

<b>Conditional Use Permit</b>	<b>812 South Guadalupe Street Suite 101</b>
<b>CUP-19-29</b>	<b>Wok and Roll</b>



### Summary

<b>Request:</b>	A Conditional Use Permit for a mixed beverage permit for on-premise consumption of alcohol at 812 South Guadalupe Street Suite 101.		
<b>Applicant:</b>	Lai Mei Wan 812 South Guadalupe Street Suite 101 San Marcos, TX 78666	<b>Property Owner:</b>	Wang Lili 812 South Guadalupe Street Suite 101 San Marcos, TX 78666
<b>Square Feet:</b>	2,500 square feet	<b>Type of CUP:</b>	Mixed Beverage
<b>Interior seating:</b>	88	<b>Outdoor seating:</b>	0
<b>Parking Required:</b>	22	<b>Parking Provided:</b>	30
<b>Days &amp; Hours of Operation:</b>	Monday – Saturday: 11 a.m. – 10 p.m. Sunday: 11 a.m. – 9 p.m.		

### Notification

<b>Posted:</b>	October 25, 2019	<b>Personal:</b>	October 25, 2019
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	Victory Gardens Block 21 Lots 7-9 and Block 31		
<b>Location:</b>	Near the intersection of South Guadalupe Street and Armstrong Street		
<b>Acreage:</b>	1.196 acres +/-	<b>Central Business Area:</b>	No
<b>Existing Zoning:</b>	CD-5	<b>Preferred Scenario:</b>	Downtown High Intensity Zone
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Restaurant
<b>CONA Neighborhood:</b>	Victory Gardens	<b>Sector:</b>	4
<b>Utility Capacity:</b>	Adequate		

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	CD-5	Restaurant	High Intensity
<b>South of Property:</b>	CD-5	Car Wash	High Intensity
<b>East of Property:</b>	CD-5	Gas Utility	High Intensity
<b>West of Property:</b>	CC/P/SF-4.5	Vacant/Vacant/Residential	Existing Neighborhood

<b>Conditional Use Permit</b>	<b>812 South Guadalupe Street Suite 101</b>
<b>CUP-19-29</b>	<b>Wok and Roll</b>



### History

Wok in Roll is located near the intersection of South Guadalupe Street and Armstrong Street. The restaurant is approximately 3,375 square feet. The applicant is requesting the ability to serve mixed beverages. The restaurant previously received a lifetime CUP for beer and wine in 2015.

### Additional Analysis

This restaurant previously had an outdoor patio, this patio has been removed.

### Comments from Other Departments

<b>Police</b>	No Concerns
<b>Fire</b>	No Concerns
<b>Public Services</b>	No Concerns
<b>Engineering</b>	No Concerns

### 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"> <li>Permit shall be valid for three (3) years, provided standards are met.</li> <li>The permit shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ul>					
<b>Staff:</b> Will Parrish		<b>Title :</b> Planner		<b>Date:</b> March 20, 2019	

# Conditional Use Permit

**812 South Guadalupe  
Street Suite 101**

**CUP-19-29**

**Wok and Roll**



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. <b>Studies were not complete at the time of this request</b>
<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.
<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).