

CUP A-17-01 (Wonder World Park)

Hold a public hearing and consider a request by Brenda and Kaare Remme, to appeal a Planning and Zoning Commission decision to approve a Conditional Use Permit for beer and wine for Wonder World Park, located at 1001 Prospect Street.

sanmarcostx.gov



**CUP-17-21
Wonder World Park
1001 Prospect St.
Map Date: 9/26/2017**

 Site Location



0 100 200 400 Feet

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.

Aerial and Summary

- Property is zoned General Commercial (GC);
- Located on Prospect Street between Bishop Street and Quarry Street.
- Alcohol sales are proposed to be supplemental to current operation as a theme park.
- There is property zoned Single Family 6 (SF-6) abutting Wonder World Park.
- Applicant would like to have temporary bars in the tower and large courtyard for special events.
- There are currently 20 fixed indoor seats and 90 fixed outdoor seats. The applicant has proposed adding an additional 20 outdoor seats. There are 104 parking spaces.



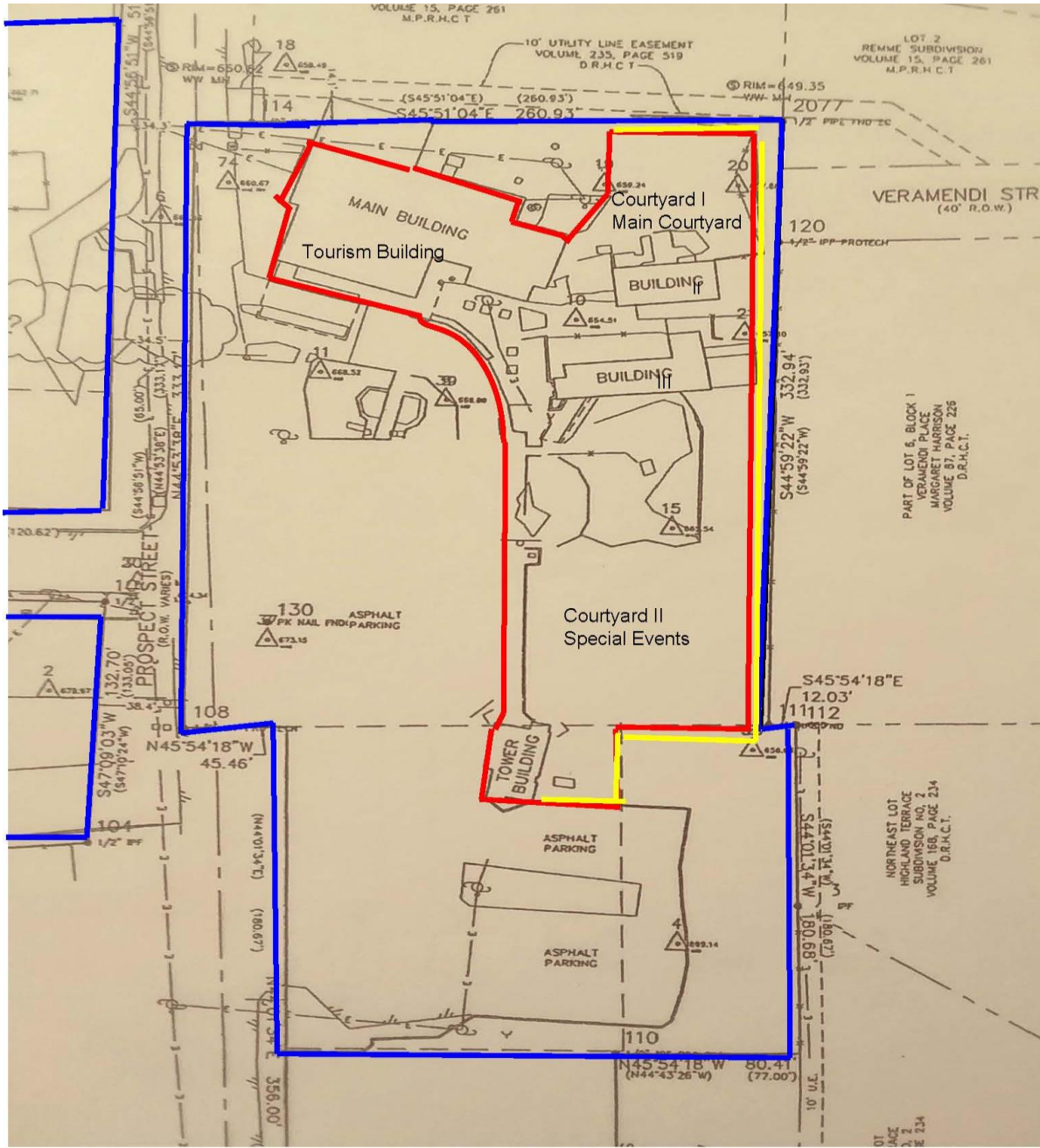
**CUP-A-17-01 Wonder
World Park 1001
Prospect St.
Date: 11/9/2017**



0 100 200 400 Feet

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Proposed Site Plan



Wonder World Park Boundary

Alcohol Boundary

Privacy Fence

Main Building

5,525 Sq ft

- Cave Entrance
- 2 - offices
- Gift Shop
- Concession
- 3 - Storage Rooms
- Men & Women Restrooms

BUILDING II

960 Sqft

- BAR
- Men & Women Restroom
- Fenced back yard

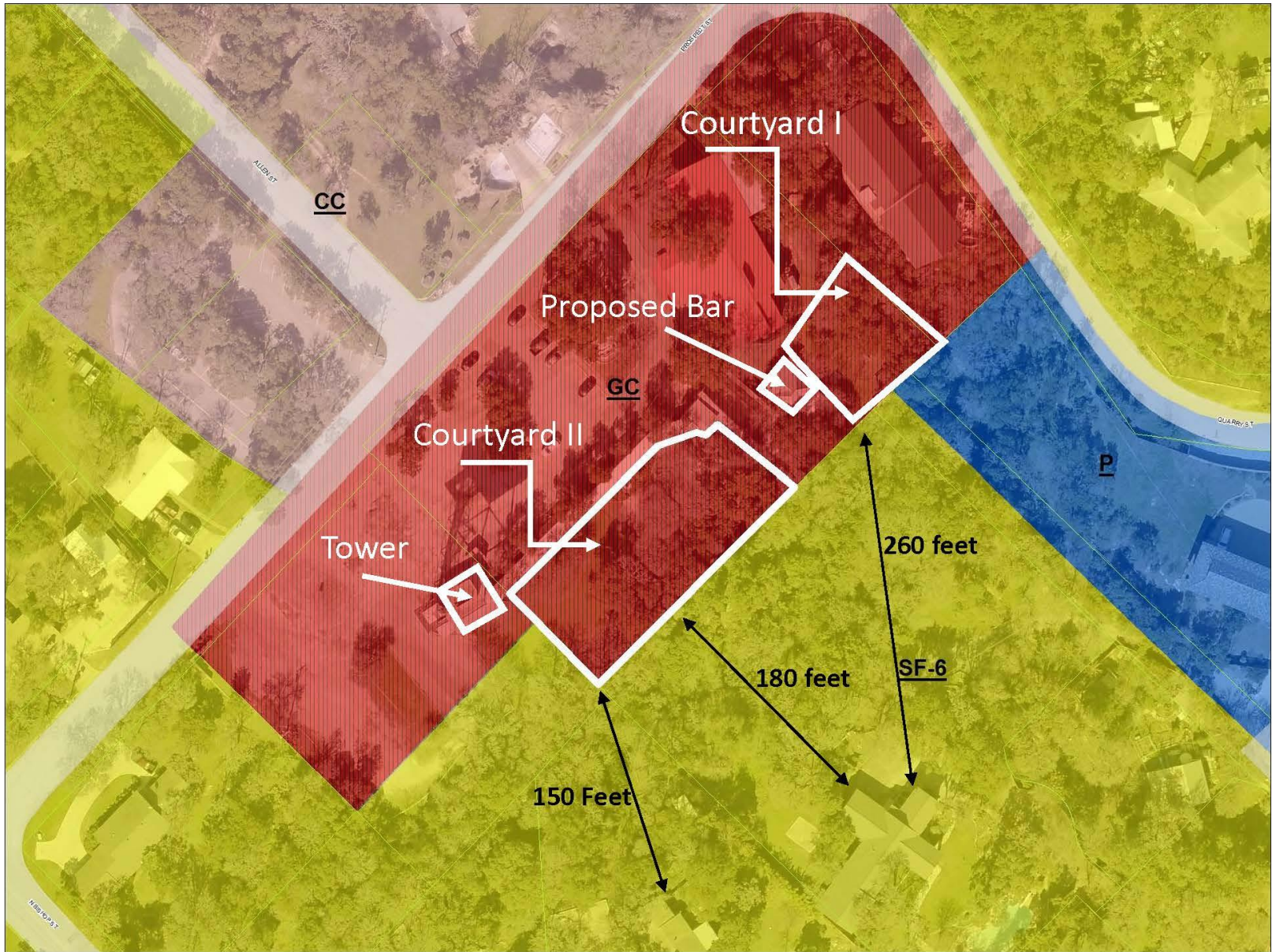
BUILDING III

(ANTI GRAVITY HOUSE)

- *NO ALCOHOL ALLOWED

TOWER BUILDING

- 600 sq ft Indoor observations room
- Observation Deck w/ 8ft High chain link fencing
- * Private Party Events



Bar to be located approximately 960 sq ft building





Example of Special Events Bar



Tower Viewing Room



View of SF-6 Property to rear of Courtyard II



Proposed Fence



Planning & Zoning Action

On October 10, 2017, P&Z approved the Wonder World CUP with the following conditions:

1. The CUP shall be valid for one (1) year, provided standards are met, subject to the point system;
2. The permit shall be effective upon the issuance of the Certificate of Occupancy for the proposed Building II bar and the acceptance of any required improvements included within the conditions herein;
3. The applicant must construct a curb or barrier approved by the Department of Engineering at the end of each row of parking along Prospect Street in order to contain vehicles within the parking lot and prevent vehicles from blocking the street.
4. The applicant constructs an overlapping board fence as described in the Staff Report;
5. No amplified outdoor live music is permitted;
6. Non-amplified live music is prohibited after 9:00 p.m.;
7. Amplified music is prohibited outdoors after 9:00 p.m.;
8. Outdoor Televisions are only permitted within Courtyard I;
9. Any new outdoor speakers shall be limited to Courtyard I and shall be located in a manner which directs sound away from single family residences;
10. Hours of operation are limited to no later than 9:00 p.m. Monday - Sunday.
11. Consumption of alcohol is prohibited in any portion of the parking lot.
12. The CUP shall be posted in the same area and manner as the Certificate of Occupancy.