

Conditional Use Permit	1625 W Hunter Road
CUP-18-16	Jacks Roadhouse



Summary

Request:	Expansion of service area to two outdoor patio areas.		
Applicant:	Hallucivision 101 Riverpark Drive Martindale, TX 78666	Property Owner:	Phillip Nadeau 101 Riverpark Drive Martindale, TX 78666
CUP Expiration:	N/A	Type of CUP:	Mixed Beverage
Interior Floor Area:	1800 sq ft	Outdoor Floor Area:	400 sq ft existing +/-600 sq ft proposed
Parking Required:	15 spaces	Parking Provided:	Yes
Days & Hours of Operation:	Sunday – Saturday: 2pm-2am		

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	July 27, 2018	Personal:	July 27, 2018
Response:	None as of the date of this report		

Property Description

Legal Description:	Knights of Columbus Block 1, Lot 2		
Location:	Hunter Road and Dixon Street		
Acreage:	1 acre	Central Business Area:	No
Existing Zoning:	CC, Community Commercial	Preferred Scenario:	Low Intensity
Existing Use:	Bar	Proposed Use:	Bar / Restaurant
CONA Neighborhood:	Dunbar	Sector:	1
Utility Capacity:	Adequate	Floodplain:	Yes

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Small Engine Sales / Repairs	Low Intensity
South of Property:	FD	Vacant / VFW	Low Intensity
East of Property:	FD	Vacant	Low Intensity
West of Property:	SF-6	Single-Family	Low Intensity

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History

Jack's roadhouse has been in operation for a number of years with our records indicating a Conditional Use Permit being issued in 1996 with no expiration date.

In March 2018, the current owner of the business applied for and received approval of an administrative name change of the owner to Hallucivision. In August 2018, the Planning & Zoning Commission approved an amendment to the CUP allowing the sale of mixed beverages.

Currently, the applicant is proposing two outdoor patio areas; one to the front and one to the rear of the existing building. The patio to the front facing Hunter Road would be accessed from the inside by a garage door. The patio to the rear would be accessed by a ramp from the existing outdoor patio.

Additional Analysis

The business is directly across the street from a home located on Hunter Road, however the business currently meets the minimum requirement of 300 feet from the front door of the business to the front door of the home. Staff has concerns with an increase in noise from the expansion and open garage door facing Hunter Road. To alleviate any adverse impacts, staff recommends that the garage door and patio toward Hunter Road not be allowed.

Comments from Other Departments

Police	Comment or No Comment
Fire	Comment or No Comment
Public Services	Comment or No Comment
Engineering	Comment or 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"> The permit shall be valid for one year provided standards are met. The permit shall be posted in the same area and manner as the certificate of occupancy. No door or patio shall be allowed to the front of the building, facing Hunter Road. No outdoor amplified live music be shall allowed on the property 		
Staff: Tory Carpenter, CNU-A	Title : Planner	Date: November 21, 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.
		<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.