

Conditional Use Permit	1207 IH 35
CUP-24-68	Twin Peaks



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Michael Locey Twin Restaurant San Marcos, LLC 5151 Beltline Road, Suite 1200 Dallas, TX 75254	Property Owner:	Alden Short, LLC PO Box 851025 Richardson, TX 75085
CUP Expiration:	December 14, 2024	Type of CUP:	Restaurant/ Mixed Beverage
Interior Floor Area:	6,773 sq. ft. (301 seats)	Outdoor Floor Area:	N/A
Parking Required:	75 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Monday-Sunday: 11am-12am		

Notification

Posted:	11/22/2024	Personal:	11/22/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1C Quarters Addition		
Location:	Intersection of IH35 and State Highway 123		
Acreage:	2.3 acres	PDD/DA/Other:	N/A
Existing Zoning:	GC	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Commercial/ Employment Medium	Proposed Designation:	Same
CONA Neighborhood:	Sunset Acres	Sector:	Sector 5
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Restaurants	Commercial/ Employment Medium
South of Property:	GC/ P	City Services	Neighborhood Medium and Commercial/ Employment Medium
East of Property:	GC	Restaurants	Commercial/ Employment Medium
West of Property:	GC	Auto Sales/ Fuel Services	Commercial/ Employment Medium

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial	<input type="checkbox"/>
<ol style="list-style-type: none"> The permit shall be valid for three (3) years, commencing on December 14, 2024, provided standards are met; and No outdoor amplified music shall be permitted after 10 p.m. The permit shall be posted in the same area and manner as the Certificate of Occupancy. 					
Staff: Craig Garrison		Title : Planner		Date: 12/4/2024	

History

Twin Peaks is an existing restaurant that received initial approval in 2019 (one year approval). Then received approval in 2021 (3 year approval). The establishment has not made any changes to their business since the last approval. The current CUP expires on December 14, 2024.

Conditions remain the same as last CUP approval.

Additional Analysis

See additional Analysis Below

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	No Comment



Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.
		<u>N/A</u>	The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <i>Studies were not complete at the time of the request.</i>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<u>X</u>			The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.
<u>X</u>			The proposed use does not generate pedestrian and vehicular traffic which shall be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
		<u>X</u>	The proposed use incorporates roadway adjustments, traffic control devices or mechanisms and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.
<u>X</u>			The proposed use meets the standards for the applicable district, or to the extent variations from such standards have been requested that such variations are necessary to render the use compatible with adjoining development and the neighborhood.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5.