

Conditional Use Permit CUP-26-03	200 Springtown Way, Ste 124 LabC Food Kitchen
---	--



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Helen Le 107 Childers Dr, Ste 100 Bastrop, TX 78602	Property Owner:	H Retail Fund LP 500 West 5 th Street Ste 700 Austin, TX 78701
CUP Expiration:	January 28, 2026	Type of CUP:	Beer & Wine
Interior Floor Area:	3,000 sq ft	Outdoor Floor Area:	N/A
Parking Required:	15 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Monday-Sunday: 10:30am-9pm		

Notification

Posted:	January 23, 2026	Personal:	January 23, 2026
Response:	None as of the date of this report		

Property Description

Legal Description:	Springtown Subdivision, Lot 5A		
Location:	Near the intersection of Springtown Way and Thorpe Lane		
Acreage:	6.54 acres	PDD/DA/Other:	N/A
Existing Zoning:	Vertical Mixed Use (VMU)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium/ Community Center	Proposed Designation:	Same
CONA Neighborhood:	Millview West	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 (GC)	Restaurants and Retail	Mixed Use Medium/ Community Center
South of Property:	General Commercial (GC)	Restaurants and Retail	Mixed Use Medium/ Community Center
East of Property:	General Commercial (GC)	Restaurants and Retail	Mixed Use Medium/ Community Center
West of Property:	General Commercial (GC)	Movie Theater, Restaurants, and Retail	Mixed Use Medium/ Community Center

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
<ol style="list-style-type: none"> The permit shall be valid for three (3) years, commencing January 28, 2026, provided standards are met; and The permit shall be posted in the same area and manner as the Certificate of Occupancy. 		
Staff: Kaitlyn Buck	Title: Planner	Date: February 4, 2026

Conditional Use Permit CUP-26-03	200 Springtown Way, Ste 124 LabC Food Kitchen
---	--



History

In January of 2025, the Planning and Zoning Commission approved a Conditional Use Permit for LabC Food Kitchen, 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

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

Conditional Use Permit CUP-26-03	200 Springtown Way, Ste 124 LabC Food Kitchen
-------------------------------------	--



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. The subject property is not located within a neighborhood character study area.
<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. The proposed use is compatible with and preserves the character and integrity of adjacent developments; no improvements are necessary at this time.
<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. No improvements are being proposed as the subject structure is an existing development.
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. No visual impacts are expected to cause adverse effects 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.