

Conditional Use Permit	700 N LBJ Drive Suite 113
CUP-23-08	Lanikai Lounge



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Gabriel Sims 1109 Perkins Street San Marcos, TX 78666	Property Owner:	Keith Whittington 1006 San Roque Rd Santa Barbara, CA 93105
CUP Expiration:	2/7/2023	Type of CUP:	Mixed Beverage / Beer & Wine
Interior Floor Area:	+/- 2,280 sq ft	Outdoor Floor Area:	+/- 120 sq ft
Parking Required:	16	Parking Provided:	Yes
Days & Hours of Operation:	Mon – Sun: 3pm-2am		

Notification

Posted:	3/9/2023	Personal:	3/10/2023
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1, The Center at San Marcos Subdivision		
Location:	Northeast of the intersection of North LBJ Drive and East Sessom Drive		
Acreage:	3 acres	PDD/DA/Other:	N/A
Existing Zoning:	Community Commercial	Proposed Zoning:	Same
Existing Use:	Bar	Proposed Use:	Same
Preferred Scenario:	Existing Neighborhood	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	Sector 3
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	MF-18	Multifamily	Existing Neighborhood
South of Property:	P	University	Low Intensity
East of Property:	P	Student Housing	Existing Neighborhood
West of Property:	GC	Retail Sales/ Gasoline Sales	Existing Neighborhood

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
Staff recommends approval of this CUP request with the following conditions: 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: 3/22/2023

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History

Lanikai Lounge received their CUP in 11.9.2021 with an expiration date of 2.7.2023.

Additional Analysis

The establishment includes 52 indoor seats and 12 outdoor seats and operates within the hours of 3:00 pm to 2:00 am Monday through Sunday.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	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 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. <i>Student apartments are located east of the site, however outdoor seating and parking are located on the opposite side of the building. There is also a landscaped buffer between the apartments and the restaurant.</i>
<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. The existing sites internal traffic configuration is not being changed because of this use. The site has two entrances onto Sessom Drive and N LBJ Drive.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. An outdoor patio exists facing internally into the site's parking lot. This patio is screened from visibility and does not appear to be a nuisance to 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 1.5.1.1.