

Conditional Use Permit	1250 Wonder World Drive
CUP-18-17	Starplex



Summary

Request:	Consider a request by David Roberts for a renewal of a Conditional Use Permit to allow the sale of beer and wine for on premise consumption at the Starplex theater located at 1250 Wonder World Drive.		
Applicant:	Starplex 1250 Wonder World Dr. San Marcos, TX, 78666	Property Owner:	David Roberts 1250 Wonder World Dr. San Marcos, TX, 78666
CUP Expiration:	5/26/2018	Type of CUP:	Beer and Wine
Interior Floor Area:	42,474 sq ft	Outdoor Floor Area:	0 sq ft
Parking Required:	508	Parking Provided:	740
Days & Hours of Operation:	Monday - Sunday: 10am-10:30pm		

Notification

Posted:	May 25, 2018	Personal:	May 25, 2018
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 3A, Block 1, McKinley Place, Sec 2 Subdivision		
Location:	Near the intersection of Wonder World Drive and Leah Drive		
Acreage:	12.75	Central Business Area:	No
Existing Zoning:	General Commercial (GC)	Preferred Scenario:	Medical Center Medium Intensity Zone
Existing Use:	Movie Theater	Proposed Use:	Same
CONA Neighborhood:	Cottonwood Creek	Sector:	5
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial	Bank/Restaurant/Office	Medium Intensity
South of Property:	MF-24	Multifamily	Medium Intensity
East of Property:	General Commercial / Office Professional	Office	Medium Intensity
West of Property:	General Commercial	Retail	Medium Intensity

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History

This property was granted a three (3) year Conditional Use Permit for beer and wine in 2015.

Additional Analysis

See Criteria Below

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Staff Recommendation

<input type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<ul style="list-style-type: none"> Permit shall be valid for the life of the TABC permit, provided standards are met; and The permit shall be placed in the same area and manner as the Certificate of Occupancy. 					
Staff: Will Parrish			Title : Planner		Date: 6/7/2018

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Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
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.
<u>X</u>			The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.
<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.
<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. <i>There is a fence that separates Starplex from the neighboring multifamily property, however all alcohol is consumed within the theater.</i>
<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.
<u>X</u>			The proposed use is not within 300 ft. of a detached single family residence located in a zoning district that only permits detached single family residences.
<u>X</u>			The proposed use is not within 300 ft. of a church, public or private school, or public hospital as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).