

Conditional Use Permit	1400 Aquarena Springs Dr
CUP-25-67	Buffalo Wild Wings



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Muhummad Ahmed 13636 Breton Ridge St, Ste A Houston, TX 77070	Property Owner:	Muhummad Ahmed 13636 Breton Ridge St, Ste A Houston, TX 77070
CUP Expiration:	February 13, 2026	Type of CUP:	Mixed Beverage
Interior Floor Area:	8,950 sq ft	Outdoor Floor Area:	N/A
Parking Required:	59 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday-Thursday: 11am-12am Friday & Saturday: 11am-1am		

Notification

Posted:	December 19, 2025	Personal:	December 19, 2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1 in the Mamacitas Subdivision (1995)		
Location:	South of Aquarena Springs Dr between Warden Lane and Zunker Street		
Acreage:	1.58 acres	PDD/DA/Other:	N/A
Existing Zoning:	Community Commercial (CC)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	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)	Restaurant (Loli's Café)	Mixed Use Medium
South of Property:	Mixed Use (MU)	Multi-Family Residential (College Town)	Mixed Use Medium
East of Property:	Community Commercial (CC)	Retail (Uptown Cheapskate)	Mixed Use Medium
West of Property:	Multiple Family Residential (MF-24)	Multi-Family Residential (Stadium View)	Neighborhood High

Conditional Use Permit	1400 Aquarena Springs Dr
CUP-25-67	Buffalo Wild Wings



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 six (6) months, commencing on February 13, 2026, provided standards are met; The applicant shall not apply for a late hour's license from the Texas Alcoholic Beverage Commission (TABC); No permanent vehicular access to the site shall be established less than 200 ft. from the property line of any single family residential home; The applicant shall provide 4 bicycle parking spaces in accordance with the minimum parking requirements set out in Table 7.1 of the Land Development Code; No outdoor amplified sound shall be allowed; and The permit shall be posted in the same area and manner as the Certificate of Occupancy. 		
Staff: Kaitlyn Buck	Title: Planner	Date: January 7, 2026

History

In 1994 Mamacita's Restaurant Cantina was constructed on the subject property and received a Conditional Use Permit for on-premise consumption of mixed beverages in 1994. Mamacita's closed in early 2021.

In July of 2021, Anchor Bar received a Conditional Use Permit for on-premise consumption of mixed beverages on the property valid for one (1) year. Anchor Bar closed in 2023.

In October of 2024, the Planning and Zoning Commission approved a Conditional Use Permit for on-premise consumption of mixed beverages for Buffalo Wild Wings, valid for one (1) year.

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 and the conditions related to noise added to this CUP.

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 and the conditions related to noise added to this CUP.

Staff is recommending a six (6) month renewal to give the applicant time to install the required bicycle parking.

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	1400 Aquarena Springs Dr
CUP-25-67	Buffalo Wild Wings



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.