

Conditional Use Permit	802 N LBJ
CUP-25-20	Grins Restaurant



Summary

Request:	Amendment to a Conditional Use Permit		
Applicant:	Cody Taylor Grins Restaurant 802 N LBJ Drive San Marcos, TX 78666	Property Owner:	Scott Irvine 802 N. LBJ Dr LLC 5444 Westheimer Rd Ste 1000 Houston, TX 77056
CUP Expiration:	N/A	Type of CUP:	Mixed Beverage
Interior Floor Area:	6,000 sq ft	Outdoor Floor Area:	30 seats
Parking Required:	60 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Monday-Saturday: 11am-10pm Sunday: 10am-10pm		

Notification

Posted:	5/9/2025	Personal:	5/9/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Forest Hill Addition, Block 1, Part of lots 26, 26A, 27 and 25		
Location:	Northeast corner of N LBJ Dr and Forest Dr.		
Acreage:	0.96 acres	PDD/DA/Other:	N/A
Existing Zoning:	Neighborhood Commercial	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	N/A, Adjacent to Forest Hills	Sector:	Sector 3
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MF-24	Multifamily Apartments	Neighborhood High
South of Property:	CC/ MF-18	Retail/Office/ Multifamily Apartments	Neighborhood High/ Neighborhood Commercial
East of Property:	NC	Single Family Residential	Neighborhood Low
West of Property:	NC/ MU	Office/ Bar/ Retail Sales	Neighborhood Commercial

Staff Recommendation

<input type="checkbox"/> Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The permit shall be valid for three (3) years, provided standards are met; 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 5/21/2025

Conditional Use Permit	802 N LBJ
CUP-25-20	Grins Restaurant



History

The purpose of this CUP is for a change of ownership. Grin's Restaurant opened in 1975 and the restaurant use has not ceased. Grin's received a Special Use Permit (SUP) in 1992 for on-premise consumption. This SUP did not have an expiration date. The applicant is making no changes to the business footprint at this time.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	No Comment

Conditional Use Permit	802 N LBJ
CUP-25-20	Grins Restaurant



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 small area plan or neighborhood character study for the area. <i>Studies were not complete at the time of the request.</i>
<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.
<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.