

<b>Conditional Use Permit CUP-24-74</b>	<b>1506 N IH 35, Ste 108 Chipotle Mexican Grill</b>
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**Summary**

<b>Request:</b>	New Conditional Use Permit		
<b>Applicant:</b>	Catherine Chamblee 511 W 7 <sup>th</sup> St Austin, TX 78701	<b>Property Owner:</b>	Tim Luskin POBox 182566 Columbus, OH 43218
<b>CUP Expiration:</b>	N/A	<b>Type of CUP:</b>	Beer & Wine
<b>Interior Floor Area:</b>	2,325 sq ft	<b>Outdoor Floor Area:</b>	325 sq ft
<b>Parking Required:</b>	16 spaces	<b>Parking Provided:</b>	Yes
<b>Days &amp; Hours of Operation:</b>	Monday-Sunday: 10am-10pm		

**Notification**

<b>Posted:</b>	12/20/2024	<b>Personal:</b>	12/20/2024
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	Lot 1, Block B, in the Northgate Center 1 Subdivision (2024)		
<b>Location:</b>	Along the IH 35 Frontage Road, Approximately 250 feet South of Aquarena Springs Dr		
<b>Acreage:</b>	1.43 acres	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	General Commercial (GC)	<b>Proposed Zoning:</b>	Same
<b>Existing Use:</b>	Restaurant	<b>Proposed Use:</b>	Same
<b>Preferred Scenario:</b>	Mixed Use Medium	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	Two Rivers East	<b>Sector:</b>	6
<b>Utility Capacity:</b>	Adequate	<b>Floodplain:</b>	Yes
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey:</b>	No

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	General Commercial (GC)	Convenient Store with Gas Sales (Valero)	Mixed Use Medium Intensity Zone
<b>South of Property:</b>	General Commercial (GC)	Restaurant (Starbucks, Nothing Bundt Cakes)	Mixed Use Medium Intensity Zone
<b>East of Property:</b>	General Commercial (GC)	Undeveloped	Mixed Use Medium Intensity Zone
<b>West of Property:</b>	General Commercial (GC)	Restaurant (Hawaiian Bros, In-N-Out, Chick-fil-A)	Commercial/Employment Medium Intensity Zone

**Staff Recommendation**

Approval as Submitted	<input checked="" type="checkbox"/> <b>Approval with Conditions</b>	<input type="checkbox"/> Denial
1. The permit shall be valid for one (1) year provided standards are met; and 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
<b>Staff:</b> Kaitlyn Buck	<b>Title:</b> Planner	<b>Date:</b> 1/8/2025

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<u><b>History</b></u>	
This is a new request.	
<u><b>Additional Analysis</b></u>	
See additional analysis below.	
<u><b>Comments from Other Departments</b></u>	
<b>Police</b>	No Calls Reported
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<b>X</b>			The proposed use at the specified location is consistent with the policies embodied in the adopted comprehensive plan.

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CUP-24-74**

**1506 N IH 35, Ste 108  
Chipotle Mexican Grill**



		<u>N/A</u>	The proposed use is consistent with any adopted neighborhood character study for the area. <b><i>This property is not within the boundaries of any neighborhood character study.</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 1.5.1.1.