

Conditional Use Permit	200 Springtown Way Suite 100
CUP-20-19	Hopdoddy Burger Bar



Summary

Request:	A renewal of a Conditional Use Permit to allow the sale of mixed beverages for on premise consumption at 200 Springtown Way Suite 100.		
Applicant:	Hopdoddy San Marcos Springtown Shopping Center LLC 512 Riverside Dr. Suite 150 Austin TX, 78666	Property Owner:	Springtown VMU Ltd. 500 W. 5 th St. Suite 700 Austin TX, 78701
CUP Expiration:	N/A	Type of CUP:	Mixed beverage
Interior seating:	112	Outdoor seating:	20
Parking Required:	33 spaces	Parking Provided:	Shared
Days & Hours of Operation:	Monday – Sunday: 11 a.m. – 10 p.m.		

Notification

Posted:	October 9, 2020	Personal:	October 9, 2020
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 5A Springtown Subdivision		
Location:	Springtown Shopping Center, intersection of Thorpe Lane and Springtown Way.		
Acreage:	6.5 acres +/-	Central Business Area:	No
Existing Zoning:	Vertical Mixed Use (VMU)	Preferred Scenario:	Midtown High Intensity Zone
Existing Use:	Mixed Use Building (Under Construction)	Proposed Use:	Ground floor restaurant with apartments above.
CONA Neighborhood:	Millview West	Sector:	7
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Retail/Commercial	High Intensity
South of Property:	GC	Retail/Commercial	High Intensity
East of Property:	GC	Restaurants	High Intensity
West of Property:	GC	Retail/Commercial	High Intensity

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History

This property is located at the center of the Springtown Shopping Center. It is a ground floor restaurant in a mixed use development that has a commercial ground floor with several floors of residential above.

A CUP for mixed beverages was approved in 2019 with the following conditions:

- Permit shall be valid for one (1) year, provided standards are met,
- The permit shall be effective upon the issuance of a Certificate of Occupancy, and
- The permit shall be posted in the same area and manner as the Certificate of Occupancy.

Additional Analysis

The applicant is requesting a renewal of a mixed beverage CUP. The restaurant is approximately 4,000 square feet, with an additional approximately 1,050 square foot patio. They have 112 indoor seats and 20 outdoor seats. The hours of operation are 11 a.m. – 10 p.m. seven days a week.

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions / Alternate	Denial
1. Permit shall be valid for three (3) years, provided standards are met, 2. The permit shall be effective upon the issuance of a Certificate of Occupancy, and 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.			
Staff: Will Parrish		Title : Planner	Date: October 16, 2020

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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 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).