

Conditional Use Permit CUP-25-44	301 N. Guadalupe St Ste 154 Hangry Joe's Hot Chicken
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Summary

Request:	Renewal of a Conditional Use Permit		
Applicant:	Brandon Wilhelm DW Restaurants TX, LLC 723 Duncan Dr Coppell, TX 75019	Property Owner:	Ben Samouha Guadalupe Real Property & Investments LLC 9993 IH 10 W, Ste 102 San Antonio, TX 78230
CUP Expiration:	8/13/2025	Type of CUP:	CBA Restaurant Beer & Wine
Interior Floor Area:	1,800 sf	Outdoor Floor Area:	N/A
Parking Required:	N/A	Parking Provided:	Yes
Days & Hours of Operation:	Monday: 11am-9pm / Tuesday: 11am-9pm / Wednesday: 11am-9pm Thursday: 11am-3am / Friday: 11am-3am / Saturday: 11am-3am Sunday: 11am-9pm		

Notification

Posted:	8/8/2025	Personal:	8/8/2025
Response:	None as of the date of this report		

Property Description

Legal Description:	Lot 1 & 2 & PT LT 8, Block 25, S7500 – Original Town of San Marcos		
Location:	Near the Corner of North Guadalupe Street & West Hutchison Street		
Acreage:	1.05 acres	PDD/DA/Other:	N/A
Existing Zoning:	Character District - 5 Downtown (CD-5D)	Proposed Zoning:	Same
Existing Use:	Restaurant	Proposed Use:	Same
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	Downtown (CBA)	Sector:	8
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey:	Yes – Low Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Character District - 5 Downtown (CD-5D)	Gas Station	Mixed Use Medium
South of Property:	Character District - 5 Downtown (CD-5D)	Professional Office (Frost Bank Building)	Mixed Use Medium
East of Property:	Character District - 5 Downtown (CD-5D)	Parking Lot & Retail Sales & Restaurants	Mixed Use Medium
West of Property:	Character District - 5 Downtown (CD-5D)	Parking Lot	Mixed Use Medium

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/> Approval with Conditions	Denial
1. The permit shall be valid for three (3) years provided standards are met; & 2. The permit shall be posted in the same area and manner as the Certificate of Occupancy.		
Staff: Will Rugeley, AICP	Title: Planner	Date: 8/20/2025

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History

Hangry Joe's Hot Chicken Restaurant received its first Conditional Use Permit for the sale and on-premise consumption of beer and wine in August 2024, valid for one year. There have been no reported police calls.

Additional Analysis

This restaurant is located within the City's Central Business Area. The restaurant is approximately 1,800 sf. In November 2023, Hangry Joe's Hot Chicken received their Certificate of Occupancy to serve food at its establishment.

Comments from Other Departments

Police	No Calls Reported
Fire	No Comment
Public Services	No Comment
Engineering	No Comment
Health/Code Compliance	No comment

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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>x</u>			The proposed use is consistent with any adopted neighborhood character study for the area. <i>The proposed business meets goals, such as attracting people with a diversity of restaurants, written in the Downtown Area Plan.</i>
<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. <i>The proposed use is compatible with and preserves the character and integrity of adjacent developments; however, no improvements are necessary at this time.</i>
<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. <i>No improvements are being proposed as the subject structure is an existing development.</i>
		<u>x</u>	The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties. <i>No visual impacts are expected to cause adverse effects on adjacent properties.</i>
<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.