

# APPEAL APPLICATION FORM

Updated: March, 2017

Associated Case # CUP-17-21



## CONTACT INFORMATION

Applicant's Name	Brenda and Kaare Remme	Applicant's Mailing Address	1132 Belvin St. San Marcos, TX 78666
Applicant's Phone #	512.754.1520	Applicant's Email	kaare.remme@remmecorp.com

## ORIGINAL APPLICATION INFORMATION

Subject Property Address: Wonder World, 1000 Prospect St. San Marcos, Texas 78666

Original Application Type: Conditional Use Permit

## REASON FOR APPEAL

I am: ☐ The applicant ☒ Influenced by the proposed change

Briefly describe the reason for appeal (attach separate pages if needed):

See attachment.

City Clerk

OCT 20 2017

City of San Marcos

## AUTHORIZATION

I certify that the information on this application is complete and accurate. I understand that someone should be present to represent this appeal at all meetings concerning this application.

Filing Fee \$600

Technology Fee \$11

TOTAL COST \$611

Applicant's Signature: Kaare Remme

Date: October 20, 2017

Printed Name: Kaare Remme

To be completed by Staff:

Accepted By: Samuel Case

Date Accepted: 10/20/17

Proposed Meeting Date: Nov. 21, 2017

Application Deadline: 10/24/17

To: San Marcos City Council

From: Brenda and Kaare Remme, Belvin St. LLC, Remme Corporation, and Remme Subdivision

Topic: Objections to proposed liquor license and repurposing of use for Wonder World site

Date: October 20, 2017

- Planning and Zoning should have been presented with plans regarding the feasibility of the site and structures for this new proposed use.
- The change in use should not be considered without an operational plan.
- Feasibility of the site has not been considered although it includes significant and complex factors such as elevating crowds, light, and noise above a neighborhood which would be subjected to the negative impacts of the new purpose.
- The site has been a daytime family recreation venue for many decades and is an integral part of the neighborhood. The proposed change would drastically alter the character of the neighborhood.
- The inclusion of a liquor license should be considered only after assessing the feasibility of other significant factors such as the safety of the tower, complex codes pertaining to the tower and elevator, and impacts of noise and light on the neighborhood.
- The change in use is a repurposing of the site and cannot be approved as a grandfathered status of prior use.
- We are concerned that the health, safety, and public welfare implications of this proposal have not been fully considered. For example, the proposal states that no liquor will be allowed in the parking lot, but people who have been drinking are going to return to their vehicles and drive away amongst children in the parking lot, this seems an unconscionable risk.
- We disagree with the door-to-door distances as presented in the proposal. This is especially relevant given the following factors:
  - The canyon that divides the site and adjacent properties magnifies and carries sound through the neighborhoods farther than would be expected.
  - Having one of the sports venues elevated on the tower places both noise and light at an angle that will greatly extend their impacts.
  - The extended hours will make both noise and light intrusive into quiet neighborhoods that presently have a baseline of zero impact from the facilities at the newly proposed hours. This differential from baseline is a significant impact.
  - An adjacent property has both commercial and personal residential space with windows much closer than depicted in the proposal maps.
  - The adjacent office space is used for sensitive business meetings. A sports bar located so near would constitute a significant impact.
  - Alcohol consumption increases noise and other disruptive behaviors of a crowd.

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