

Conditional Use Permit	700 N LBJ Drive, Suite 111
CUP-25-16	The Growling



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Manuel Lopez-Castro 700 N LBJ Dr, Suite 111 San Marcos, TX 78666	Property Owner:	Hyorting Family Trust All County Capital 4300 S. Congress Ave Austin, TX 78745
CUP Expiration:	5/10/2025	Type of CUP:	Beer & Wine
Interior Floor Area:	1500 sq. ft.	Outdoor Floor Area:	3 seats
Parking Required:	9 spaces	Parking Provided:	Yes, Shared
Days & Hours of Operation:	Sunday – Friday: 4:30 – 12 Saturday: 5:30 - 1		

Notification

Posted:	4/4/2025	Personal:	4/4/2025
Response:	One citizen comment in favor.		

Property Description

Legal Description:	Lot 1, The Center at San Marcos Subdivision		
Location:	Intersection of North LBJ Drive and East Sessom		
Acreage:	3 acres	PDD/DA/Other:	N/A
Existing Zoning:	CC – Community Commercial	Proposed Zoning:	Same
Existing Use:	Bar	Proposed Use:	Same
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:	MF-18	Multifamily Apartments	Neighborhood High
South of Property:	P	Texas State University	Commercial/ Employment Medium
East of Property:	P	Multifamily Apartments/ Texas State University	Neighborhood High
West of Property:	GC	Retail/ Multifamily	Mixed Use Medium

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The Conditional Use Permit shall be valid for three (3) years, provided standards are met. 2. No live music or karaoke shall be allowed outdoors or other unconditioned areas. 3. The Conditional Use Permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 4/16/2025

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History

The Growling is an existing business that previously received their initial Conditional Use Permit in 2015 for a period of one year which was renewed in 2016 for three years, 2019 for three years, and 2022 for three years.

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

Evaluation			Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
Consistent	Inconsistent	Neutral	
<u>X</u>		<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.

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