

<b>Conditional Use Permit</b>	<b>150 S LBJ Drive</b>
<b>CUP-26-02</b>	<b>Logie's On The Square</b>



**Summary**

<b>Request:</b>	Renewal of a Conditional Use Permit		
<b>Applicant:</b>	Joe Bendetti Logies on the Square LLC 11701 Bee Cave #206 Austin, TX 78738	<b>Property Owner:</b>	BWB2 LP 11701 Bee Cave #206 Austin, TX 78738
<b>CUP Expiration:</b>	February 25, 2026	<b>Type of CUP:</b>	CBA Restaurant Mixed Beverage
<b>Interior Floor Area:</b>	3,457 sq ft	<b>Outdoor Floor Area:</b>	1,000 sq ft
<b>Parking Required:</b>	N/A	<b>Parking Provided:</b>	N/A
<b>Days &amp; Hours of Operation:</b>	Monday-Friday: 12pm-2am Saturday & Sunday: 11am-2am		

**Notification**

<b>Posted:</b>	January 23, 2026	<b>Personal:</b>	January 23, 2026
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Original Town of San Marcos, Block 13, Lot N Pt of 1 and S Pt of 2		
<b>Location:</b>	Approximately 280 feet North of the intersection of S LBJ Dr and S Edward Gary St		
<b>Acreage:</b>	.33 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	Character District – 5 Downtown (CD-5D)	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Same
<b>Preferred Scenario:</b>	Mixed Use Medium/ Regional Center	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Downtown	<b>Sector:</b>	8
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	Yes Low Priority

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Character District – 5 Downtown (CD-5D)	Recreation (Wild Rice Studio & SMAC)	Mixed Use Medium/ Regional Center
<b>South of Property:</b>	Character District – 5 Downtown (CD-5D)	Vacant	Mixed Use Medium/ Regional Center
<b>East of Property:</b>	Character District – 5 Downtown (CD-5D)	Retail & Bar (Alchemy Records & Cats Billiards)	Mixed Use Medium/ Regional Center
<b>West of Property:</b>	Character District – 5 Downtown (CD-5D)	Loft apartments & Retail (165 Lofts & Everyday Zen)	Mixed Use Medium/ Regional Center

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**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/> <b>Approval with Conditions</b>	<input type="checkbox"/> Denial
<ol style="list-style-type: none"> <li>1. The permit shall be valid for three (3) years, commencing February 25, 2026, provided standards are met;</li> <li>2. No outdoor amplified sound shall be permitted after 10 p.m.; and</li> <li>3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ol>		
<b>Staff:</b> Kaitlyn Buck	<b>Title:</b> Planner	<b>Date:</b> February 4, 2026

**History**

In February of 2025, the Planning and Zoning Commission approved a Conditional Use Permit for Logie's on the Square, valid for one (1) year.

**Additional Analysis**

Senate Bill 1008 provides provisions on the city's ability to prohibit amplified sound at a restaurant. Per this bill and staff's analysis, the City can enforce the existing noise ordinance.

**Comments from Other Departments**

<b>Police</b>	See Attached Police Report
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment
<b>Health/Code Compliance</b>	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>X</u>			The proposed use is consistent with any adopted small area plan or neighborhood character study for the area. <b><i>The proposed business meets goals, such as fostering small businesses, written in the Downtown Area Plan.</i></b>
<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. <b><i>The proposed use is compatible with and preserves the character and integrity of adjacent developments; no improvements are necessary at this time.</i></b>
<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. <b><i>No improvements are being proposed as the subject structure is an existing development.</i></b>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <b><i>No visual impacts are expected to cause adverse effects on adjacent properties.</i></b>
<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.