

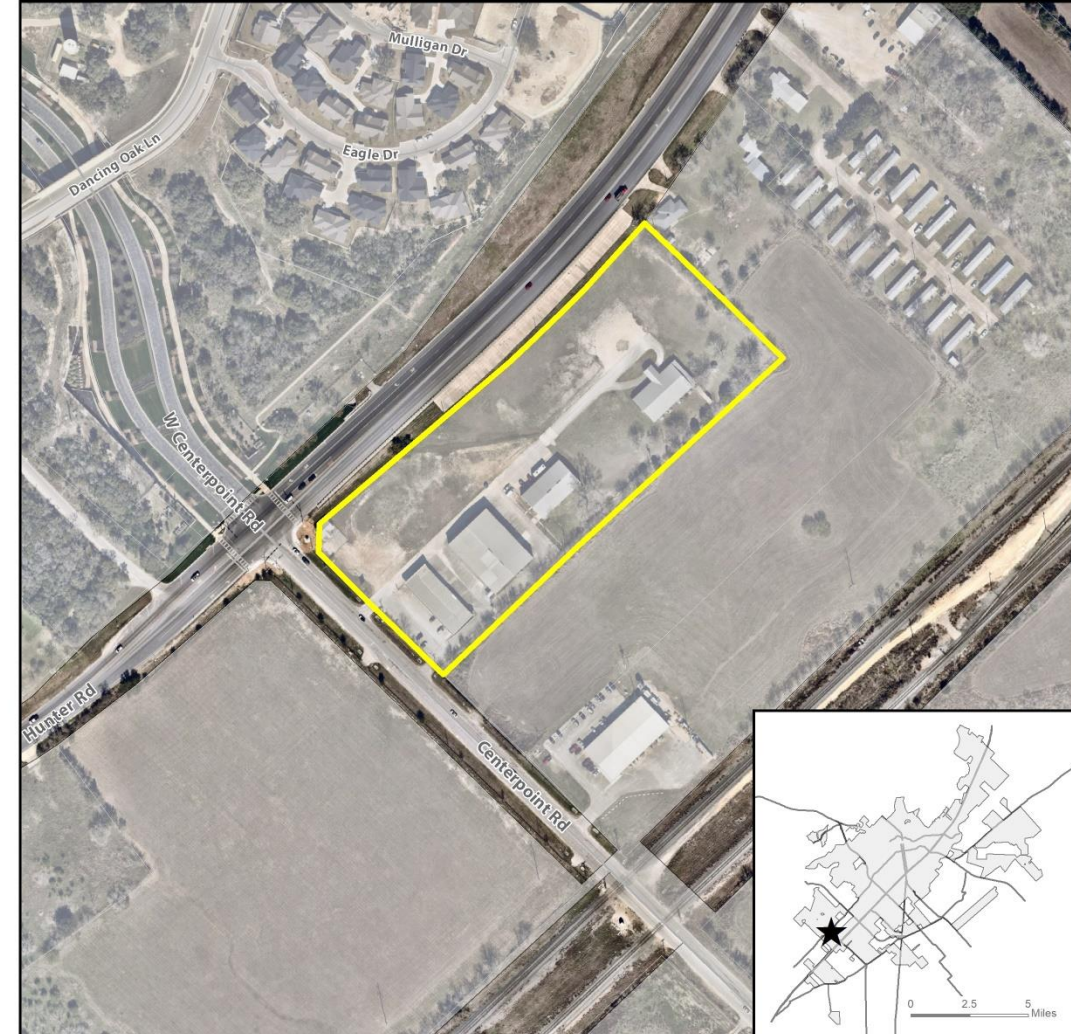
CUP-21-10 (107 Centerpoint Road Daycare)

Hold a public hearing and consider a request by Jason Harris, ClearED Learning Center, on behalf of Centerpoint Hunter Partners LLC, for a new Conditional Use Permit to open and operate a daycare center at 107 Centerpoint Road(S. Caldwell)

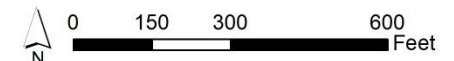
Location:

- Located near the intersection of Hunter Road and Centerpoint Road
- Located within the Star Park Medium Intensity Area on the Preferred Scenario Map

CUP-21-10 Aerial View 107 Centerpoint Road Daycare



- ★ Site Location
- Subject Property
- Parcel
- City Limit



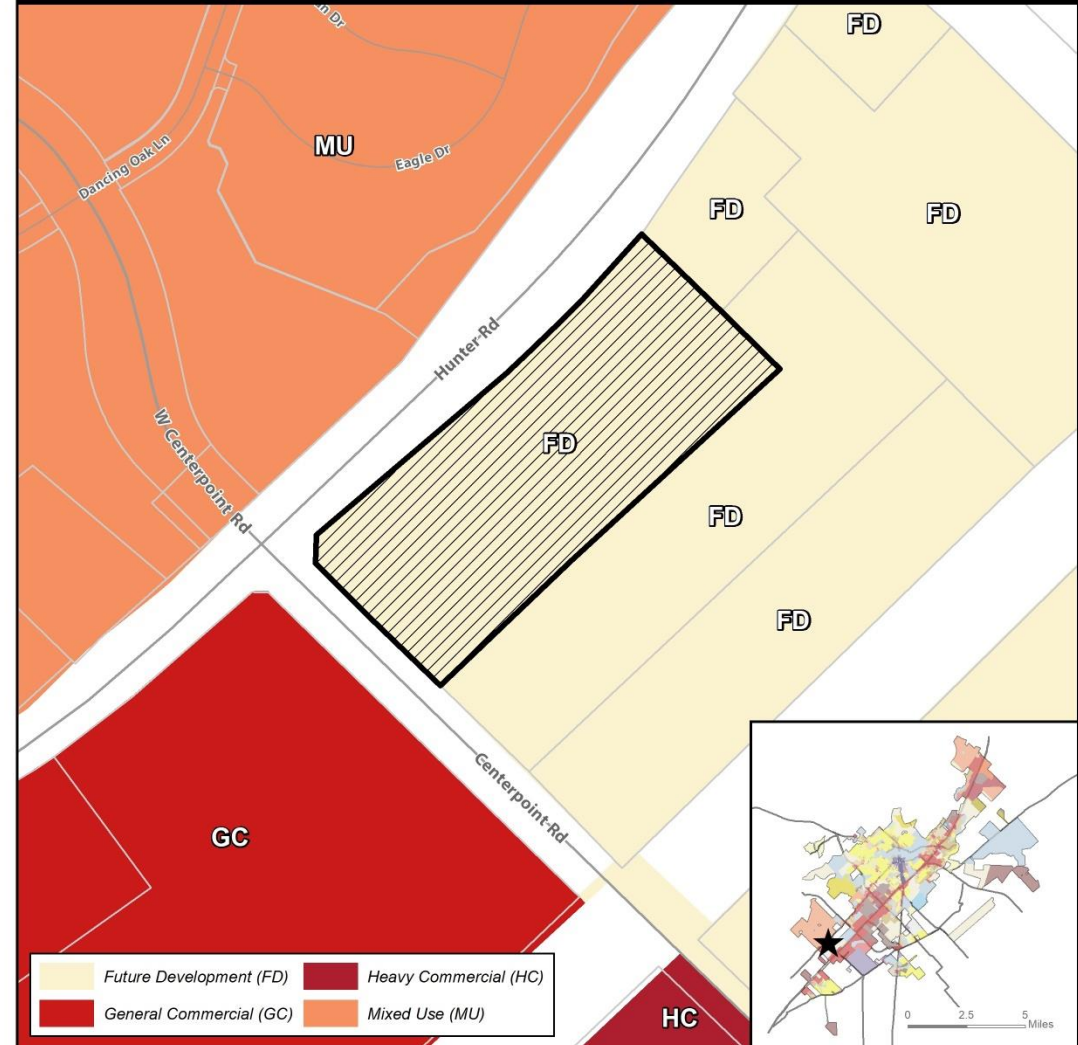
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Map Date: 3/16/2021

Context & History

- Surrounding Area
 - Kissing Tree (across Hunter Rd.)
 - Residential
 - Vacant FD zoned

CUP-21-10 Existing Zoning 107 Centerpoint Road Daycare



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 3/16/2021

Context & History

- Currently being used as a funeral home and church (Legends Funeral Home and Covenant Anglican Church)
- 6,724 square foot building
- 1 of 4 structures on ~7.24 acre property
 - Legend Funeral Services
 - Covenant Anglican Church
 - Aqua Life San Antonio
 - Vacant

CUP-21-10 Current Uses on Site 107 Centerpoint Road Daycare



- Maximum 60 students and 7 staff in first year of operation
- Maximum of 80 students and 9 staff at full enrollment for this program and location.
- Hours of operation:
 - Monday-Friday 7:30 am-5:30 pm
- Indoor use only proposed at this time. Possible outdoor play area to be added at a future date.

★ Site Location
 Subject Property
 400' Buffer
 Parcel
 City Limit

0 150 300 600
 Feet

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Map Date: 3/16/2021

VICINITY MAP
not to scale

F.M. 2439 aka Hunter Rd.
Union Pacific Railroad
C.R. 234 aka Centerpoint Rd.
San Marcos
Prime Outlets
Tongue Creek
LA 35

LAND TITLE SURVEY

HUNTER ROAD R.O.W WIDTH VARIES

CURVE DATA
C1
 $\Delta = 07^{\circ}12'42''$ ($07^{\circ}12'40''$)
 $R = (2944.79')$
 $A = 370.98'$ ($370.63'$)
 $C = 370.41'$ ($370.39'$)
 $N\ 44^{\circ}13'20''E$ ($N\ 43^{\circ}25'01''E$)

Tract 1
5.687 Ac.
247,700 Sq. Ft. approx.

Tract 2
1.553 Ac.
87,800 Sq. Ft. approx.

E BURLESON SURVEY A-33

LEGEND
○ = utility pole
—x— = wire fence
⊙ = septic control box
□ = wood fence post
(XXXXX) = recorded "call" data
—|— = overhead electric line
● = 1/2" iron pin found unless otherwise noted
■ = concrete highway monument unless otherwise noted
Vol Page = Hays County Official Public Records
Vol Page = Hays County Deed Records
Vol Page = Hays County Real Property Records

Bldg.	Bldg. Type	Sq Ft. (approx.)	Address
A	1 story wood house	582	3535 Hunter Rd.
B	1 story rock & metal building	8,847	101 Centerpoint Rd.
C	1 story metal building	13,292	103 Centerpoint Rd.
D	1 story rock & metal building	6,167	105 Centerpoint Rd.
E	1 story rock & metal building	6,724	107 Centerpoint Rd.

This property lies within the Extra Territorial Jurisdiction of the City of San Marcos.

F.M. 2439 and C.R. 234 are public Right-of-Ways. Tract 1 has frontage on, but no apparent physical access to F.M. 2439. Tract 1 and 2 have frontage on, and access to C.R. 234.

Reference a blanket easement granted to United Pipe Line Corp., as recorded in Volume 102, Page 367, Deed Records of Hays County, Texas.

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Floor Plan

The floor plan shows a rectangular building with a total width of 60' and a total depth of 100'. On the left side, there is a carport measuring 23.5' in width and 20' in depth, containing two cars. The main building has a covered patio at the top, 10' wide, with a fire exit. The interior is divided into several rooms: an office, a dressing room, a bathroom, another office, another bathroom, a kitchen, and a closet. There are three fire exits: one at the top, one at the bottom, and one on the right side near the closet. The layout is as follows: the top section is a large open area; the bottom-left corner contains an office, dressing room, and bathroom; the bottom-right corner contains an office, bathroom, kitchen, and closet.

60'

10'

Fire Exit

Covered Patio

23.5'

20'

Carport

100'

Fire Exit

Fire Exit

Office

Dressing Room

Bathroom

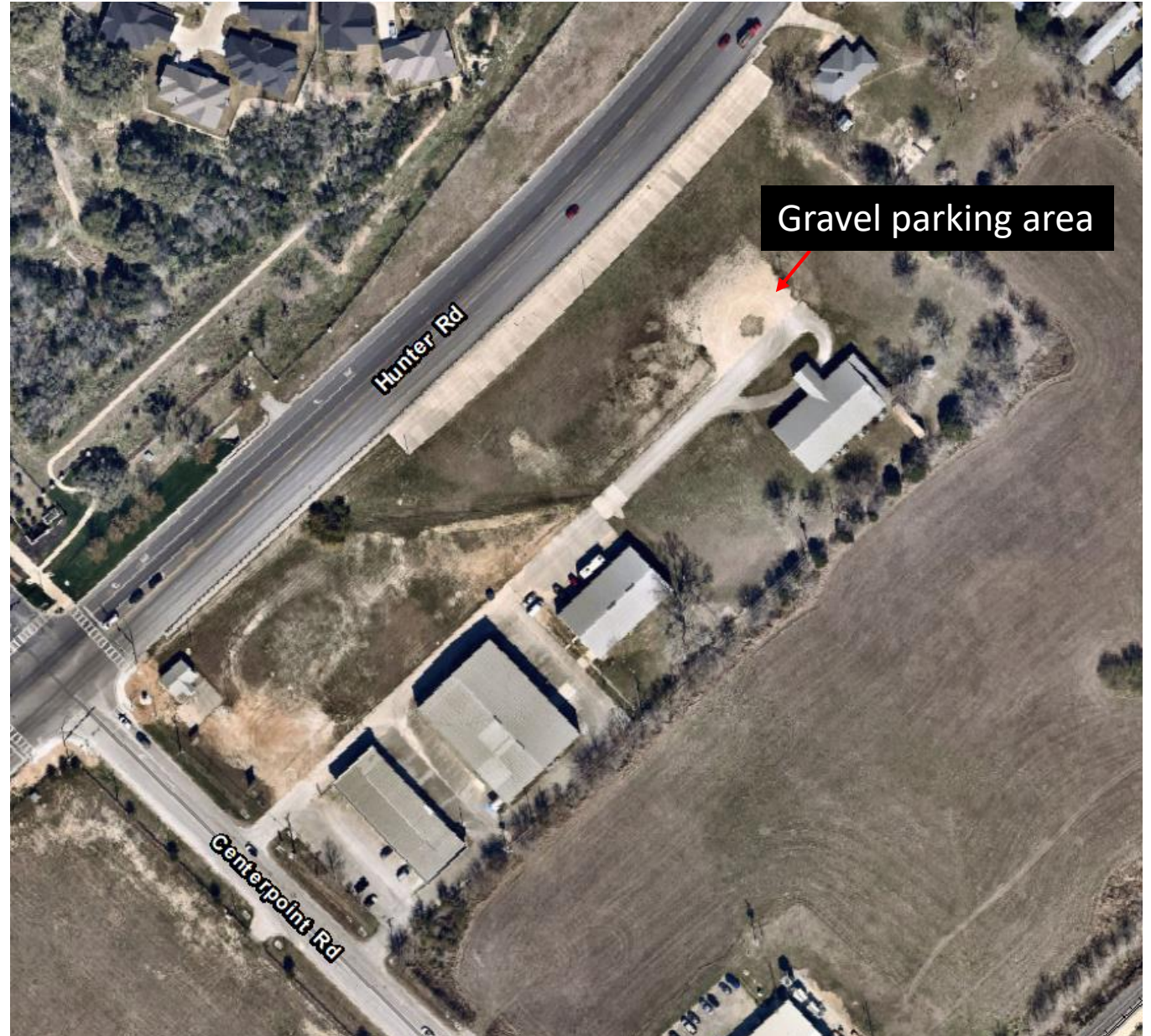
Office

Bathroom

Kitchen

Closet

- **Development Code Off Street Parking Requirements**
 - A change in use must comply
 - Adequate off street parking for faculty, administrative personnel, and athletic events is required
 - All-weather surface required



Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

- 1. Adequate off street parking for faculty and administrative personnel shall be provided.**
- 2. The required number of off-street parking stalls shall be determined based off the projected number of staff members at the projected full enrollment.**
- 3. Required parking shall meet City standards and specifications for all-weather surfaces.**
- 4. The permit shall be effective upon the issuance of a Certificate of Occupancy.**
- 5. The permit shall be posted in the same area and manner as the Certificate of Occupancy.**