



Public Hearing

CUP-23-25

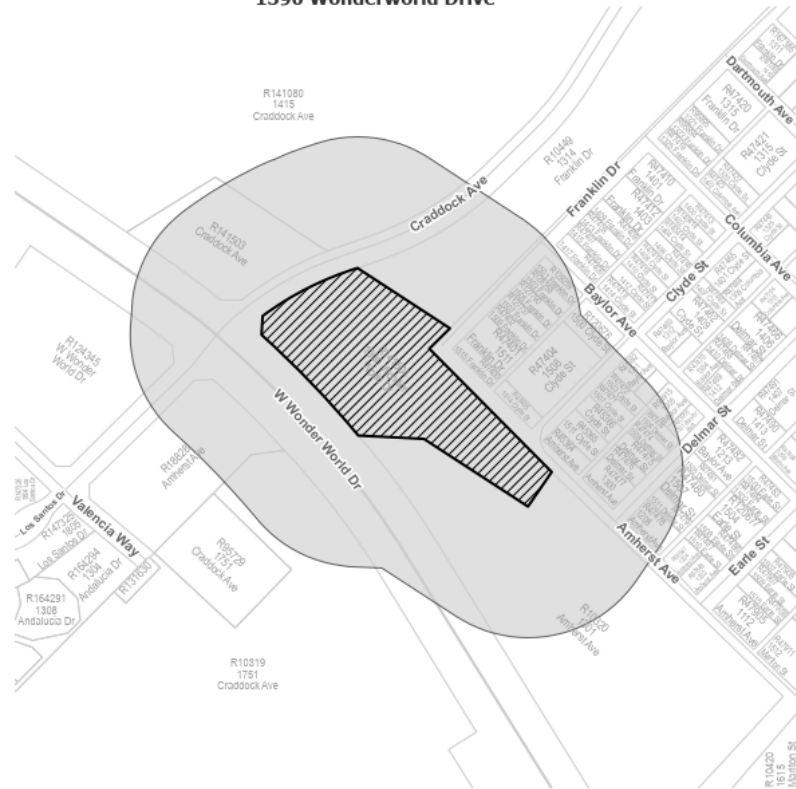
Fischer's Neighborhood Market

CUP-23-25 (Fischer's Neighborhood Market) Hold a public hearing and consider a request by Kirk Brumley, on behalf of Juniper Ventures of Texas, LLC, for a Conditional Use Permit to allow the use of Convenience Store with Gas Sales and Automated Car Wash, located at 1390 W Wonderworld Dr. (K. Buck)



Property Information

- Approximately 5.9 acres
- Northeast corner of Wonder World Drive and Craddock Avenue



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.

Date: 9/7/2023





Context & History

- Currently Vacant
- Surrounding Uses
 - Single-Family
 - Multi-Family
 - Hiking Trail/Open Space
- History:
 - May of 2012, CC approved a development agreement
 - April 2021, P&Z denied a similar request



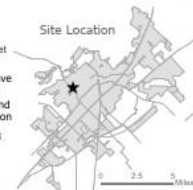
- Subject Property
- Parcel
- City Limit



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Date: 9/7/2023

SAN MARCOS Planning and
Development Services



narcostx.gov

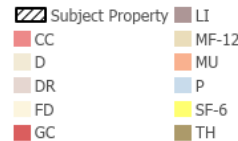
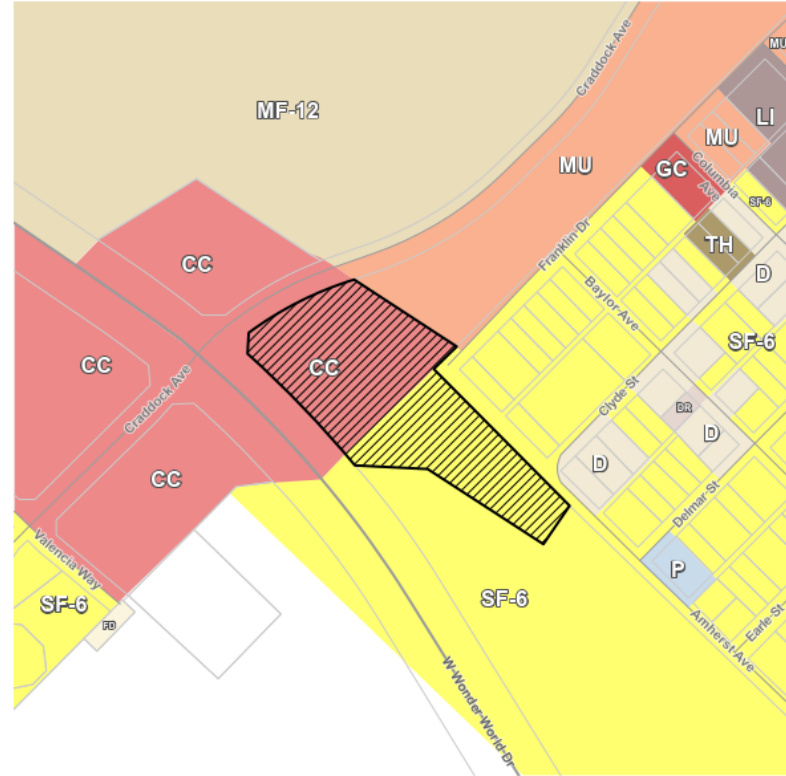
Context & History

- Existing Zoning: Community Commercial (CC) & Single-Family 6 (SF-6)
- Proposed Use: Convenience Store, Gas Station, & Automated Car Wash

CUP-23-25

Fischer's (Gas & Carwash)
1390 Wonderland Drive

Zoning



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Date: 9/8/2023



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stx.gov

CRADDOCK AVE

CRADDOCK AVE

F.M. HWY NO. 3407/WONDER WORLD DRIVE

WATER QUALITY POND

1,914 SF

4,800 SF

TUNNEL CAR WASH
100'-0" X 30'-0"

3.238 ACRES
LOT +/-

2.402 ACRES
LOT +/-

16 FUEL DISPENSERS
248'-0" X 40'-0"

NOT APPROVED

NO. OF STALLS	NO. OF STALLS	NO. OF STALLS	NO. OF STALLS
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
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100	100	100	100

ALL DIMENSIONS
MULTIPLY BY
1.08 = 10%
AREA = 1.08 X 1.08
= 1.1664



Recommendation

Staff recommends approval of fuel sales (CUP-23-25) with the following conditions:

1. Curb cuts shall be prohibited along Wonder World Drive; and
2. Vehicular access shall be prohibited from Franklin Drive or Amherst Avenue; and
3. The development shall provide a minimum of four (4) electric vehicle charging stations; and
4. The development shall provide solar panels; and
5. The development shall meet all tree preservation and protection of Section 6 Division 2; and
6. The development shall provide a triple containment fuel system with three walls to contain any fuel leakage that could potentially occur; and

Continued...



Fuel Sale conditions of approval continued:

7. A protective yard C or D shall be constructed, in accordance with Section 7.2.2.4, along the property line where the General Commercial zoning abuts Single-family 6 (SF-6) and Mixed Use (MU) zoning subject to appropriate designs that do not obstruct drainage; and
8. The drive thru shall be screened, in accordance with Section 7.1.4.4, with a landscape strip and berm along Craddock Avenue; and
9. The development shall provide a pedestrian access along the Northeast property line; and
10. The development shall provide a bike repair station with tools necessary to perform bike repairs and maintenance, and include a pump; and
11. The development shall provide a stormwater treatment level of 89% in accordance with Section 6.1.4.1; and

Continued...

Fuel Sale conditions of approval continued:



12. The development shall construct a greenway along the North and Northeast property lines per the City's Transportation Master Plan; and
13. The development shall not exceed 125% of the required parking by code; and
14. The approval shall expire if the fuel sales use ceases operations for a continuous period of more than six (6) months.



Recommendation

Staff recommends approval of automated car wash (CUP-23-25) with the following conditions:

1. The car wash shall be screened, in accordance with Section 7.1.4.4, with a landscape strip and berm along Wonder World Drive; and
2. The development shall provide a self-contained car wash system and shall reclaim and recycle the water from the car wash; and
3. A protective yard C or D shall be constructed, in accordance with Section 7.2.2.4, along the property line where the General Commercial zoning abuts Single-family 6 (SF-6) and Mixed Use (MU) zoning subject to appropriate designs that do not obstruct drainage; and
4. All washing, waxing, machine drying and related activities and operations shall be conducted entirely within an enclosed building (except for vehicular openings a maximum of 12 feet in width) with the exception of vacuuming, hand washing, hand drying and hand waxing of vehicles, the sale of items from vending machines and refuse storage and disposal;

Automated Car Wash conditions of approval continued:



5. No vehicular openings providing access to the enclosed building shall face the residential district. For purposes of this section, the building wall providing access shall be at an angle greater than 60 degrees from the residential district line; and
6. All vacuuming and compression machines located outside of the enclosed building shall meet the noise standards of Section 7.4.2.1; and
7. Operation of the automated car wash shall be prohibited prior to 6am or after 8pm on all days of the week. The hours of operation shall be required to be posted on site at a conspicuous location and all of the establishment's car wash equipment shall be rendered inoperable at all times other than during its hours of operation.
8. The approval shall expire if the car wash use ceases operations for a continuous period of more than six (6) months.

Site plan

