

# Conditional Use Permit CUP-19-16

# 1141 IH-35 North Saltgrass Steakhouse



## Summary

<b>Request:</b>	Allow the sale of mixed beverages for on premise consumption at 1141 IH-35 North.		
<b>Applicant:</b>	Saltgrass, Inc. 1510 West Loop South Houston, TX 77027	<b>Property Owner:</b>	National Retail Properties, LP 450 South Orange Avenue, Suite 900 Orlando, FL 32801
<b>Square Feet:</b>	8,054 square feet	<b>Type of CUP:</b>	Mixed Beverage
<b>Interior seating:</b>	262	<b>Outdoor seating:</b>	0
<b>Parking Required:</b>	66	<b>Parking Provided:</b>	83
<b>Days &amp; Hours of Operation:</b>	Sunday – Thursday: 11 a.m. – 10 p.m. Friday – Saturday: 11 a.m. – 11 p.m.		

## Notification

<b>Posted:</b>	May 24, 2019	<b>Personal:</b>	May 24, 2019
<b>Response:</b>	None as of the date of this report		

## Property Description

<b>Legal Description:</b>	Lot 3 Springtown V Subdivision		
<b>Location:</b>	Intersection of IH 35 and Springtown Way		
<b>Acreage:</b>	1.36 acres +/-	<b>Central Business Area:</b>	No
<b>Existing Zoning:</b>	General Commercial (GC)	<b>Preferred Scenario:</b>	Midtown High Intensity Zone
<b>Existing Use:</b>	Vacant Restaurant	<b>Proposed Use:</b>	Restaurant
<b>CONA Neighborhood:</b>	Millview West	<b>Sector:</b>	7
<b>Utility Capacity:</b>	Adequate		

## Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	GC	Restaurant / Church	High Intensity
<b>South of Property:</b>	VMU / GC	Retail / Apartments / Restaurant	High Intensity
<b>East of Property:</b>	GC	IH 35	High Intensity
<b>West of Property:</b>	GC	Restaurants	High Intensity

<b>Conditional Use Permit</b>	<b>1141 IH-35 North</b>
<b>CUP-19-16</b>	<b>Saltgrass Steakhouse</b>



### History

Saltgrass Steakhouse is moving from their current location on Sessom Drive to the site formally occupied by Logan's Steakhouse at the intersection of IH-35 and Springtown Way.

### Additional Analysis

This site is located near a church on the of Springtown Way, however it exceeds the minimum distance measured by walking path as defined by the San Marcos Development Code.

### Comments from Other Departments

<b>Police</b>	No Concerns
<b>Fire</b>	No Concerns
<b>Public Services</b>	No Concerns
<b>Engineering</b>	No Concerns

### 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 one (1) year, provided standards are met,</li> <li>The permit shall be valid at the time of Certificate of Occupancy; and</li> <li>The permit shall be posted in the same area and manner as the Certificate of Occupancy.</li> </ul>					
<b>Staff:</b> Will Parrish		<b>Title :</b> Planner		<b>Date:</b> June 6, 2019	

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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. <b>Studies were not complete at the time of this request</b>
<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 as outlined in section 5.1.5.5.
<u>X</u>			The proposed use is not within 1,000 ft. of a public or private school as outlined within section 5.1.5.5(E)(3).