

Conditional Use Permit	1141 N IH 35
CUP-24-72	Saltgrass Steakhouse



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Saltgrass, Inc. 1510 West Loop South Houston, TX 77027	Property Owner:	NN REIT, LP 450 S. Orange Ave. Suite 900 Orlando, FL 32601
CUP Expiration:	December 14, 2024	Type of CUP:	Mixed Beverage
Interior Floor Area:	8,054 s.f.	Outdoor Floor Area:	N/A
Parking Required:	81 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday-Saturday: 11 a.m. – 10 p.m.		

Notification

Posted:	12/27/2024	Personal:	12/20/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	Springtown V, Lot 3		
Location:	At the corner of Springtown Way and IH 35 Frontage.		
Acreage:	1.37 acres	PDD/DA/Other:	N/A
Existing Zoning:	General Commercial	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Millview West	Sector:	Sector 7
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:	General Commercial	Restaurant	Mixed Use Medium
South of Property:	General Commercial/ Mixed Use	Restaurant	Mixed Use Medium
East of Property:	General Commercial	Interstate Highway	Mixed Use Medium
West of Property:	General Commercial/ Mixed Use	Multifamily/ Retail/ Restaurants	Mixed Use Medium

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial	<input type="checkbox"/>
1. Permit shall be valid for three (3) years, commencing on December 14, 2024, 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: 1/8/2024		

Conditional Use Permit	1141 N IH 35
CUP-24-72	Saltgrass Steakhouse



History

Saltgrass is an existing restaurant seeking renewal of their CUP. There have been no changes since the original approval in 2019. The CUP has been renewed by the Planning and Zoning Commission in December of 2021 for three years.

Additional Analysis

This site is located near a church across Springtown Way and exceeds the minimum distance requirement within the San Marcos Development Code.

Comments from Other Departments

Police	See Attached Police Report
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	No Comment

**Conditional Use Permit
CUP-24-72**

**1141 N IH 35
Saltgrass Steakhouse**



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. <i>Measured to be approximately 500 feet away.</i>
<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.