



Legislation Text

File #: Res. 2015-92R, **Version:** 1

AGENDA CAPTION:

Consider approval of Resolution 2015-92R approving an Economic Development Incentive Agreement, pursuant to Section 1.4.4.1 of the Land Development Code ("LDC"), between the City of San Marcos and Willy Jack, L.L.C. that grants a waiver of the requirement under Section 4.3.4.2 of the Land Development Code that a restaurant in the Central Business Area must be in operation for at least six months before it may sell beer and wine for on-premises consumption; and at least 12 months before it may sell mixed beverages for on-premises consumption in connection with a proposed restaurant and bar at 242 N. LBJ Drive; authorizing the City Manager to execute said agreement on behalf of the City contingent upon the issuance of a Conditional Use Permit for on-premises consumption of alcoholic beverages by the Planning and Zoning Commission; and declaring an effective date.

Meeting date: July 21, 2015

Department: City Manager

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

CITY COUNCIL GOAL: Economic Vitality and Responsible Finances

COMPREHENSIVE PLAN ELEMENT(s): Economic Development Goal 4: An enhanced and diverse local economic environment...

BACKGROUND:

The City seeks to promote local economic development and to stimulate business and commercial activity in the City by, among other things, encouraging new in-fill development and job creation in the downtown area. Willy Jack, LLC, proposed to commence operations under the name CRAFThouse Urban Kitchen and Tap, has proposed and intends to improve and occupy approximately 5,000 square feet of retail space in the existing building located at 242 N. LBJ (currently occupied by Wally's). CRAFThouse will serve food, wine, beer, and mixed beverages for consumption on the premises.

Improvements related to the conversion of the space to restaurant use are estimated at \$1.6 M, and are part of a larger adaptive reuse project that will modernize the existing structure and create space for two restaurant / retail establishments. The redevelopment of 242 N. LBJ will increase the ad valorem property tax value of the property and create new employment and entertainment opportunities downtown.

In order to commence full operation in a timely manner, Willy Jack, LLC is requesting a waiver of Section 4.3.4.2(b)(8) of the LDC, under which the applicant is subject to a 6-month waiting period before wine and beer may be sold and a 12-month waiting period before mixed beverages may be sold. The waiting periods are a significant impediment to the owner's successful operation of the business; therefore, they respectfully request Council consideration of this request for a waiver under Section 1.4.4.1 of the LDC.