

Throuwer Design

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March 12, 2010

Mr. Tim Dolan, Director
Planning Department
City of Temple
2 North Main Street,
Temple, Texas 76501

RE: 1521 Marlandwood Road – Conditional Use Permit

Dear Mr. Dolan,

Thanks for providing me with some concerns that were raised about the CUP we have filed for 1521 Marlandwood. I will address these concerns in the following statements to attempt to further clarify the proposed CUP.

Traffic is not anticipated to be an issue with this Twin Liquors store. Typical customer usage is between 150-175 cars per day. This equates to a trip rate of 300-350 vehicle trips per day. As a comparison, the vehicle trips associated with the same size store as Shopping Center would generate 1,091 vehicle trips per day. As a Walk-in Bank, 939 vehicle trips per day would be generated. While there is not comparable data associated with the existing video store for a 24-hour count, it is likely that the video store generates more vehicle trips per day than the proposed use of the building. The site enjoys access with two driveways to two different roads that abut the property. One of these driveways is a joint use driveway with access to S. 31st Street. This joint use driveway is in conjunction with the convenience store / gas station / car wash facility to the south. This abutting use generates far more traffic than the existing use or proposed use of the 6,000 s.f. building covered under the application for this Conditional Use Permit. There are a total of 3 driveways that serve the abutting convenience store / gas station / car wash operation that provides more than adequate ingress / egress to that site. The driveway characteristics for the 2 driveways serving the Twin Liquors site are very likely to remain unchanged, and

perhaps, may even be noticeably better, under a comparison of the existing use versus the proposed use of the site.

Security measures for all stores is 24/7 monitoring with 12-16 cameras in each store. These are remotely accessed and are recorded and kept for 90 days. Any suspicious activity is downloaded to permanent files and acted upon accordingly. This internet based system is a significant factor in the very low criminal activity associated with the Twin Liquors operations. Additional security measures with the stores is the contracted alarm system which is triggered by break-ins of all types (motion sensors, glass breaking sensors, etc.) and register panic buttons which signal directly with the local Police Departments. Twin Liquors spends a great deal of time and money maintaining all aspects of security at all the stores.

Twin Liquors is a long standing company that has many stores and many years of experience in the market. They understand that the existing residential development is a concern primarily due to the proximity and Twin Liquors is very cognizant of the social conditions relating to that proximity to their business. Twin Liquors has a company-wide policy to not cash checks of any type at their stores. As such, there is not an option of someone purchasing an item and gaining any cash back to their pocket. If a patron pays with a check, then the check is immediately run through an on-line check verification system that electronically informs the employee if the patron is on a "bad check" list. If so, the purchase is denied. If a patron's check is returned as NSF, then it is immediately forwarded from the bank to CheckRite for electronic check collection. This is normal and customary to the industry and for the vast majority of commercial retail operations. Twin Liquors is and remains very aggressive on this matter.

The purchase of smaller quantities of product is discouraged with a selection that is significantly smaller than the balance of the product portfolio found in the stores. The focus for Twin Liquors is on fine wine and spirits based on their extensive experience in the industry. All of the stores are constantly monitored so that adjustments can be made to reflect the social matters that may be arise. This includes, but is not limited to, the pulling of the lowest end market items of inexpensive products to help discourage transient traffic. It is important to understand that Twin Liquors is a company that strives to protect not only their own interests but also the interests of the area which they have

stores. As much as Twin Liquors wants to keep their stores as inviting as possible, Twin Liquors must also continue to be welcomed in the area and markets which they serve. Accordingly, Twin Liquors makes every effort to keep up the stores to current standards in every way and fully recognizes the community desire to provide a store that maintains viability in the area.

Twin Liquors has many stores that are located in similar proximity to residential developments and has continued to address any concerns that may arise and remains a good neighbor to the communities which they serve. As a given, smaller stores serve smaller areas and larger stores serve larger areas. If a market warrants the location of a store in a strip retail building, then typically, that stores' market capture area is typically larger than if the store is located in a stand-alone building. It is anticipated that this store, with excess parking available, meets the needs of the market which it serves and provides a more welcoming format versus a strip retail development.

I am not at liberty to discuss, and have limited knowledge of, the current lease situation of the current tenant and the property owner. That is a private matter between private parties which I am not in that loop of negotiations.

In regards to the application to TABC, Twin Liquors is not able to begin the process until they have approval from the City of Temple and possession (through lease) of the property. It is anticipated to take approximately 60 days to complete the construction necessary for occupancy.

This proposed Conditional Use Permit is exceeding the standard City of Temple Code requirements to add extensive landscaping to the property. Additionally, the proposed plan will add an 8' sidewalk to S. 31st Street in accordance to the Trail Plan for the City, add a 6' sidewalk to Marlandwood Road, to fully enclose the dumpster to be relocated to the SE corner of the building, and to locate a loading space on the property. All without removing any of the parking spaces on-site. There is not any anticipation that the excess parking on the site would ever be full, and, therefore, there will not be any impact on adjoining properties or streets.

Twin Liquors is excited to be a part of the City of Temple community and looks forward to a long relationship. The approval of the pending application for a Conditional Use Permit is an important first step to this long relationship which has benefits for all parties involved.

Should you have any questions, please contact me at my office.

Sincerely,

A handwritten signature in cursive script that reads "A. Ron Thrower".

A. Ron Thrower