

Conditional Use Permit	3939 South IH-35, Suite 96
CUP-20-25	Tiny Cantina at San Marcos Outlets



Summary

Request:	A new conditional use permit for beer and wine for on premise consumption		
Applicant:	Raul Correa Jr. 10004 Wurzbach Rd. #395 San Antonio, TX 78230	Property Owner:	San Marcos Premium Outlets, L.P. PO Box 6120 Indianapolis, IN 46206
Square Feet:	378 square feet (interior)	Type of CUP:	New, Beer & Wine
Interior seating:	0	Outdoor seating:	40
Parking Required:	4 spaces	Parking Provided:	3,467 for entire San Marcos Outlets site
Days & Hours of Operation:	Monday-Sunday: 12 p.m. – 10 p.m.		

Notification

Posted:	December 23, 2020	Personal:	December 23, 2020
Response:	None as of the date of this report		

Property Description

Legal Description:	Prime Outlet 1, Lot 1		
Location:	Near the intersection of IH-35 Frontage Road and Centerpoint Rd		
Acreage:	76.50 acres +/-	Central Business Area:	No
Existing Zoning:	General Commercial (GC)	Preferred Scenario:	Employment Center
Existing Use:	Bar	Proposed Use:	Bar
CONA Neighborhood:	N/A	Sector:	5
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Vacant	Employment Area/Open Space
South of Property:	GC	Retail	Employment Area
East of Property:	GC	Vacant	Medium Intensity
West of Property:	FD	I-35/Vacant	Employment Area/Open Space

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History

The Tiny Cantina at San Marcos Outlets is proposed to be located in Suite #96 of the Outlets. Suite #96 is an existing standalone structure which has been used for various food sales in the past and was most recently occupied by Twisted Cork Wine Bar. The suite is located within The Plaza at San Marcos Outlets which is an outdoor gathering area located within the San Marcos Outlets parking lot. The Plaza includes two standalone structures (used for various walk-up food and drink sales establishments in the past) 40 fixed seats, five pergolas, two pedestrian bridges, and two open lawn seating areas. Several maps with the location of The Tiny Cantina and photographs of the area have been included in this packet.

The applicant is proposing to serve a variety of craft beers, wine, wine-based margaritas and cocktails, and pizza by the slice. Purchased drinks can be consumed at the bar or can be carried anywhere within the San Marcos Outlets allowing customers to enjoy an alcoholic beverage while strolling the shops. The applicant currently operates an existing Tiny Cantina establishment at La Cantera Shops in San Antonio, TX.

The applicant is not proposing any live music at this time but will have two televisions and speakers used for ambient music facing the outdoor patio area. The proposed hours of operation are from 12 p.m.-10 p.m. every day of the week. Based upon the San Marcos Development Code, the Tiny Cantina is required to provide four parking spaces. The Tiny Cantina has access to 25 parking spots immediately adjacent to The Plaza as well as a total of 3,467 parking spaces located throughout the San Marcos Outlets shopping center.

Additional Analysis

None

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
1. Permit shall be valid for one (1) year, provided standards are met. 2. The permit shall be effective upon the issuance of a Certificate of Occupancy. 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Shavon Caldwell	Title : Planner	Date: January 6, 2021

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