

Conditional Use Permit	242 N LBJ Drive Suite 103
CUP-24-31	Crafthouse Restaurant



Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Crafthouse Willy Jack LLC 2686 Black Bear Drive New Braunfels, TX 78132	Property Owner:	Allen Shy ShyPenn LTD 2686 Black Bear Drive New Braunfels, TX 78132
CUP Expiration:	4/13/2024	Type of CUP:	CBA Restaurant Mixed Beverage
Interior Floor Area:	5000 sq ft	Outdoor Floor Area:	176 sq ft
Parking Required:	0 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday – Thursday: 11am – 12am / Friday – Saturday: 11am – 1am		

Notification

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

Property Description

Legal Description:	Original Town of San Marcos, Block 7, Lot 5		
Location:	Southeast Corner of N LBJ Drive and E Hutchison Street		
Acreage:	0.3 acres	PDD/DA/Other:	N/A
Existing Zoning:	CD-5D	Proposed Zoning:	Same
Existing Use:	Restaurant/Bar	Proposed Use:	Same
Preferred Scenario:	High Intensity/ Downtown	Proposed Designation:	Same
CONA Neighborhood:	Downtown (CBA)	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	Medium Priority Potential District Expansion

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Retail Sales/ Retail Services	High Intensity/ Downtown
South of Property:	CD-5D	Retail Sales/ Retail Services	High Intensity/ Downtown
East of Property:	CD-5D	Parking	High Intensity/ Downtown
West of Property:	CD-5D	Retail Sales	High Intensity/ Downtown

Conditional Use Permit	242 N LBJ Drive Suite 103
CUP-24-31	Crafthouse Restaurant



Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	<input type="checkbox"/> Denial
1. The Permit shall be valid for three (3) years, provided standards are met; 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Craig Garrison	Title : Planner	Date: 8/7/2024

History

The initial Conditional Use Permit (CUP) for mixed beverages was approved in 2015, and became effective in 2016. In 2017 an amendment to the CUP was approved to expand Crafthouse into the neighboring suite. The CUP was renewed in 2018, and again in 2021. Crafthouse ceased occupation of the neighboring suite in 2021, to return to its former footprint. The last CUP expired on April 13, 2024, making the permit approximately four months expired.

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

Conditional Use Permit CUP-24-31	242 N LBJ Drive Suite 103 Crafthouse Restaurant
-------------------------------------	--



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 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.