

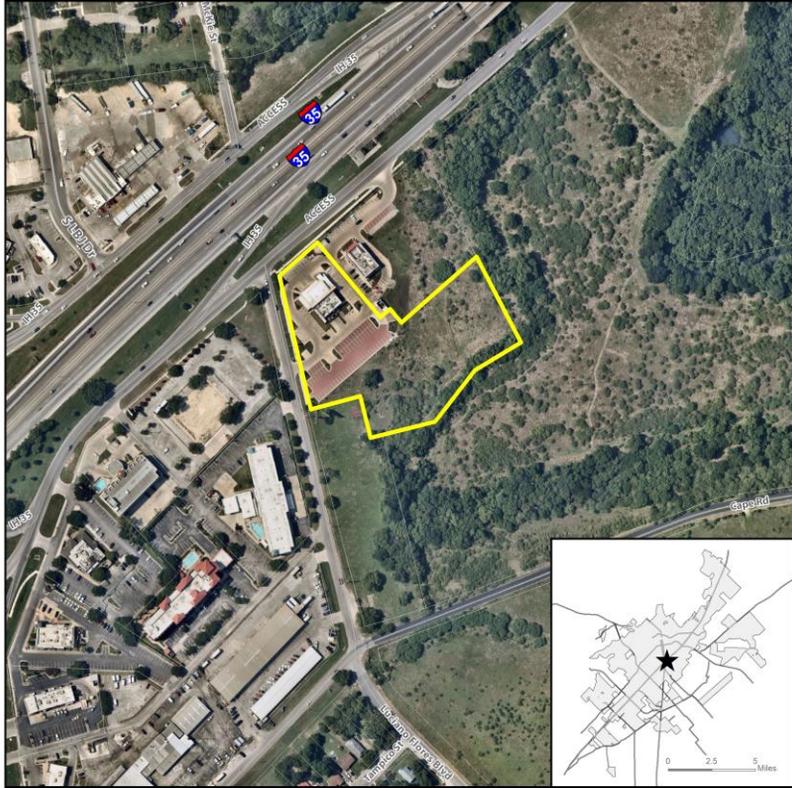
## **CUP-20-15 (Hooters)**

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

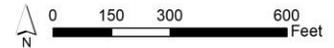
## Location:

- Property is located at the intersection of the North IH-35 access road and Luciano Flores Boulevard
- Located within a High Intensity Zone as designated on the Preferred Scenario Map.

### CUP-20-15 Aerial View Hooter's Renewal — 310 North IH-35



- ★ Site Location
- ▭ Subject Property
- ▭ Parcel
- ▭ City Limit



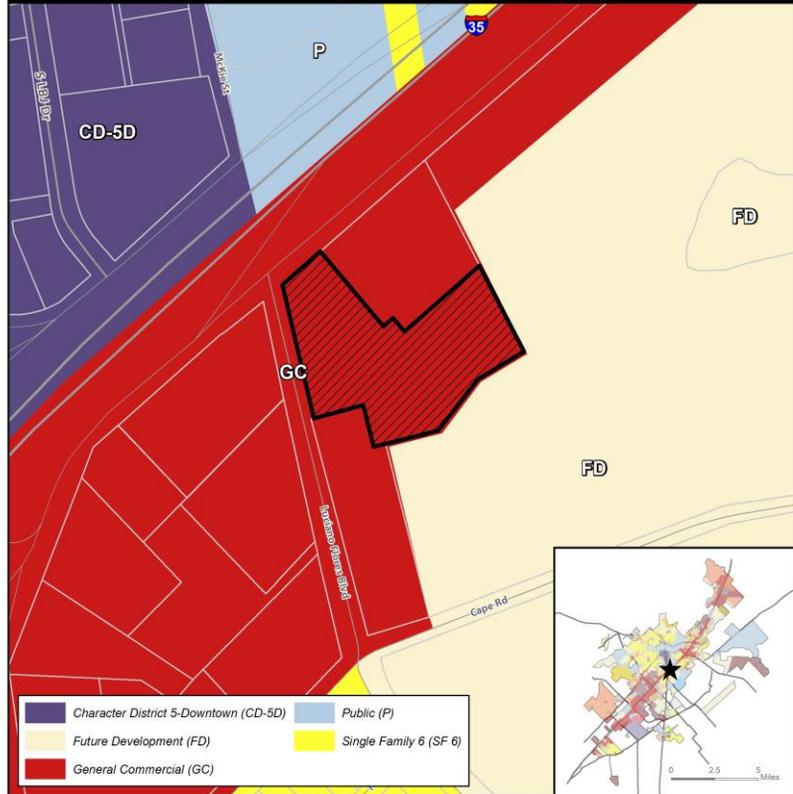
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/17/2020

## Context & History:

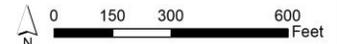
- 6,618 square foot restaurant
  - Covered patio fronting Luiciano Flores Boulevard
- Seating
  - 233 indoor seats, 80 outdoor seats
- Hours
  - Sunday – Thursday  
11 a.m. to 11:00 p.m.
  - Thursday – Saturday  
11 a.m. to 12:00 a.m.
- Previous CUPs approved for 1 year in 2015 (in effect upon C of O) and for 3 years in 2017

### CUP-20-15 Existing Zoning Hooter's Renewal — 310 North IH-35



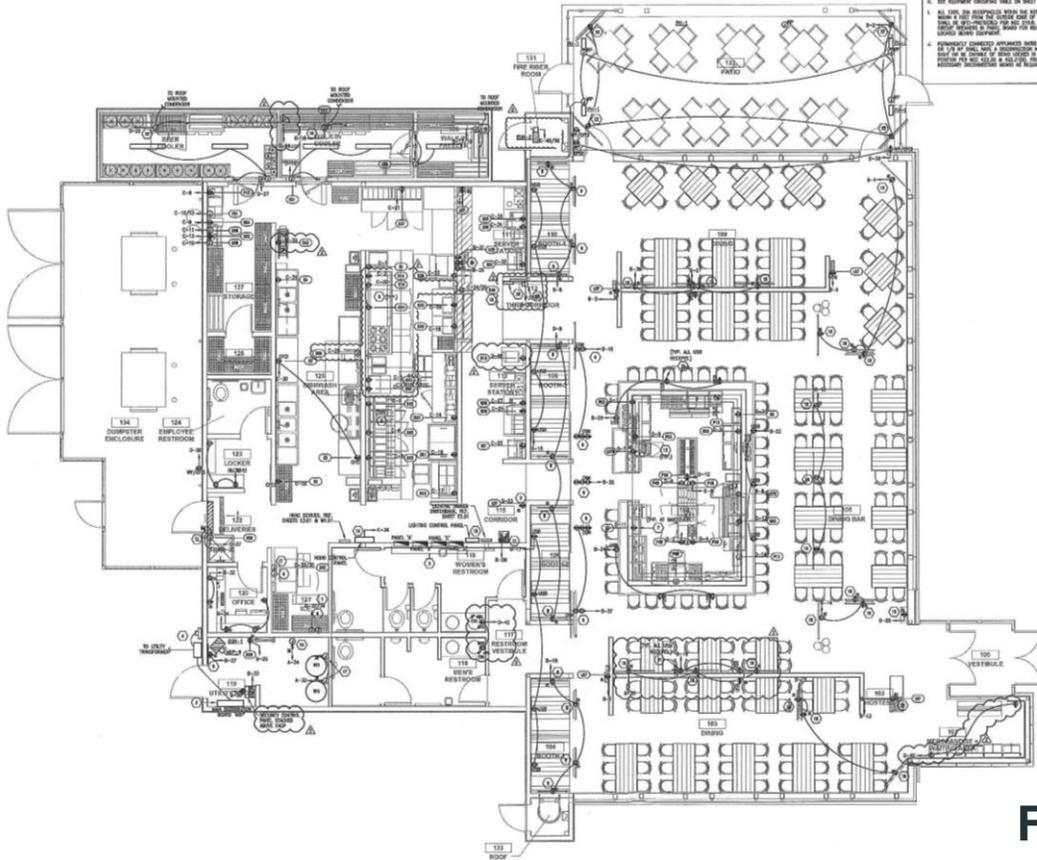
	Character District 5-Downtown (CD-5D)		Public (P)
	Future Development (FD)		Single Family 6 (SF-6)
	General Commercial (GC)		

	Site Location
	Subject Property
	Parcels
	City Limit



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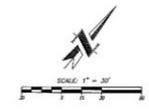
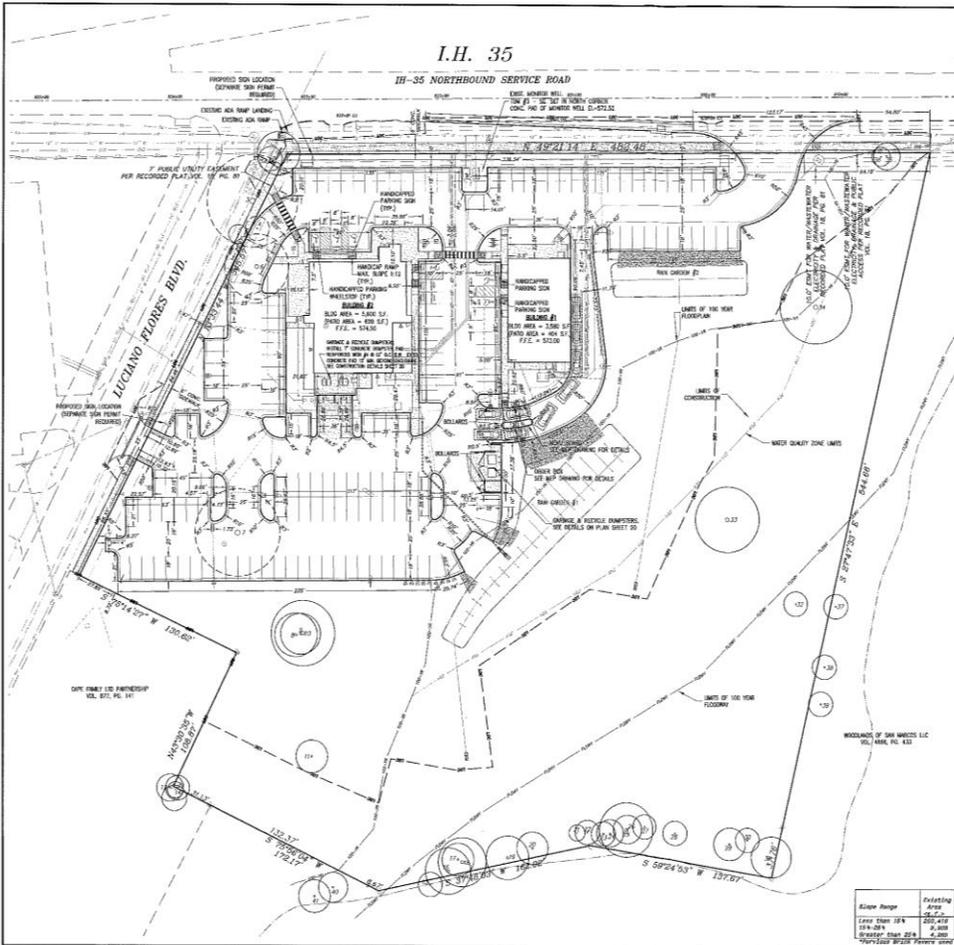
Map Date: 8/17/2020



**GENERAL NOTES**

1. FINISH AS SHOWN UNLESS NOTED OTHERWISE FOR ALL FINISHES.
2. CONTRACTOR TO VERIFY EXISTING AND FINISH GRADES OF ALL WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
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6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
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19. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.
20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WORK.

**Floor Plan**



- LEGEND:**
- FINE LINE (TYPICAL WITHIN USE OF ALL PORTIONS OF BUILDING ENCLOSED)
  - 100-10' LIMITS OF 100-YEAR FLOODPLAIN
  - FLOOY LIMITS OF 100-YEAR FLOODPLAIN
  - WQZ LIMITS OF WATER QUALITY ZONE

**NOTES:**

1. PROPERTY OWNER TO BE RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE IN AREA.
2. ALL UNADAPTED SHRUBS HAVE A MAX. SLOPE OF 1:1.2.
3. ALL LAW ACCESSIBLE UNADAPTED SPACES ARE 18" DEEP AND 8" WIDE WITH SLOPE ADJACENT TO THE PARKING SPACE OF 8" WIDE. STANDARD UNADAPTED SPACES ARE 18" DEEP AND 8" WIDE WITH SLOPE ADJACENT TO THE PARKING SPACE OF 1:1.2.
4. THE DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. THE EXACT LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
6. CONTRACTOR REQUIRED PROPERTY LINE TO PROPERTY LINE ALONG BOTH PUBLIC SIDEWALKS IS REQUIRED FOR UTILITIES, INCLUDING TRANSFORMERS, FROM ALL PUBLIC STREET WALKS.

**SITE AREA CALCULATIONS:**

TOTAL LOT AREA = 283,044 S.F.  
 TOTAL DEVELOPED SITE AREA = 173,145 S.F. (EXCLUDED AREA WITHIN WQZ)  
 SIZE OF DEVELOPED SITE AREA = 173,043 S.F.

REQUIRED PLANTING: 1 TREE (12" CHERRY) & 2 SHRUBS (SMALLER THAN 1200 S.F.)

SEE LANDSCAPE PLAN FOR TREE & SHRUB PLANTING REQUIRED & PROVIDED LANDSCAPE PLANTING NOTES.

1. TREES PLANTED IN LANDSCAPE GRASSES SHALL BE AT LEAST 4' FROM PAVEMENT.
2. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS.
3. ALL UTILITY AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE PUBLIC RIGHT-OF-WAY/STREET. SHRUBS AND LANDSCAPE ARE SUITABLE SCREENING MEASURES.

**PARKING CALCULATIONS**

BUILDING	USE	NUMBER OF FLOORS	FLOOR AREA (S.F.)	PARKING SPACES REQUIRED
#1	RESTAURANT	1	10,120	62
#2	RESTAURANT	1	6,120	62
<b>TOTAL PARKING SPACES REQUIRED:</b>				124
<b>TOTAL PARKING SPACES PROVIDED:</b>				124
<b>TOTAL, INCLUDING ADA &amp; 10-100 PARKING:</b>				5
<b>TOTAL TO GO PARKING PROVIDED:</b>				129
<b>TOTAL TO GO PARKING REQUIRED:</b>				133

PARKING REQUIRED FOR RESTAURANT: 1 PER 100 GFA

SITE C WITHIN THE CC ZONING DISTRICT

**IMPERVIOUS COVER CALCULATIONS:**

Slope Range	Existing Impervious Cover		Proposed Impervious Cover		Total Impervious Cover	Allowable Impervious Cover
	Area	Percentage	Area	Percentage		
Less than 2%	200,000	70.7%	200,000	70.7%	200,000	200,000
2% to 4%	0	0%	0	0%	0	0
4% to 8%	0	0%	0	0%	0	0
8% to 12%	0	0%	0	0%	0	0
12% to 16%	0	0%	0	0%	0	0
16% to 20%	0	0%	0	0%	0	0
20% to 24%	0	0%	0	0%	0	0
24% to 28%	0	0%	0	0%	0	0
28% to 32%	0	0%	0	0%	0	0
32% to 36%	0	0%	0	0%	0	0
36% to 40%	0	0%	0	0%	0	0
40% to 44%	0	0%	0	0%	0	0
44% to 48%	0	0%	0	0%	0	0
48% to 52%	0	0%	0	0%	0	0
52% to 56%	0	0%	0	0%	0	0
56% to 60%	0	0%	0	0%	0	0
60% to 64%	0	0%	0	0%	0	0
64% to 68%	0	0%	0	0%	0	0
68% to 72%	0	0%	0	0%	0	0
72% to 76%	0	0%	0	0%	0	0
76% to 80%	0	0%	0	0%	0	0
80% to 84%	0	0%	0	0%	0	0
84% to 88%	0	0%	0	0%	0	0
88% to 92%	0	0%	0	0%	0	0
92% to 96%	0	0%	0	0%	0	0
96% to 100%	0	0%	0	0%	0	0
<b>Maximum Impervious Cover</b>	<b>18,368 S.F.</b>	<b>6.5%</b>	<b>17,038 S.F.</b>	<b>6.0%</b>	<b>18,368 S.F.</b>	<b>6.5%</b>

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DATE: 07/19/2016

PROJECT: I.H. 35 NORTHBOUND SERVICE ROAD

SHEET: 5 OF 22

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

DATE: 7/19/16

SHEET: 5 OF 22

**VIGIL & ASSOC.**  
 FIRM REGISTRATION NO. P-47968-3114  
 P.O. BOX 143144, AUSTIN, TEXAS 78716-3114  
 TEL: 512-359-2667

SITE PLAN  
 RIVER VIEW  
 LOT 1, THORNTON ADDITION  
 SAN MARCO, TX 78666

# Site Plan

## Recommendations:

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

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