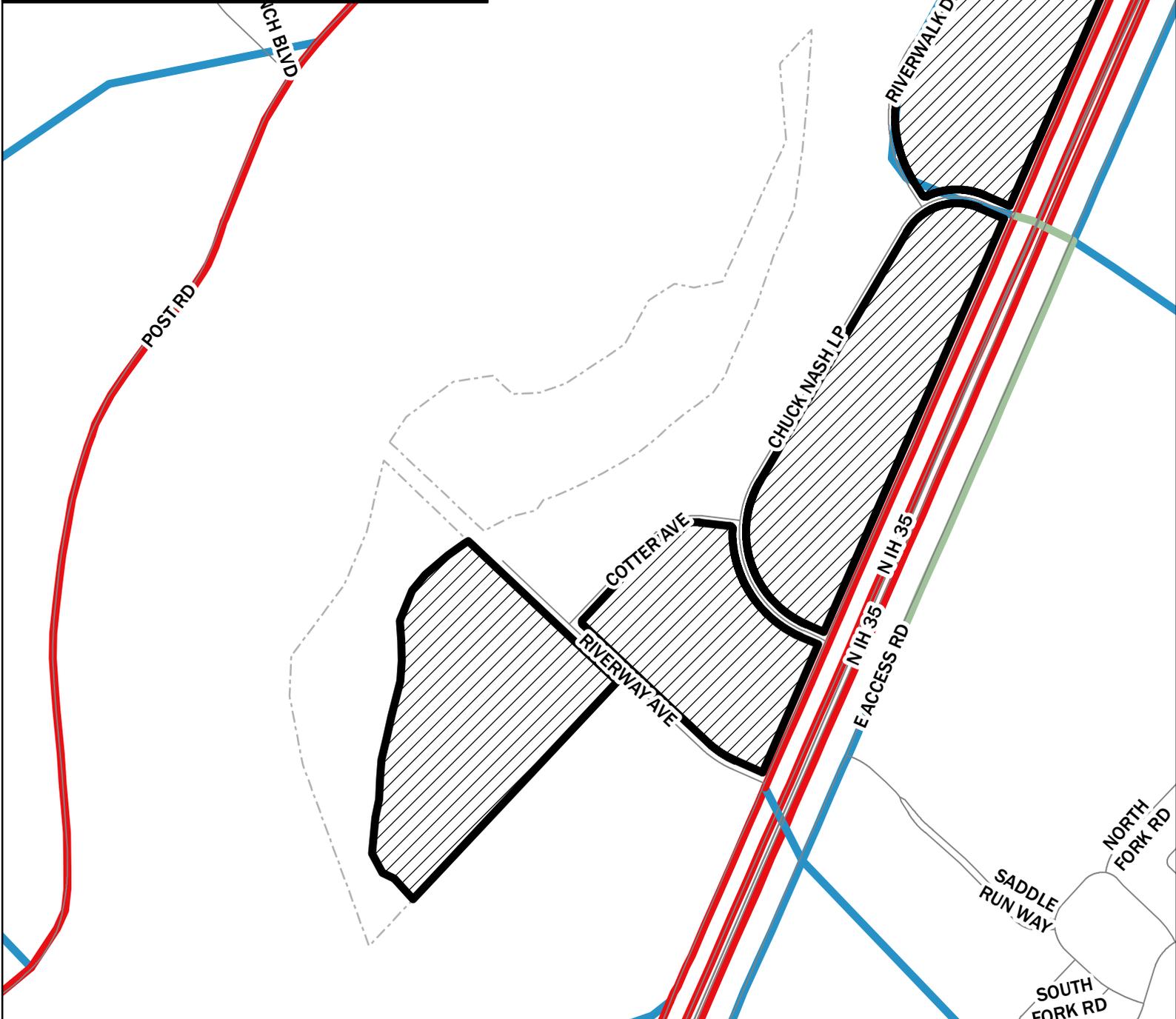
 Site	 LOS A	 LOS D
	 LOS B	 LOS F
	 LOS C	



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PSA-15-01 Blanco Riverwalk Map Date: 8/6/2015

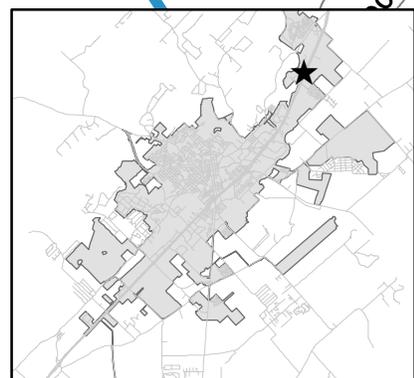


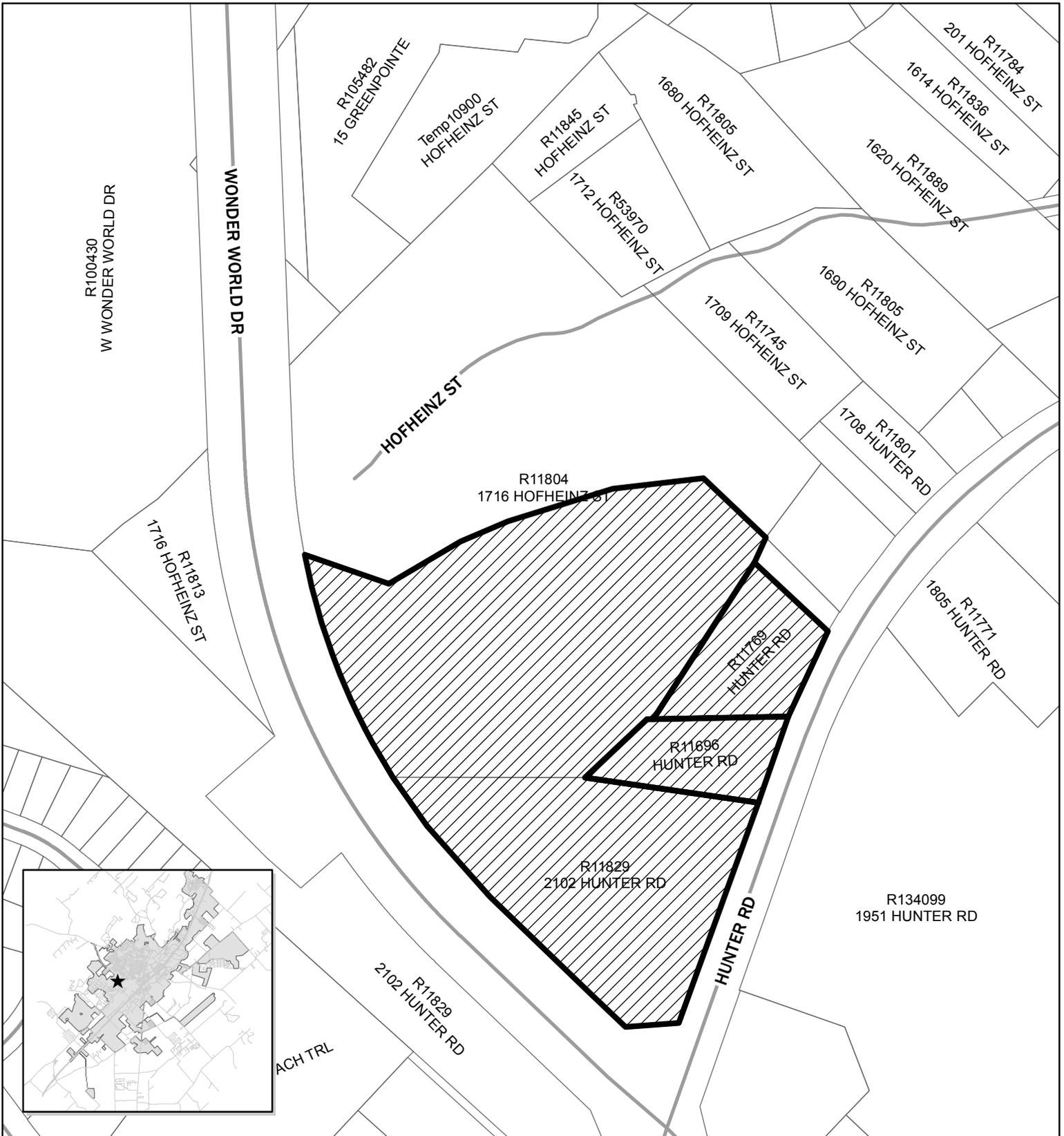
Travel Demand Model - Future Conditions - PEAK

 Site	 LOS A	 LOS D
	 LOS B	 LOS F
	 LOS C	



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PSA-15-02
Wonder World Dr. & Hunter Rd.
Pre-Notice
Map Date: 8/10/2015

-  Site Location
-  Notification Buffer

0 125 250 500
 Feet



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PSA-15-02 (Wonder World Dr. & Hunter Rd.) Preferred Scenario Amendment Review (By Comp Plan Element)

LAND USE – Preferred Scenario Map / Land Use Intensity Matrix

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?		X

ECONOMIC DEVELOPMENT – Furthering the goal of the Core 4 through the three strategies

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 st Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business	Applicant indicates that proposed project will provide opportunities for jobs and services.		
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity	Applicant indicates that proposed project will provide opportunities for jobs and services.		

ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint					X
Constraint by Class					
Cultural				X	
Edwards Aquifer		X		X	
Endangered Species					
Floodplains	X	X		X	X
Geological	X				
Slope	X		X		X
Soils	X			X	
Vegetation	X		X		
Watersheds				X	
Water Quality Zone	X			X	X

ENVIRONMENT & RESOURCE PROTECTION –

Located in Subwatershed:	Purgatory Creek Watershed				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes: The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso					

Notes: **The change in impervious cover under the Preferred Scenario is attributed to portions of the Paso Robles development, the Government Center, and downtown development. Purgatory Creek is a direct tributary of the San Marcos River, home of several endangered species. The Plan emphasizes the need to identify potential pollution from redevelopment as construction runoff and debris can wash into the creek during storm events.**

NEIGHBORHOODS – Where is the property located

CONA Neighborhood(s):	Westover
Neighborhood Commission Area(s):	1
Neighborhood Character Study Area(s):	Western Neighborhoods

PARKS, PUBLIC SPACES AND FACILITIES –Availability of parks and infrastructure

	YES	NO	
Will Parks and / or Open Space be Provided?	X		
Will Trails and / or Green Space Connections be Provided?	X		
The Preferred Scenario shows Open Space along with a proposed greenway at the rear of the property and Open Space with a proposed greenway through the middle of the site. Per the Land Development Code, Open Space designated on the Preferred Scenario cannot be zoned as General Commercial. The applicant is proposing to modify the proposed greenway from the middle of the site shown on the Preferred Scenario by splitting the Open Space so it wraps the site. This is indicated in the Open Space Exhibit submitted by the applicant (included in the background information). The applicant notes that it is shown as a 30-foot buffer around the site and will have breaks to allow for vehicular access to surrounding roadways. The trail connection will be required.			
Maintenance / Repair Density	Low (maintenance)	Medium	High (maintenance)
Wastewater Infrastructure	X		
Water Infrastructure	X		
Public Facility Availability			
	YES	NO	
Parks / Open Space within ¼ mile (walking distance)? Purgatory Creek Greenspace	X		
Wastewater service available?	X		
Water service available?	X		

TRANSPORTATION – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

		A	B	C	D	F
Existing Daily LOS	Hunter Road Wonder World Drive	X				X
Existing Peak LOS	Hunter Road Wonder World Drive		X			X
Preferred Scenario Daily LOS	Hunter Road Wonder World Drive			X X		
Preferred Scenario Peak LOS	Hunter Road Wonder World Drive					X X
The Preferred Scenario shows that Wonder World Drive deteriorates from a LOS A (Existing Daily) and B (Existing Peak) to a LOS C (Future Daily) and a LOS F (Future Peak). The site is close to a public transportation route. See below. The City purchased all access rights when Wonder World was extended as part of the reimbursement						

Sidewalk Availability (Required to build.)		X	
The sidewalks along Hunter Road are in good condition. Sidewalks will be required to be built along Wonder World Drive by the developer.			
	YES		NO
Adjacent to existing bicycle lane?			X
Adjacent to existing public transportation route?	X		
Notes: The property is situated along a CARTS route. Also, there is a five foot shoulder along Hunter Road adjacent to the site that people regularly use as a bicycle lane even though it is not demarcated as such.			

DRAFT

PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 8/10/2015



Aerial
Site

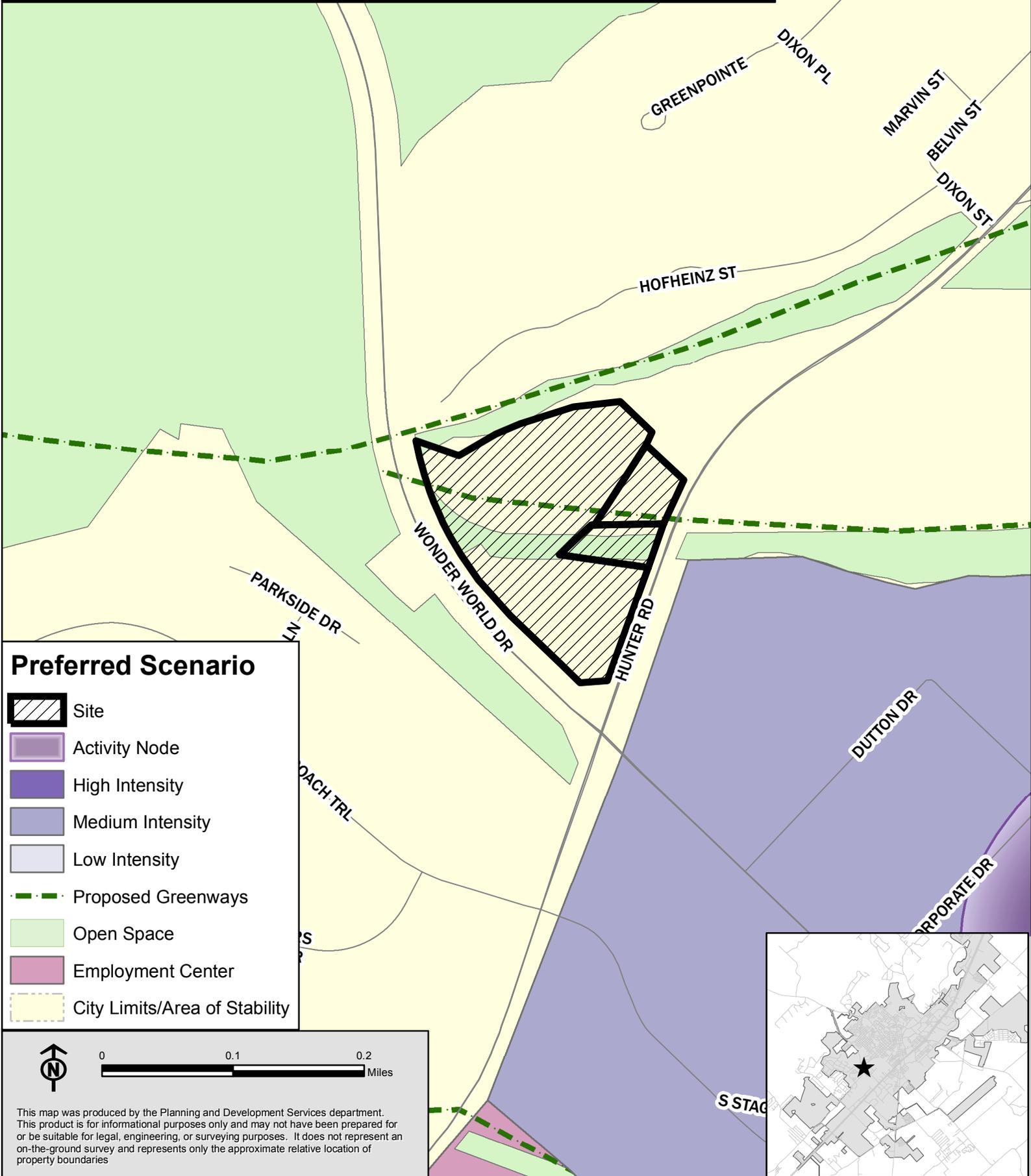


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PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 8/13/2015

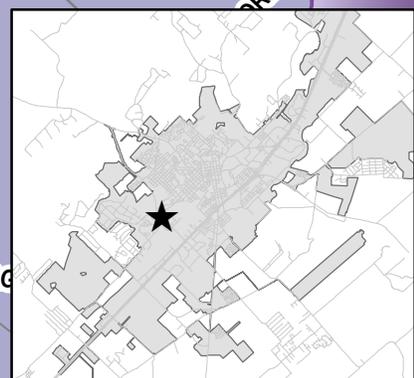


Preferred Scenario

- Site
- Activity Node
- High Intensity
- Medium Intensity
- Low Intensity
- Proposed Greenways
- Open Space
- Employment Center
- City Limits/Area of Stability



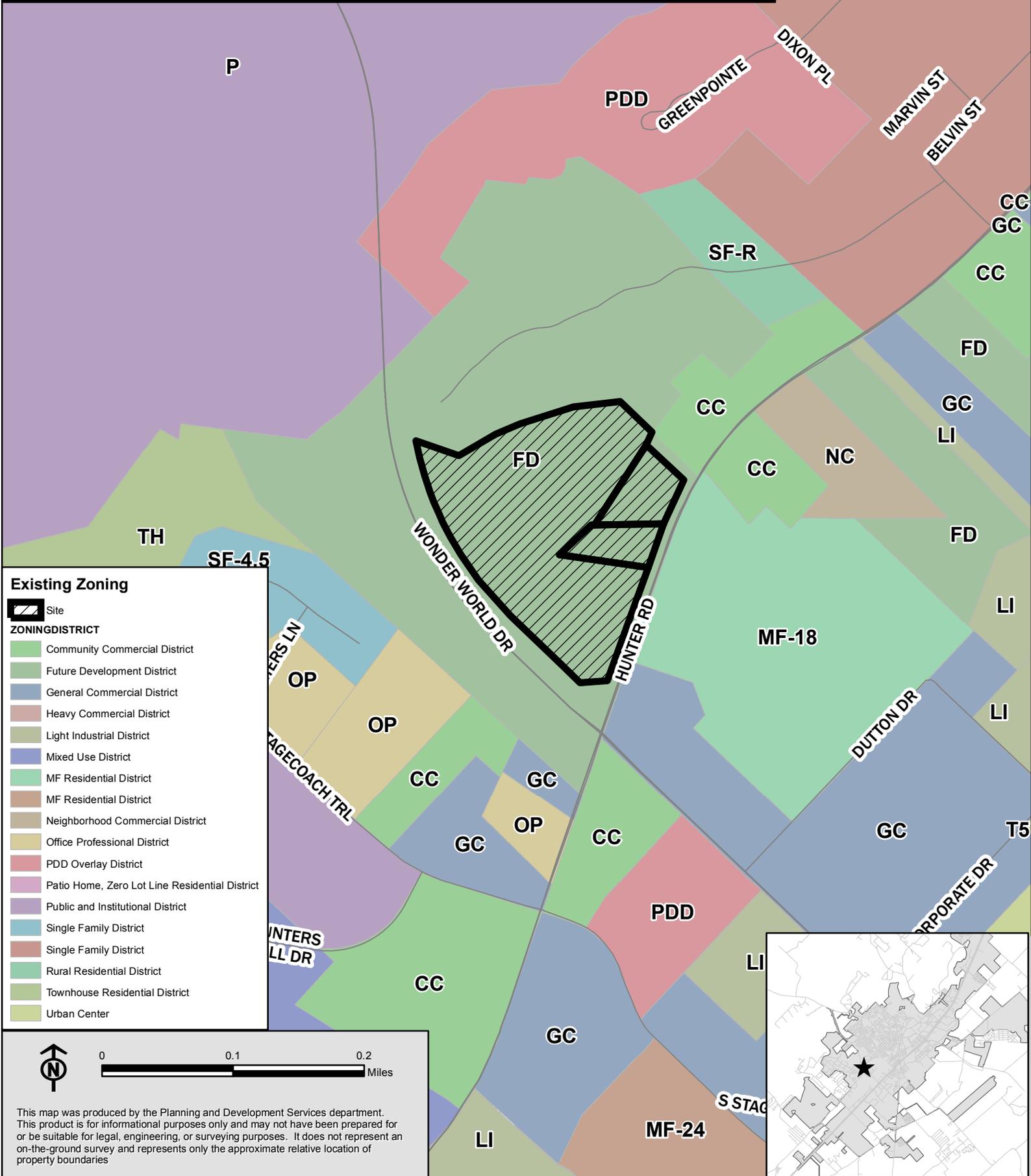
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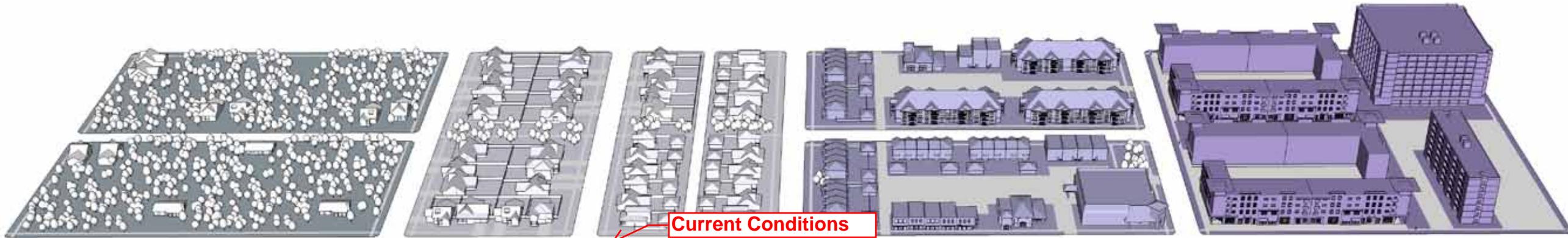


PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 8/10/2015





Open Space / Agricultural

Low Intensity and Areas of Stability

Medium Intensity

High Intensity

- Preserve Areas**
Hiking Trails
Community Gardens
- Active Recreation Areas**
Recreation-related
Commercial
Camping
Hiking Trails
Community Gardens
- Agricultural / Ranching**
Single Family Residential
Bed & Breakfast
Home Office
Produce Stands
Hiking Trails
Community Gardens

Neighborhood & Area Protection / Conservation

General Use Categories: Single Family, Home Office, Corner Neighborhood Retail - no gas

Building Types: 1-2 Story, 3 with CUP

Examples: Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map

General Use Categories: Single Family, Duplex, Multi-family at nodes, Bed & Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Triangle - single family

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-4 Story, Mixed-use at nodes and corridors

NOTES: Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderland, LBJ east of Holland, Arterials in the Edwards Recharge Zone

Redevelopment Infill

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Examples: Existing Mixed Residential Areas

General Use Categories: Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: South End

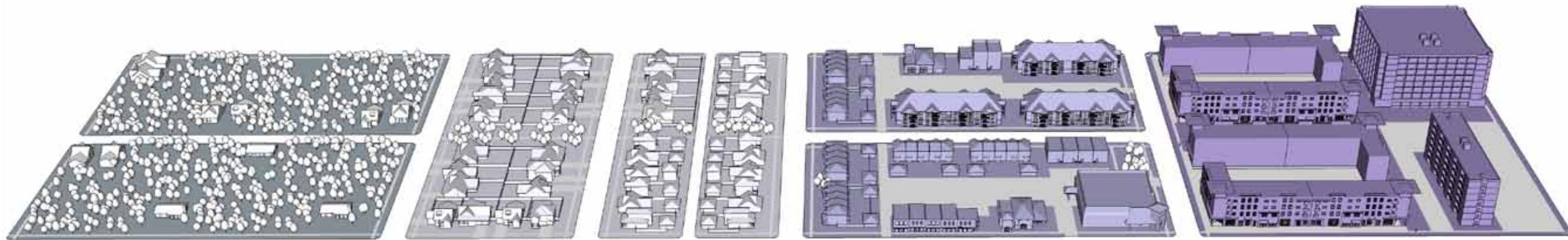
General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Downtown, Midtown

NOTES: Recreation-related commercial uses in active recreation areas will require special standards

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderland



Low Intensity and Areas of Stability

Medium Intensity

High Intensity

New Development

General Use Categories: Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through

Building Types: 1-3 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles
Default classification for sites with 20 acres or more

General Use Categories: Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

Preferred Scenario Examples: Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle

General Use Categories: Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP

Building Types: 1-5 Story, Mixed-use at nodes and corridors

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet

TRANSLATION TABLE

Requested Change

Wonder World Dr. & Hunter Rd.
Current Condition

Zoning Abbreviation	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓	
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC			✓	✓	✓	✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability
M - Medium Intensity
H - High Intensity

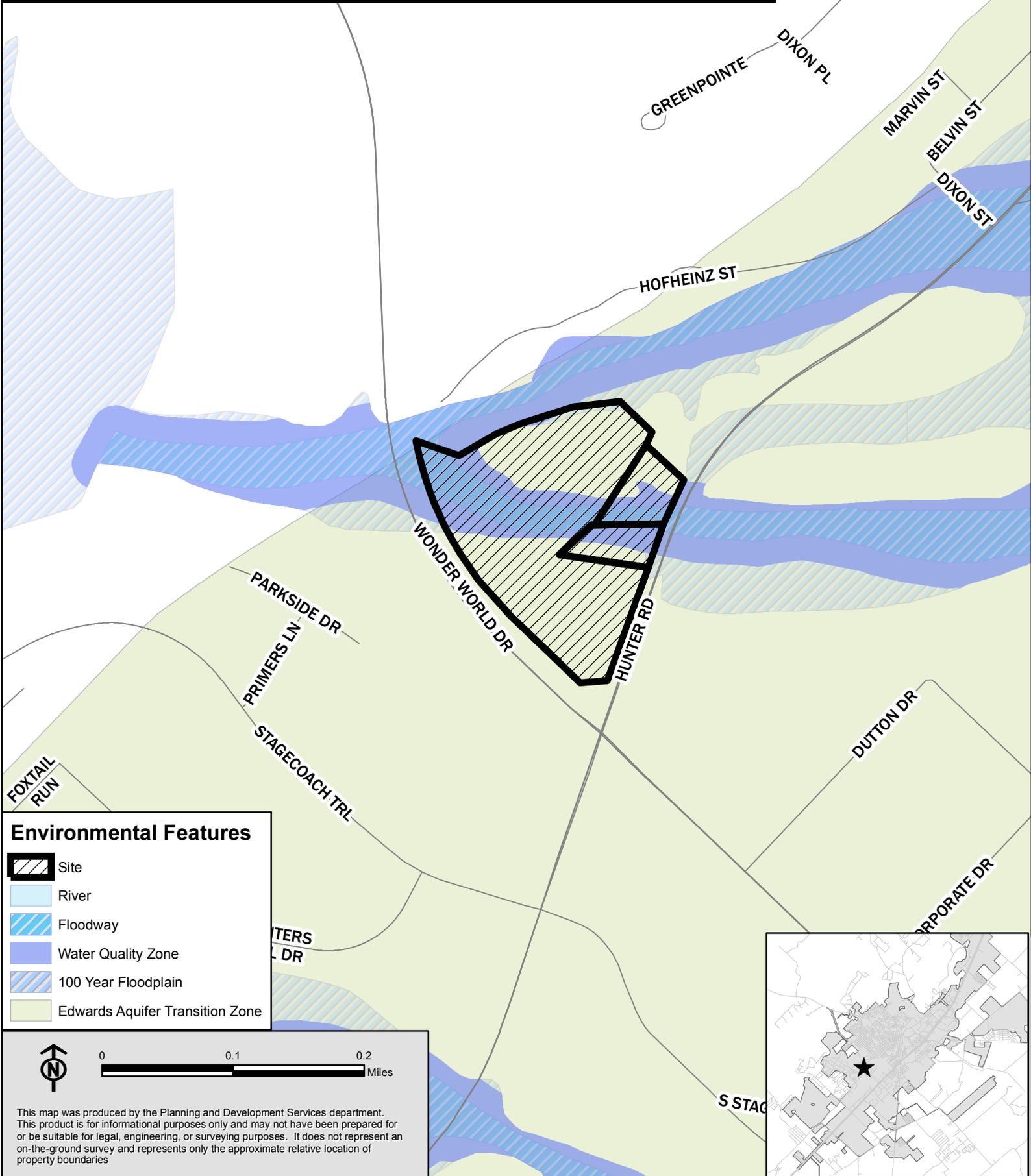
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RI - Redevelopment / Infill
ND - New Development

EC - Employment Center
OA - Open Space / Agricultural

PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 8/10/2015



Environmental Features

- Site
- River
- Floodway
- Water Quality Zone
- 100 Year Floodplain
- Edwards Aquifer Transition Zone

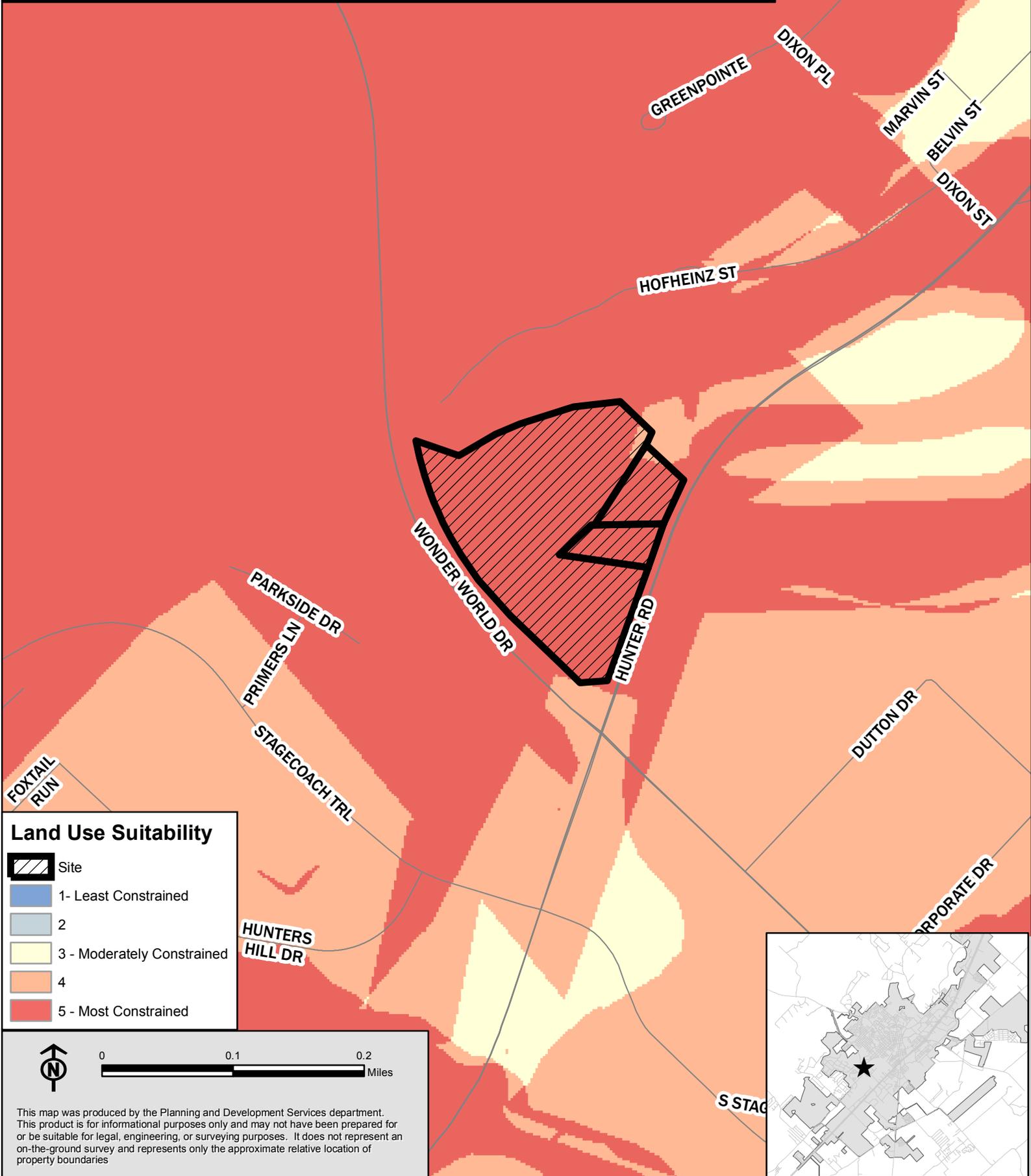
0 0.1 0.2 Miles

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PSA-15-02

Wonder World Drive & Hunter Road

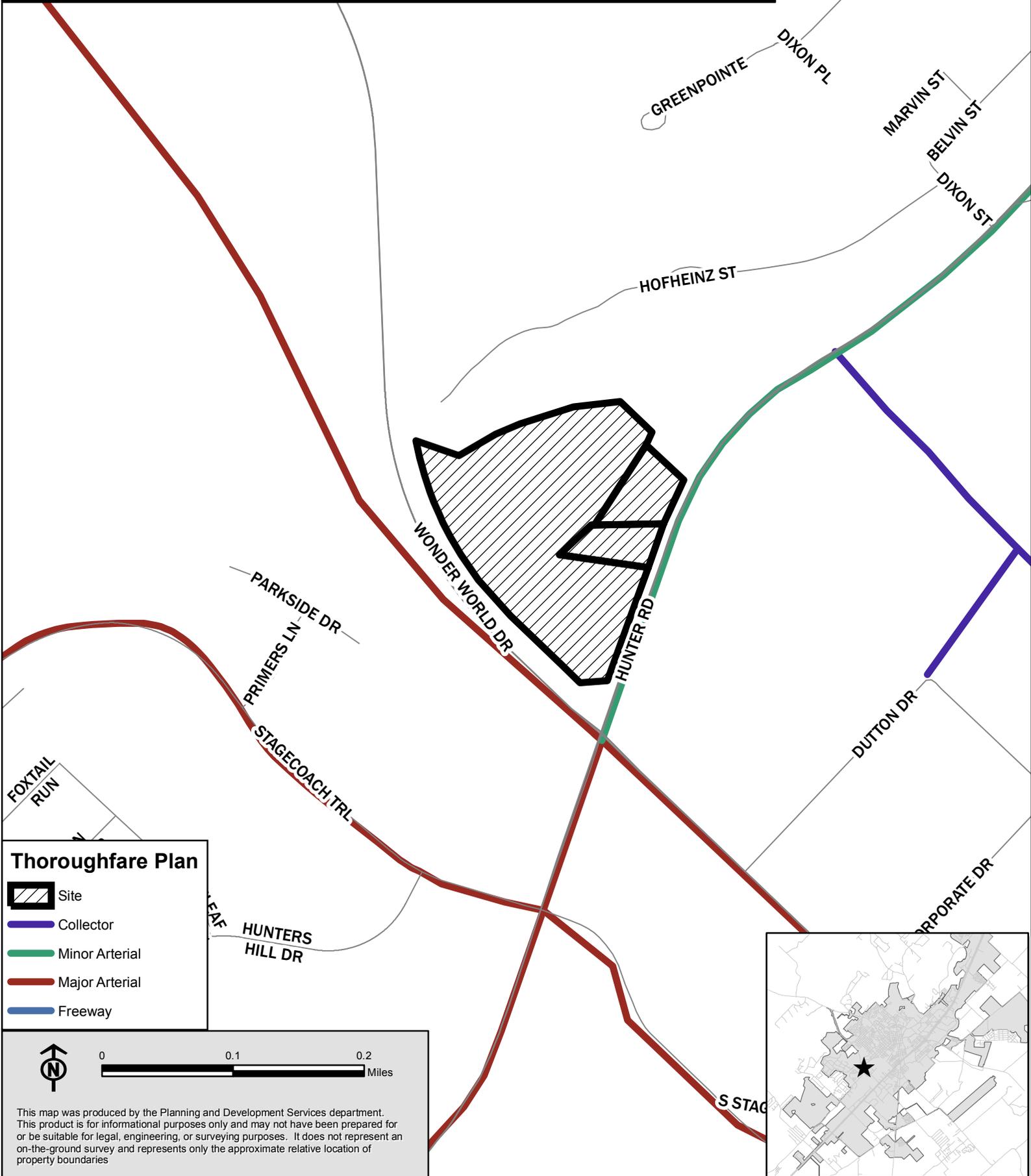
Map Date: 8/10/2015



PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 8/10/2015

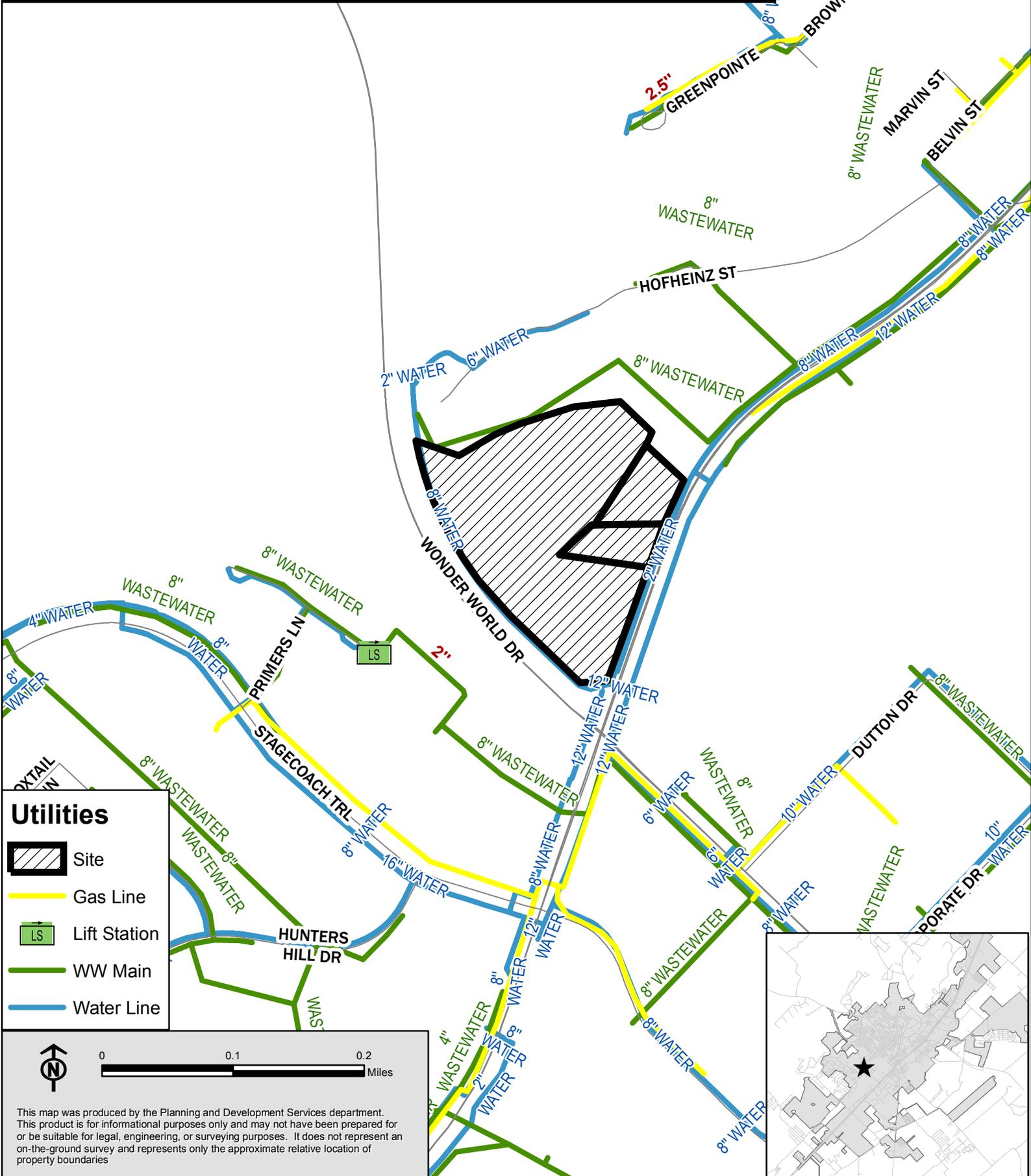


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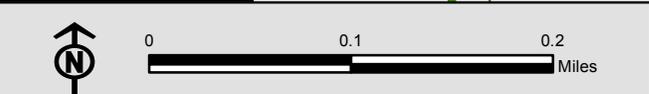
Wonder World Drive & Hunter Road

Map Date: 8/10/2015



Utilities

- Site
- Gas Line
- Lift Station
- WW Main
- Water Line

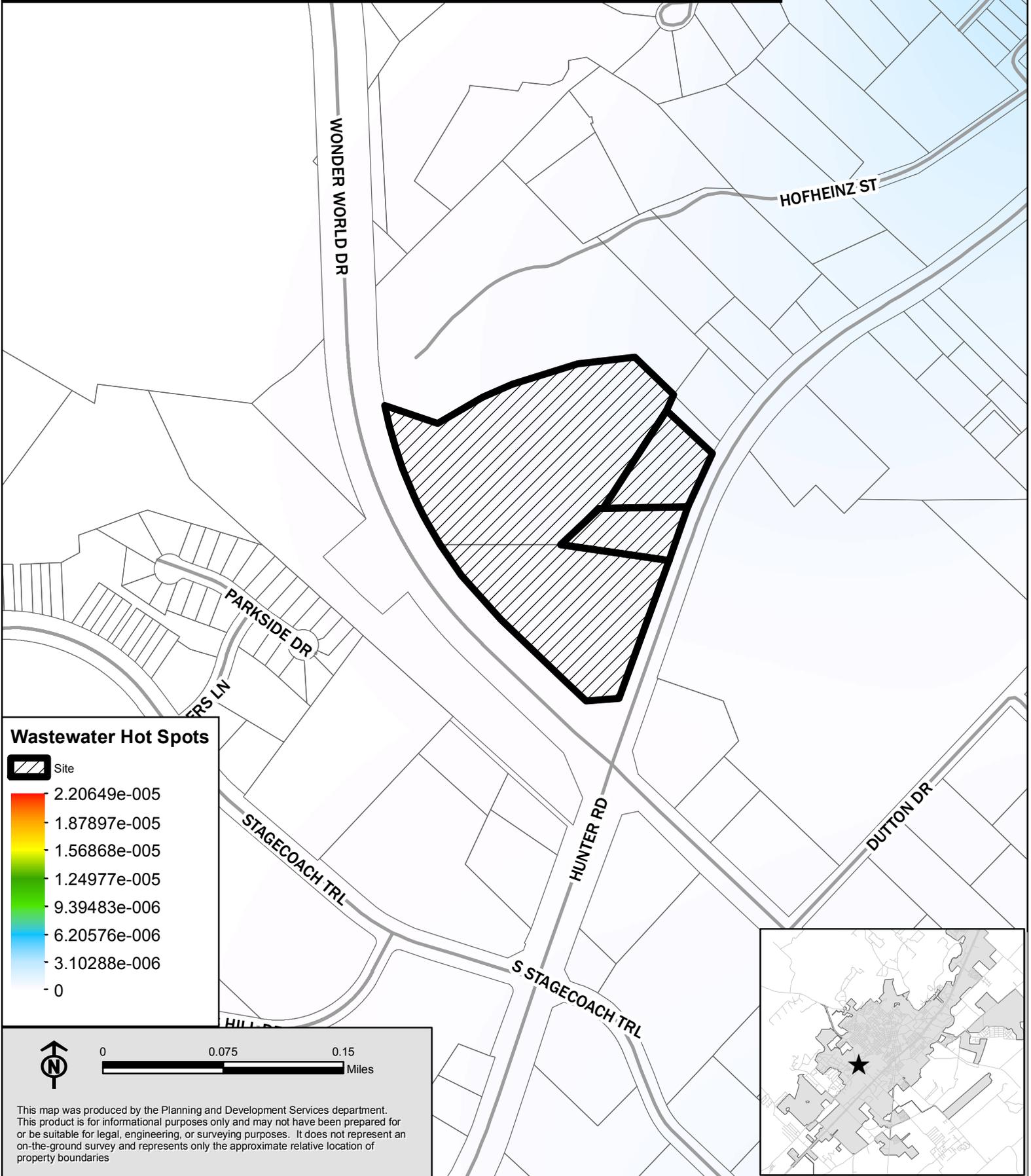


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Wonder World Drive & Hunter Road

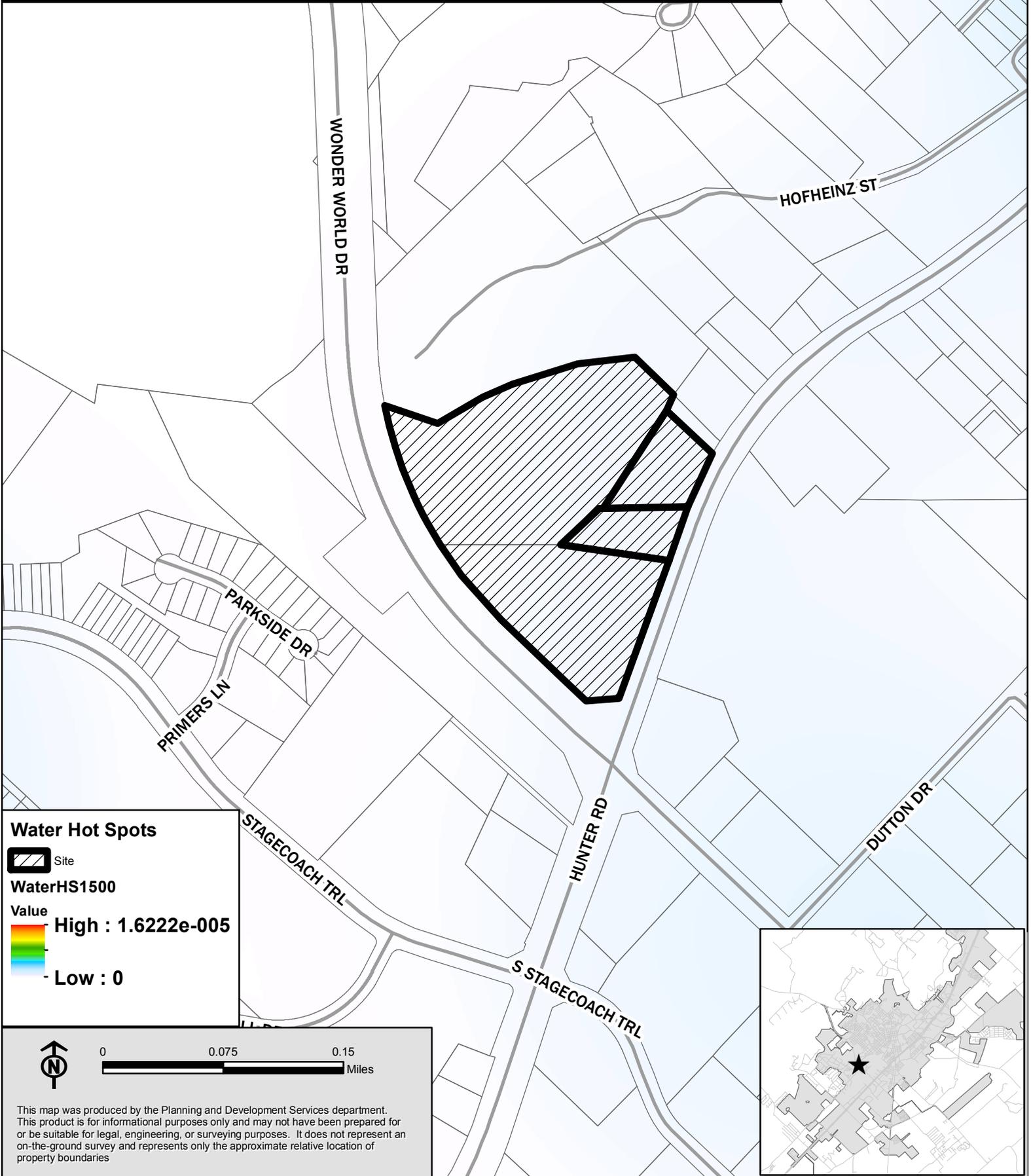
Map Date: 8/12/2015



PSA-15-02

Wonder World Drive & Hunter Road

Map Date: 8/12/2015



Water Hot Spots

 Site

WaterHS1500

Value

 **High : 1.6222e-005**

Low : 0

 0 0.075 0.15 Miles

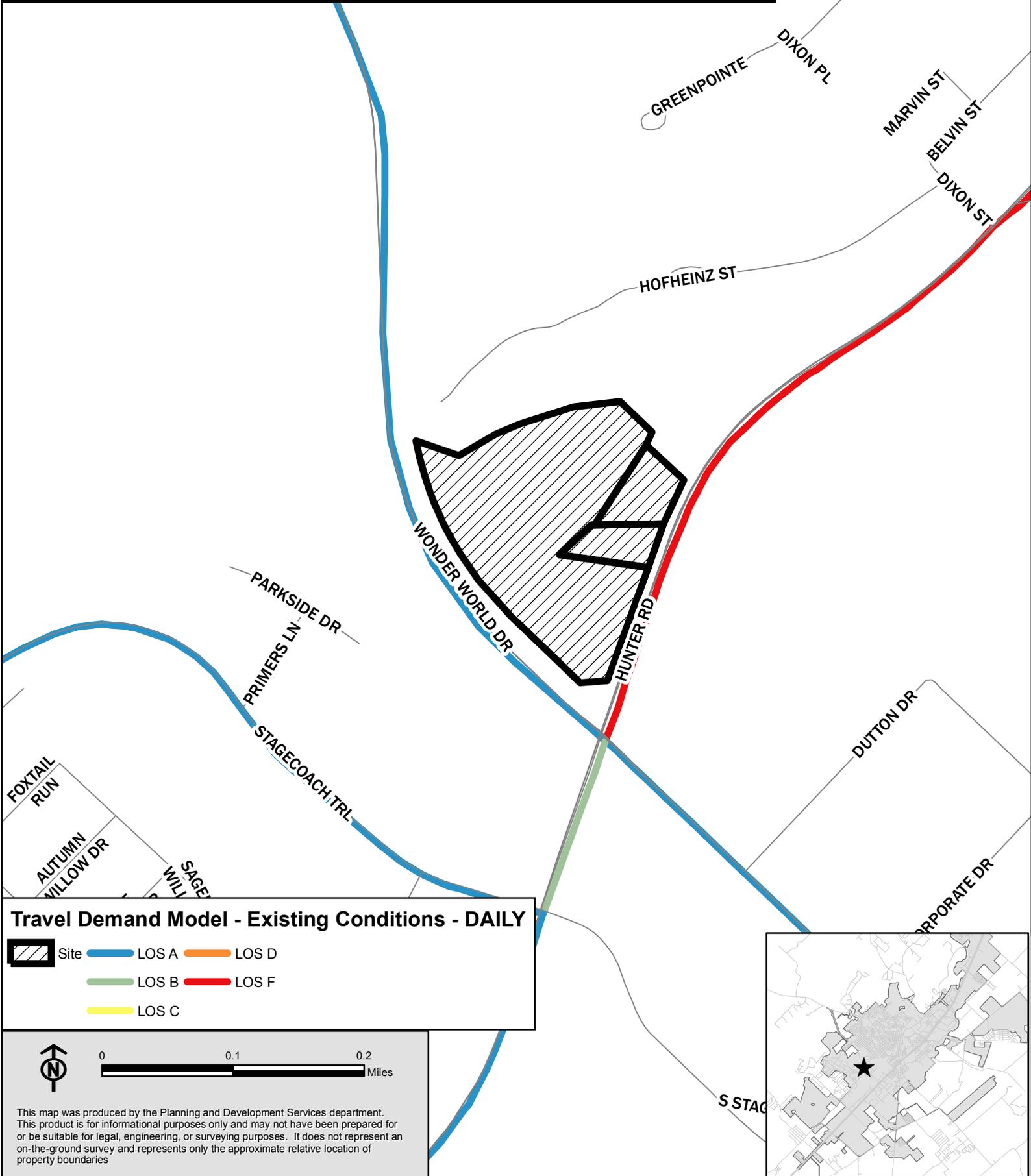
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Wonder World Drive & Hunter Road

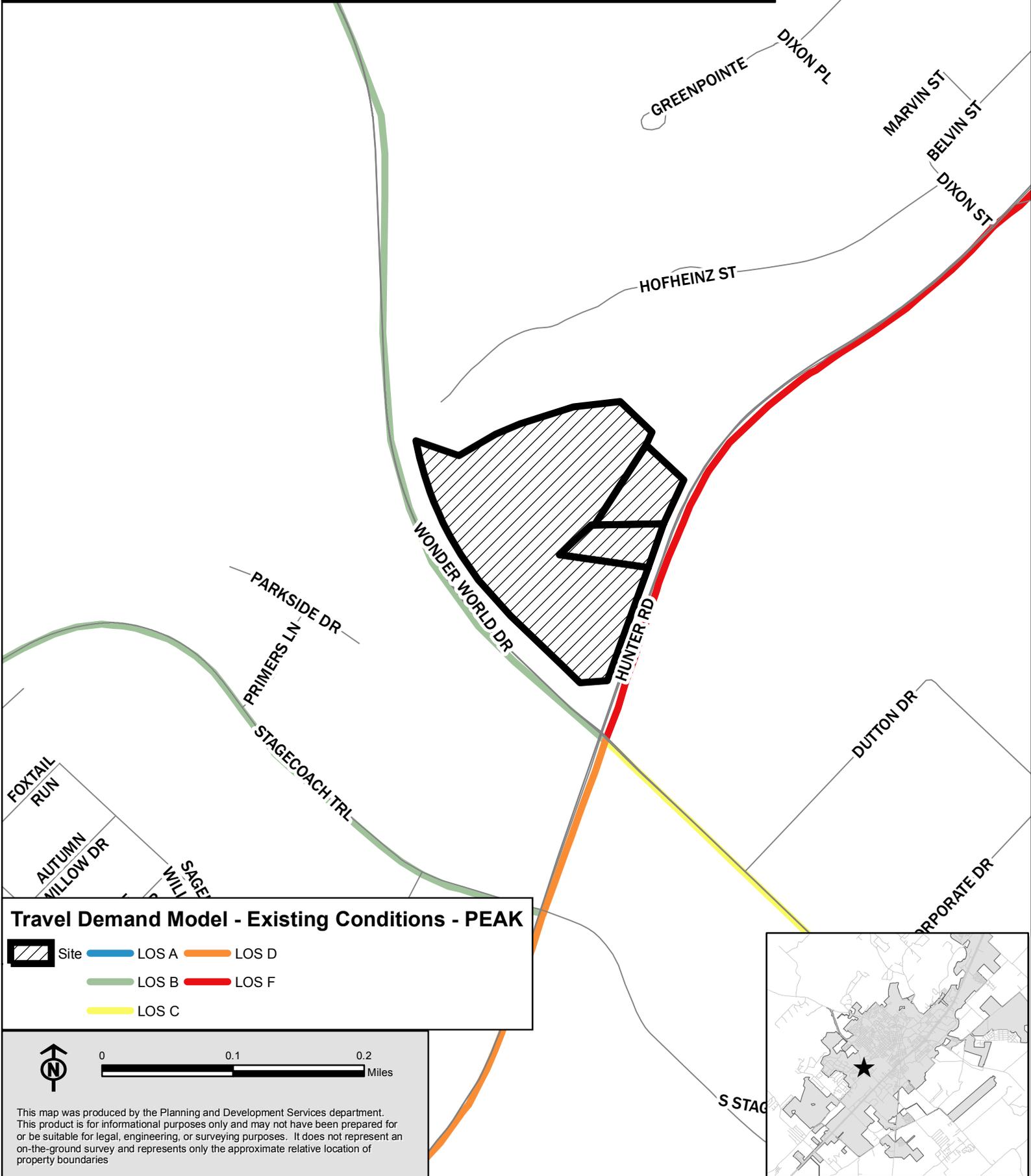
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PSA-15-02

Wonder World Drive & Hunter Road

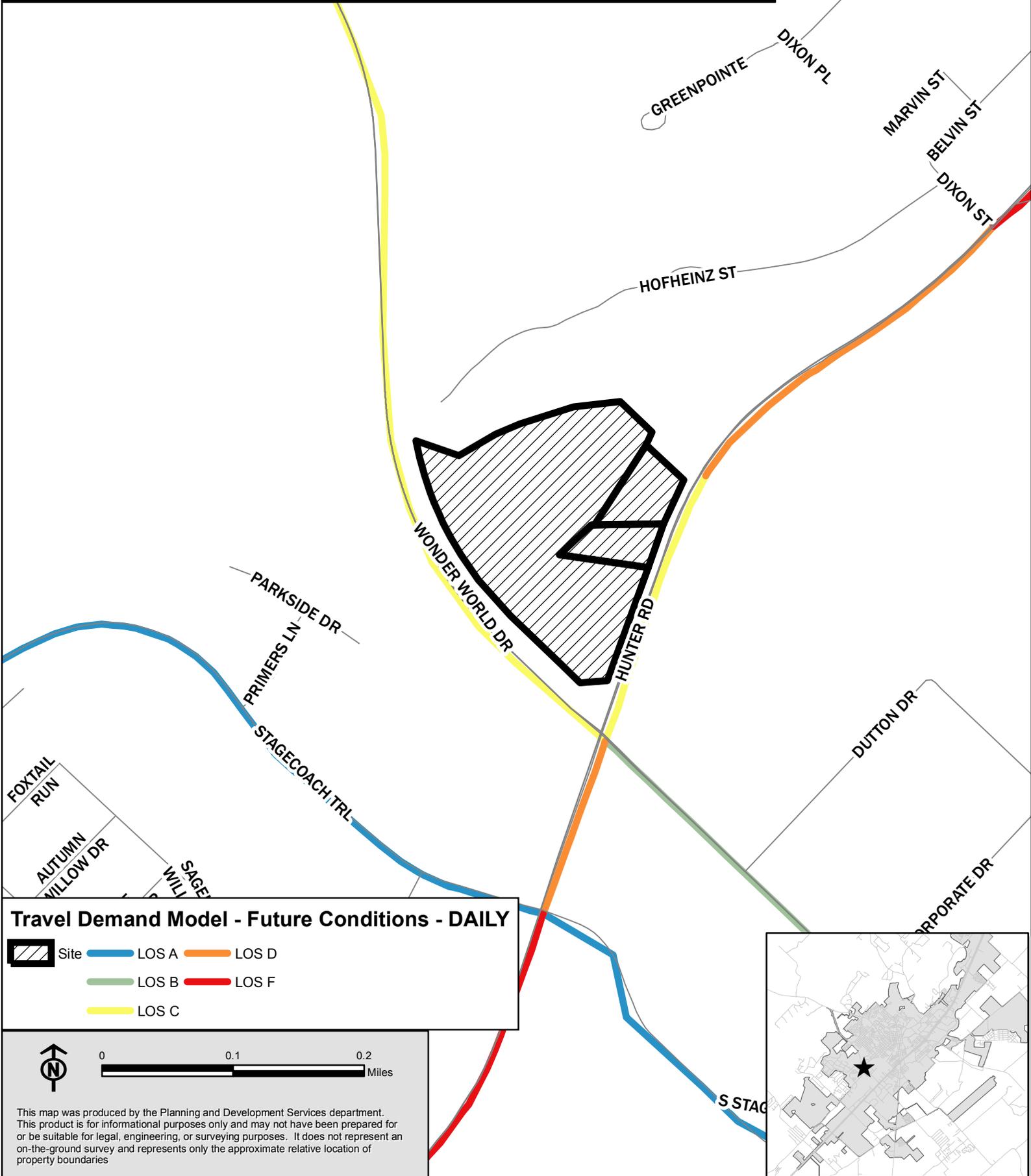
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Wonder World Drive & Hunter Road

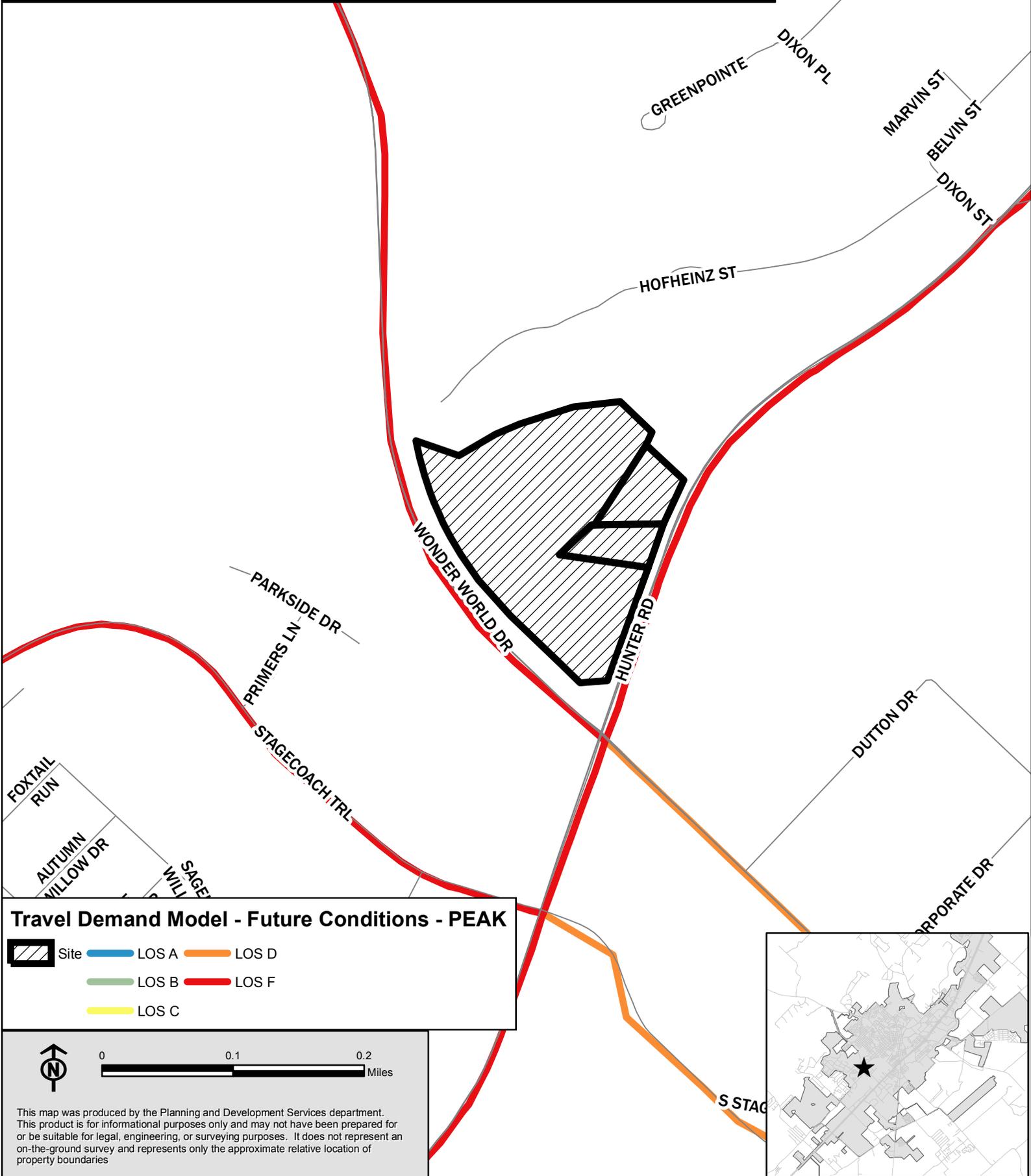
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City of San Marcos

630 East Hopkins
San Marcos, TX 78666

Legislation Text

File #: ID#15-529, **Version:** 1

AGENDA CAPTION:

Development Services Report:

1. Zoning for Character Workshop Update
2. CodeSMTX Joint P&Z and Council Workshop, Sept. 30, 2015
3. APA Conference, Oct. 7-9, 2015

Meeting date: August 25, 2015

Department: Planning and Development Services

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

CITY COUNCIL GOAL:

BACKGROUND: