

Conditional Use Permit	1904 Old Ranch Road 12, Suite 107 & 108
CUP-26-37	Saloon 1904



Summary

Request:	New Conditional Use Permit (CUP)		
Applicant:	Bill Good P & B Hospitality LLC 13501 Ranch Road 12 Suite 103, Wimberley, TX 78676	Property Owner:	James Umstattd UC2, Ltd. 3355 Bee Caves Road, Suite 700 Austin, TX 78746
CUP Expiration:	N/A	Type of CUP:	Outside CBA/ Mixed Beverage
Interior Floor Area:	4260 sq ft	Outdoor Floor Area:	10 Seats
Parking Required:	43 spaces	Parking Provided:	Yes - Shared
Days & Hours of Operation:	Monday - Saturday: 11am – 12 am		

Notification

Posted:	July 24, 2026	Personal:	July 24, 2026
Response:	None as of the date of this report		

Property Description

Legal Description:	Thomas H W Forsith Survey, Tract A		
Location:	Located on Old Ranch Road 12, approximately 700 feet east of Country Estates Drive		
Acreage:	1.45 acres	PDD/DA/Other:	N/A
Existing Zoning:	Commercial District (CM)	Proposed Zoning:	Same
Existing Use:	Vacant	Proposed Use:	Bar
Preferred Scenario:	Mixed Use Low	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
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:	ETJ	Personal Storage	Mixed Use Low
South of Property:	Community Commercial (CC)/ Planned Development District	Texas State University Property/ Retail Services/ Funeral Home	Mixed Use Low
East of Property:	ETJ/ Light Industrial	Personal Storage	Neighborhood Medium
West of Property:	ETJ/ General Commercial (GC)	San Marcos Veterinary Clinic	Mixed Use Low

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Staff Recommendation

Approval as Submitted	☒	Approval with Conditions	Denial
1. This permit shall be valid for one (1) year, and shall expire August 11, 2027, provided standards are met; 2. The business shall be responsible for the subject property and the abutting right-of-way, excluding the public street or alley pavement, within 50 feet of any entrance and exit in a clean and sanitary condition, free from litter and refuse at all times. The maintenance responsibilities shall not overlap with another alcohol CUP Holder's maintenance area. (LDC Section 5.1.5.5.E.2.c); 3. The number of people occupying the building is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels list; and 4. This permit shall be posted in the same area and manner as the Certificate of Occupancy.			
Staff: Craig Garrison		Title: Planner	Date: August 5, 2026

History

This is a new request. Suite 108 in this shopping center was last occupied by Out of City Limits Art Studio and Electric. The Crestwood Center was annexed into the City and zoned to the Commercial District in May of 2026. Saloon 1904 already holds a TABC license but is currently not open to the public. An application for a Conditional Use Permit is required due to the recent annexation.

Additional Analysis

Per Senate Bill 1008 and since this a bar, the City can enforce the existing noise ordinance and the conditions related to noise added to this CUP. See additional analysis below.

Comments from Other Departments

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

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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 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. <i>No improvements are being proposed as the subject structure is an existing development.</i>
<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 does not contribute to any factors which shall substantially affect public safety.
<u>X</u>			The proposed use does not contribute to any factors which shall substantially affect public health.
<u>X</u>			The proposed use does not contribute to any factors that may contribute to a strain on natural resources, such as water or similar.
<u>X</u>			The proposed use does not contribute to strain on public services or utilities, such as electricity, water or wastewater, or similar.
<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.