

<b>Conditional Use Permit</b>	<b>100 West Hopkins Street</b>
<b>CUP-18-22</b>	<b>The Hive / The Vault</b>



### Summary

<b>Request:</b>	Consider a request by Newton Gang Getaway, on behalf of Hopkins Square, LLC., to renew a Restaurant Conditional Use Permit to allow the continued sale of mixed beverages for on premise consumption along with a change in name of the businesses at 100 West Hopkins Street.		
<b>Applicant:</b>	Newton Gang Getaway 19141 Stone Oak Pkwy. San Antonio, TX 78258	<b>Property Owner:</b>	Hopkins Square, LLC P.O. Box 160896 Austin, TX 78716
<b>CUP Expiration:</b>	August 25, 2018	<b>Type of CUP:</b>	Restaurant: Mixed Beverages
<b>Interior Floor Area:</b>	4,600 sq. ft.	<b>Outdoor Floor Area:</b>	None
<b>Parking Required:</b>	None. The property is located in the Central Business Area (CBA)	<b>Parking Provided:</b>	N/A
<b>Days &amp; Hours of Operation:</b>	Tuesday: 7pm – 3am      Thursday- Saturday: 7pm – 3am		

### Notification

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	N/A	<b># of Participants:</b>	N/A
<b>Posted:</b>	July 6, 2018	<b>Personal:</b>	July 6, 2018
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	Original Town of San Marcos, part of Lots 1-2, Block 10		
<b>Location:</b>	West Hopkins Street		
<b>Acreage:</b>	0.14 acres	<b>Central Business Area:</b>	Yes
<b>Existing Zoning:</b>	Character District – 5 Downtown (CD-5D)	<b>Preferred Scenario:</b>	Downtown High Intensity Zone
<b>Existing Use:</b>	Bar/Restaurant	<b>Proposed Use:</b>	Same
<b>CONA Neighborhood:</b>	Downtown	<b>Sector:</b>	8
<b>Utility Capacity:</b>	Adequate		

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	CD-5D	Retail / Dance Studio	High Intensity Zone
<b>South of Property:</b>	CD-5D	Retail / Office	High Intensity Zone
<b>East of Property:</b>	CD-5D	Medical Office	High Intensity Zone
<b>West of Property:</b>	CD-5D	Former Frost Bank Location	High Intensity Zone

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### History

The Hive holds one of the active Restaurant permits in the CBA which is set to expire on August 25, 2018. The applicant is requesting a renewal and name change from "The Hive" to "The Vault." The business was previously named The Vault until an administrative name change in 2016. Additionally, "Sinners & Saints" will be replaced with "Saké Bar & Bistro." All businesses operate under the same TABC license and existing Restaurant CUP.

### Additional Analysis

The Development Code allows for Administrative Approval of renewals to Restaurant Conditional Use Permits for a period not to exceed 3 years. If there are not issues with the request in the future, staff may pursue Administrative Approval, subject to the requirements of the Development Code and the conditions in place from previous approvals.

### Comments from Other Departments

<b>Police</b>	No concerns associated with the request.
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

### Staff Recommendation

<input type="checkbox"/>	Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<ul style="list-style-type: none"> <li>Permit shall be valid for three (3) years, provided standards are met.</li> <li>The Vault shall meet all requirements for Restaurant CUPs.</li> <li>The permit shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ul>					
<b>Staff:</b> Alison Brake, CNU-A			<b>Title :</b> Planner		<b>Date:</b> July 19, 2018

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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>N/A</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. <b><i>CD-5D zoning allows for a bar and restaurant use.</i></b>
<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.