

Conditional Use Permit	100 W Hopkins St
CUP-25-30	The Vault & Saké



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Mike Keysen 835 Uluru Ave New Braunfels, TX 78132	Property Owner:	Hopkins Square, LLC POBox 160896 Austin, TX 78716
CUP Expiration:	5/24/2025	Type of CUP:	CBA Restaurant Mixed Beverage
Interior Floor Area:	4,600 sq ft	Outdoor Floor Area:	N/A
Parking Required:	N/A	Parking Provided:	N/A
Days & Hours of Operation:	Tuesday-Saturday: 6pm-2am Sunday & Monday: Closed		

Notification

Posted:	7/3/2025	Personal:	7/3/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Part of Lots 1-2, Block 10 in the Original Town of San Marcos		
Location:	Northwest corner of W Hopkins Street and N Guadalupe Street		
Acreage:	0.14 of an acre	PDD/DA/Other:	N/A
Existing Zoning:	Character District 5 Downtown (CD-5D)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Downtown (CBA)	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	Downtown HD	My Historic SMTX Resources Survey:	Yes, High Preservation Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Character District 5 Downtown (CD-5D)	Bank (Frost Bank)	Mixed Use Medium
South of Property:	Character District 5 Downtown (CD-5D)	Retail (Cardinal Frame & Art)	Mixed Use Medium
East of Property:	Character District 5 Downtown (CD-5D)	Restaurant (Blue Dahlia)	Mixed Use Medium
West of Property:	Character District 5 Downtown (CD-5D)	Bar (Red Room Social Lounge)	Conservation/Cluster

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Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
<ol style="list-style-type: none">1. The permit shall be valid for six (6) months, provided standards are met; and2. Food shall be available to patrons in all areas of the restaurant in a manner that meets the requirements of Section 5.1.5.5.4.b, Eating Establishments – Downtown CBA Boundary; and3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Kaitlyn Buck	Title: Planner	Date: 7/16/2025

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History

Originally issued a CUP in 2009, the business has been through multiple administrative renewals of the CUP along with renewals at the Commission level. Both the Vault and Saké operate under the same TABC license and existing Restaurant CUP. In April 2022, Planning and Zoning Commission approved a renewal, valid for three (3) years. This permit expired May 24, 2025.

Compliance

- March 24 – Neighborhood Enhancement completed walkthrough of the business and found all permits valid and posted.
- July 11 – Neighborhood Enhancement and Health completed inspection of the kitchen space and found the business to be out of compliance with the following items:
 - No commercial equipment in the Kitchen
 - Menu only provides one (1) entree
 - Marketing does not indicate the business sells food
- July 21 – Neighborhood Enhancement met with business owners to discuss a path to come into compliance.

Additional Analysis

Restaurants serving alcohol within the downtown CBA are subject to the following Use Standards:

- Downtown CBA Boundary.** Where an eating establishment including the sale of alcohol is located in the downtown CBA boundary the following additional standards apply:
2. The business must have a kitchen and food storage facilities of sufficient size to enable food preparation. The kitchen must be equipped with, and must utilize, a commercial grill, griddle, fryer, oven, or similar heavy food preparation equipment.
 3. The business must serve meals to customers during at least two meal periods each day the business is open. A meal must consist of at least one entree, such as a meat serving, a pasta dish, pizza, a sandwich or similar food in a serving that serves as a main course for a meal. At least three entrees must be available during each meal period. A meal period means a period of at least four hours.
 4. The business must be used, maintained, advertised and held out to the public as a place where meals are prepared and served.

Staff is recommending a six (6) month renewal to allow the business time to come into compliance.

Comments from Other Departments

Police	See Attached Police Report The Vault has so many calls there is no way to go through all the items and give a synopsis. They are a large consumer of public safety services because of their business model.
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Neighborhood Enhancement	When I did my walkthrough, The Vault was very responsive and cooperative back in March.

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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>X</u>	The proposed use is consistent with any adopted neighborhood character study for the 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. <i>The proposed use is compatible with and preserves the character and integrity of adjacent developments; no improvements are necessary at this time.</i>
<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. <i>No improvements are being proposed as the subject structure is an existing development.</i>
		<u>X</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<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.