Conditional Use Permit CUP-24-31

242 N LBJ Drive Suite 103 Crafthouse Restaurant



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	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/	Proposed Designation:	Same				
	Downtown						
CONA Neighborhood:	Downtown (CBA)	Sector:	8				
Utility Capacity:	Adequate	Floodplain:	No				
Historic Designation:	N/A	My Historic SMTX	Medium Priority				
		Resources Survey:	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

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Staff Recommendation

Approval as	<u>Х</u> Ар	proval with Conditions		Denial
Submitted				
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	Da	ite: 8/7/2024

History

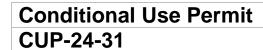
The initial Conditional Use Permit (CUP) for mixed beverages was approved in 2015, and became effective in 2016. In 2017 an amendment to the CUP was approved to expand Crafthouse into the neighboring suite. The CUP was renewed in 2018, and again in 2021. Crafthouse ceased occupation of the neighboring 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 (<u>Other</u>	Departments

Comments from Other Departments			
Police	No Calls Reported		
Fire	No Comment		
Public Services	No Comment		
Engineering	No Comment		
Health/Code	No Comment		



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Evaluation			Critoria for Approval (Soc. 29249 5155)
Consistent	Inconsistent	Neutral	Criteria for Approval (Sec. 2.8.3.4 & 5.1.5.5)
<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. Studies were not complete at the time of the request.
<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.