



Public Hearing

AC-23-02

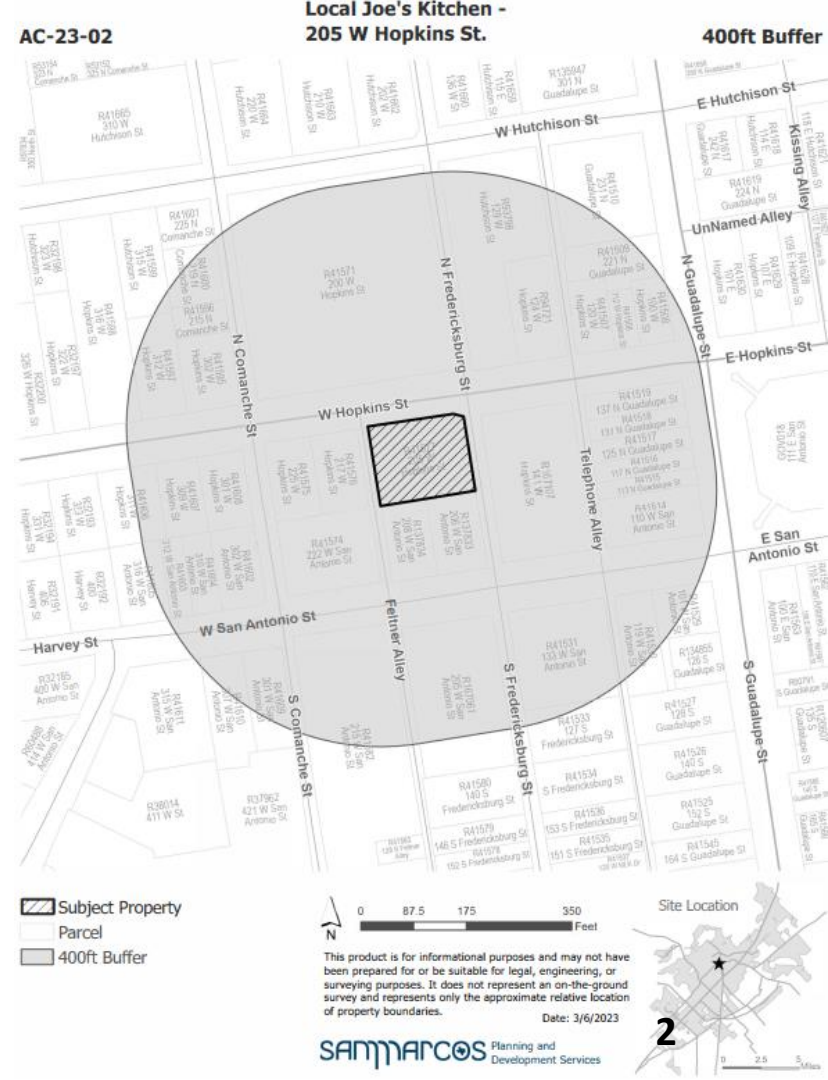
Local Joe's Kitchen

AC-23-02 (Local Joe's Kitchen) Hold a public hearing and consider a request by Joseph Perricone, on behalf of Local Joe's Kitchen, for an Alternative Compliance to allow a single-story building in the Character 5-Downtown (CD-5D) Character District instead of a two-story building which is required by the San Marcos Development Code, located at 205 W. Hopkins Street. (K. Buck)



Property Information

- Approximately 0.48 acres
- On the Southwest corner of W Hopkins St & N Fredericksburg St





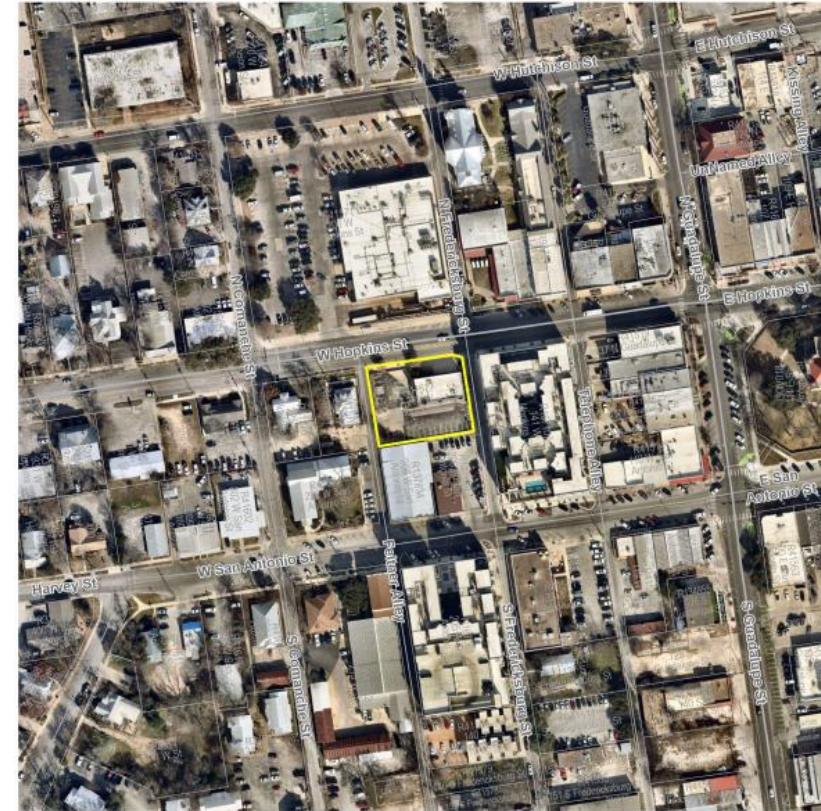
Context & History

- Currently Vacant
- Surrounding Uses
 - Grocery Store (HEB)
 - Gym
 - Barber Shop
 - Apartment Complex
 - Coffee Shop (Tantra)

AC-23-02

Local Joe's Kitchen -
205 W Hopkins St.

Aerial Map



 Subject Property
 Parcel

 0 87.5 175 350 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/6/2023

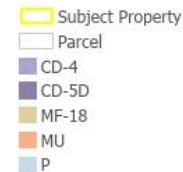
SAN MARCOS Planning and Development Services

Site Location

3

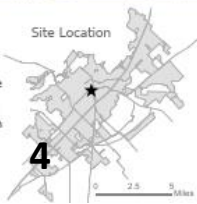


- Existing Zoning:
Character District 5 Downtown
(CD-5D)
- Proposed Use:
Restaurant
 - Beer & Wine
 - Hours of Operation
 - Mon-Fri 10:30am-9pm
 - Sat 11am-9pm
 - Sun 10:30am-2pm



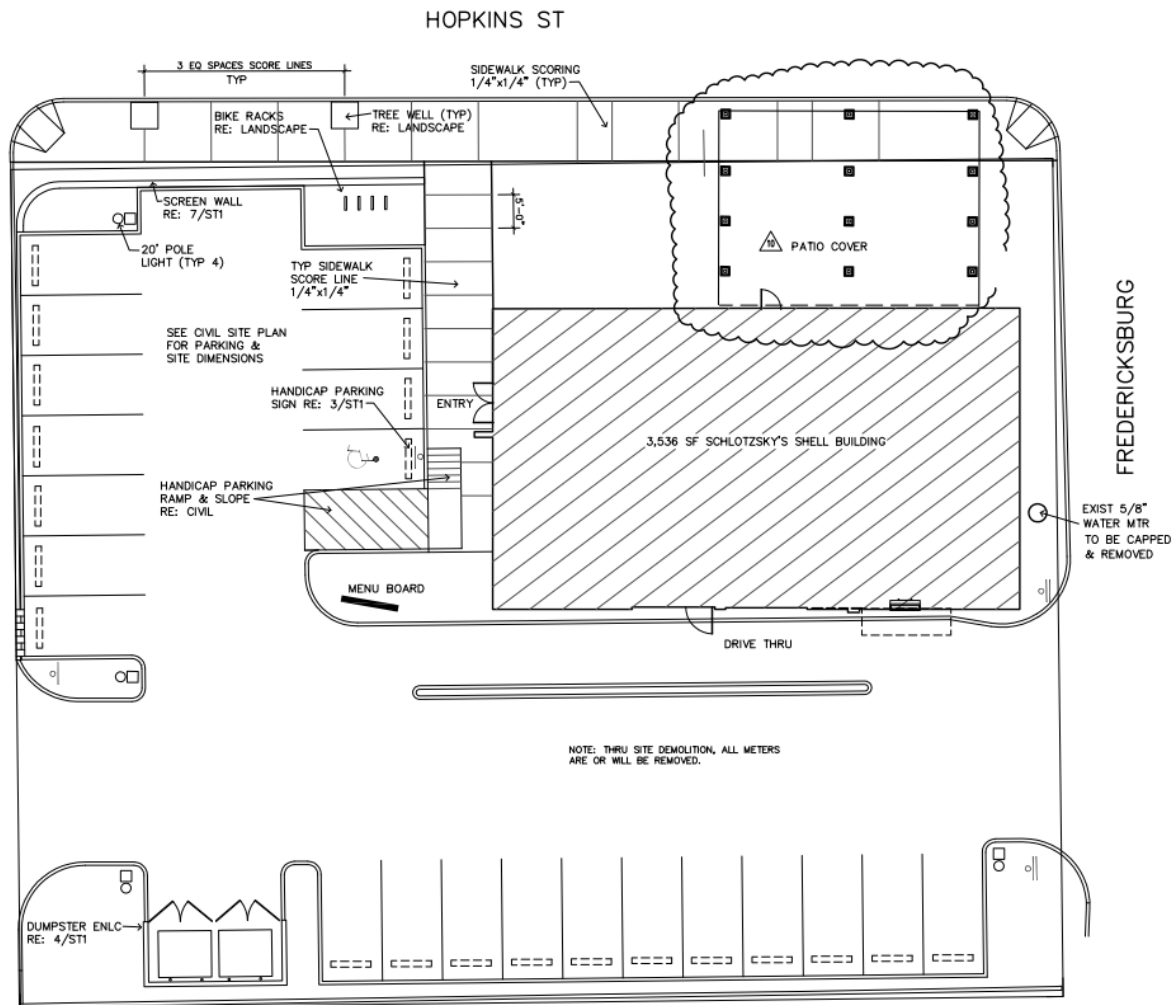
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/8/2023



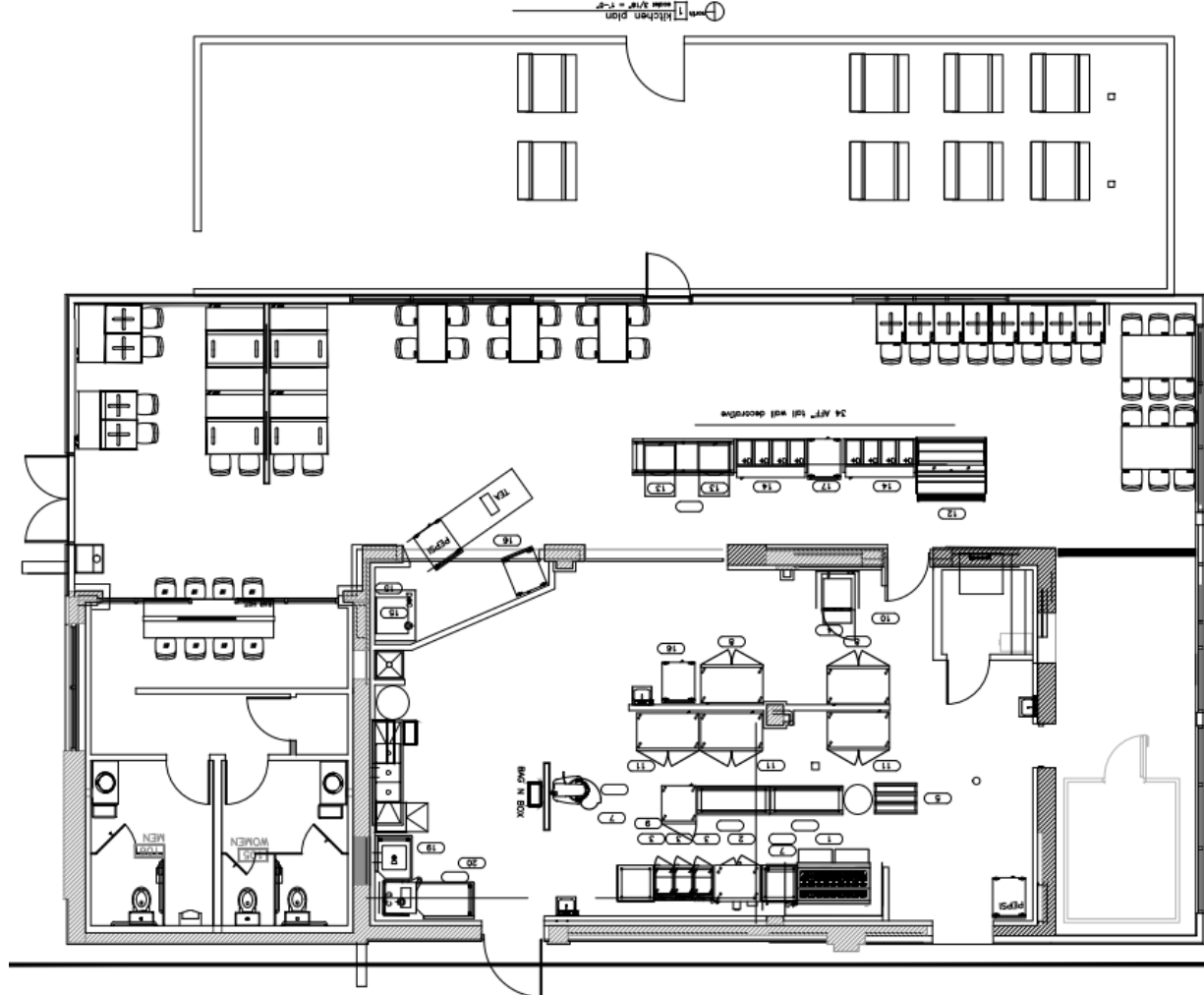


Site Plan





Floor Plan



anmarcostx.gov



Recommendation

Staff recommends **approval** of AC-23-02 with the following conditions:

1. A minimum of 1 shade tree shall be planted in front of the building within the public right-of-way along W Hopkins Street in accordance with the City's Development Code Section 3.8.1.6;
2. Within the first 90 days after the business opens, a pergola-type shade structure shall be provided over the entire private outdoor seating area along W Hopkins Street;
3. The existing fence adjacent to all three rights-of-way shall be revised to be 50% open and shall meet all other fence requirements in the Development Code;
4. The gate entrance along Hopkins Street shall remain open for public access during business hours;
5. All other code requirements shall be met;
6. This permit shall expire upon an expansion of the building or site improvements of greater than 25%.



1) A minimum of 1 shade tree shall be planted in front of the building within the public right-of-way along West Hopkins Street in accordance with the City's Development Code Section 3.8.1.6;





2) Within the first 90 days after the business opens, a pergola-type shade structure shall be provided over the entire private outdoor seating area along W Hopkins Street;





Subject Property with Gallery in 2020





3) The existing fence adjacent to all three rights-of-way shall be revised to be 50% open and shall meet all other fence requirements in the Development Code;

G. Fences and Walls Adjacent to a Street, Park or Greenway

1. A fence or wall located within the first layer along a primary frontage shall be 48 inches or less in height and 50% open.

