

Conditional Use Permit	314 E Hutchison Street
CUP-24-02	Wineaux



Summary

Request:	New Conditional Use Permit for the sale of Beer and Wine		
Applicant:	Peggy Jones 314 E Hutchison Street Suite A San Marcos, TX 78666	Property Owner:	Peggy Jones 314 E Hutchison Street Suite A San Marcos, TX 78666
CUP Expiration:	N/A	Type of CUP:	Beer & Wine
Interior Floor Area:	731 square feet	Outdoor Floor Area:	none
Parking Required:	3 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday-Saturday 12pm-10pm.		

Notification

Posted:	2/8/2024	Personal:	2/9/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	Original Town of San Marcos, Block 4, Lots Part of 3-4		
Location:	Approximately 200 feet west of the intersection of E Hutchison Street and CM Allen Parkway		
Acreage:	0.2339 acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5D	Proposed Zoning:	Same
Existing Use:	Retail	Proposed Use:	Same
Preferred Scenario:	High Intensity	Proposed Designation:	Same
CONA Neighborhood:	Downtown	Sector:	Sector 8
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:	CD-5D	Warehouse	High Intensity
South of Property:	CD-5D	Restaurant/ Office	High Intensity
East of Property:	CD-5D	Retail Sales	High Intensity
West of Property:	CD-5D	Multifamily/Retail Sales	High Intensity

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial
<ol style="list-style-type: none"> The permit shall be valid for one (1) year, provided standards are met; The business shall be responsible for maintaining the sidewalk, gutters, parking lot, and all areas within 100 feet of any exit and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times; The permit shall be valid upon the issuance of a certificate of occupancy; The permit shall be posted in the same area and manner as the Certificate of Occupancy. 				
Staff: Craig Garrison		Title : Planner		Date: 2/21/2024

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History

Wineaux is a proposed Wine Retail Store and Wine Bar. Wineaux is currently in review for their Certificate of Occupancy and is applying for a Conditional Use Permit for Beer and Wine to allow for the sale wine and on-premises consumption.

Additional Analysis

See Below

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	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 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 1.5.1.1.