

Conditional Use Permit	307 S. LBJ
CUP-24-30	Putt Pub



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Reilly Hursley Putt Point Enterprises, LLC 307 S. LBJ San Marcos, TX, 78666	Property Owner:	Reilly Hursley 307 S. LBJ Realty, LLC 1901 Nevada Street San Marcos, TX, 78666
CUP Expiration:	9/14/2024	Type of CUP:	Mixed Beverage w/ Late Hours
Interior Floor Area:	1,680 sq ft	Outdoor Floor Area:	13, 436 sq ft (includes golf course)
Parking Required:	27 spaces	Parking Provided:	Yes (64 spaces)
Days & Hours of Operation:	Monday – Thursday: 3pm- 2am / Friday – Sunday: 1pm – 2am		

Notification

Posted:	7/26/2024	Personal:	7/26/2024
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 7A, Block 1, DP Hopkins Subdivision		
Location:	Intersection of S LBJ Drive and Comal Street		
Acreage:	0.8 acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5D	Proposed Zoning:	Same
Existing Use:	Outdoor Recreation/ Bar	Proposed Use:	Same
Preferred Scenario:	High Intensity - Downtown	Proposed Designation:	Same
CONA Neighborhood:	Downtown (CBA)	Sector:	4
Utility Capacity:	Adequate	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey:	Low Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Restaurant/ Rail Tracks	High Intensity
South of Property:	CD-5D	Vacant/Professional Office	High Intensity
East of Property:	CD-5D	Vacant/ Warehouse/ Retail Sales	High Intensity
West of Property:	CD-5D	Bank	High Intensity

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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 three (3) years, provided standards are met; and 2. No outdoor amplified live music after 10pm; 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy. 				
Staff: Craig Garrison		Title : Planner		Date: 8/13/2024

History

The site was formerly used as a gas station. A Conditional Use Permit was originally approved by the Planning and Zoning Commission in December 2015 (CUP-15-35), with the condition that there be no outdoor amplified live music after 10pm. The last CUP renewal (CUP-21-27) was renewed in September of 2021, by Planning and Zoning Commission, and expires September 14, 2024. The property has provided 64 spaces due to old land development code requirements, while our current land development code requires 27 spaces.

Additional Analysis

See additional analysis below.

Comments from Other Departments

Police	See police report.
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code	No Comment

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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 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 1.5.1.1.