

<b>Conditional Use Permit CUP-23-04</b>	<b>1200 Davis Lane McCoy Event Center</b>
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### Summary

<b>Request:</b>	Special Event Facility Conditional Use Permit		
<b>Applicant:</b>	Sam Walker, P.E. Eckermann Engineering, Inc. PO Box 388 Lampasas, TX 76550	<b>Property Owner:</b>	McCoy Corporation 1350 IH35 N San Marcos, TX 78666
<b>CUP Expiration:</b>	N/A	<b>Type of CUP:</b>	Special Event Facility

### Notification

<b>Posted:</b>	1/27/2023	<b>Personal:</b>	1/27/2023
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	MCCOY OFFICE SUBD, BLOCK A, Lot 2, ACRES 7.12		
<b>Location:</b>	On Davis Lane, approximately 950 feet east of IH35		
<b>Acreage:</b>	Approx 7.11 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Future Development (FD)	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Special Event Facility
<b>Preferred Scenario:</b>	High Intensity Zone	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Two Rivers East	<b>Sector:</b>	6
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	Yes
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	MF-24	Vacant	High Intensity
<b>South of Property:</b>	FD	Vacant	High Intensity
<b>East of Property:</b>	FD	Vacant	High Intensity
<b>West of Property:</b>	GC	Commercial Offices	High Intensity

### Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> <b>Approval with Conditions</b>	<input type="checkbox"/> Denial
1. The Permit shall not expire. 2. Development is subject to all applicable codes and ordinances.		
<b>Staff:</b> Craig Garrison	<b>Title :</b> Planner	<b>Date:</b> 2/22/2023

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### History

This is a new request.

### Additional Analysis

The property is currently owned by McCoy's Building Supply and located adjacent to their Corporate Office. The applicant is proposing to construct a special event facility for retreats and training.

The Special Event Facility is a new use in the San Marcos Development Code which is subject to the requirements in Section 5.1.5.9. These requirements include: minimum lot size of 5 acres, transitional protective yards along all internal lot lines, compliance with the Noise sections of the Code, parking lot screening from the right of way, and the facility may not hold a TABC license. The Code also requires a site and floor plan be approved with the Conditional Use Permit (see attached). The development will be substantially similar to what is shown in the packet, with minor modification as may be required by Code when a detailed site / building permit is reviewed.

The subject property is not in a single-family area, therefore additional votes described in 5.1.5.9.B.8 are not required.

### Comments from Other Departments

<b>Police</b>	No Calls Reported
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

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Evaluation			Criteria for Approval (Sec. 2.8.3.4)
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. <b><i>Studies were not complete at the time of the request.</i></b>
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations. <b><i>Special Event Facility is allowed with a Conditional Use Permit.</i></b>
<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. <b><i>Section 5.1.5.9 requires Transitional Protective Yards which are not typically required when a commercial development is adjacent to other commercial properties.</i></b>
<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. <b><i>Section 5.1.5.9 requires Transitional Protective Yards which are not typically required when a commercial development is adjacent to other commercial properties.</i></b>
<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.