

Conditional Use Permit	700 N LBJ Suite 102B
CUP-24-75	Patos The Taco Shop



Summary

Request:	New Conditional Use Permit		
Applicant:	Monica Ruiz Xokol, LLC 2101 Montopolis Drive Austin, TX 78741	Property Owner:	Hjorting Family Trust 1006 San Roque Road Santa Barbara, CA 93105
CUP Expiration:	N/A	Type of CUP:	Beer & Wine
Interior Floor Area:	1,000 sq. ft.	Outdoor Floor Area:	N/A
Parking Required:	10 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday – Wednesday: 8 a.m. – 9 p.m. Thursday – Saturday: 8 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:	The Centre at San Marcos, Lot 1		
Location:	At the northeast corner of Sessom Drive and North LBJ Drive.		
Acreage:	3 acres	PDD/DA/Other:	N/A
Existing Zoning:	Community Commercial	Proposed Zoning:	Same
Existing Use:	Vacant	Proposed Use:	Restaurant
Preferred Scenario:	Mixed Use Medium	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:	Multifamily - 18	Multifamily Apartments	Neighborhood High
South of Property:	Public Institutional	Texas State University	Commercial Employment/ Medium
East of Property:	Public Institutional	Multifamily Apartments	Neighborhood High
West of Property:	General Commercial	Food Truck Park/ Gas Station/ Multifamily Apartments	Mixed Use Medium

Conditional Use Permit	700 N LBJ Suite 102B
CUP-24-75	Patos The Taco Shop



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial
<ol style="list-style-type: none"> 1. The permit shall be valid for one (1) year, provided standards are met; 2. Shall become effective upon issuance of the Certificate of Occupancy; 3. 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

History

This is a new request.

Additional Analysis

See additional analysis below.

Comments from Other Departments

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

**Conditional Use Permit
CUP-24-75**

**700 N LBJ Suite 102B
Patos The Taco Shop**



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.
<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.