



Public Hearing

CUP-23-07

Local Joe's Kitchen

CUP-23-07 (Local Joe's Kitchen) Hold a public hearing and consider a request by Joseph Perricone, on behalf of Local Joe's Kitchen, for a Conditional Use Permit to allow on premise consumption Beer & Wine, 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



- Subject Property
- Parcel
- 400ft Buffer



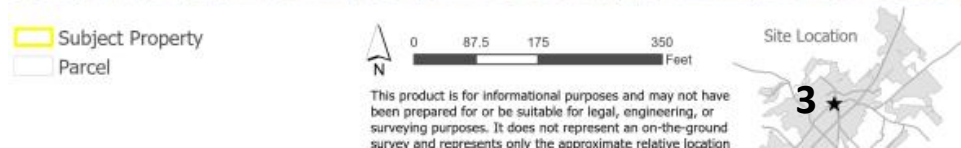
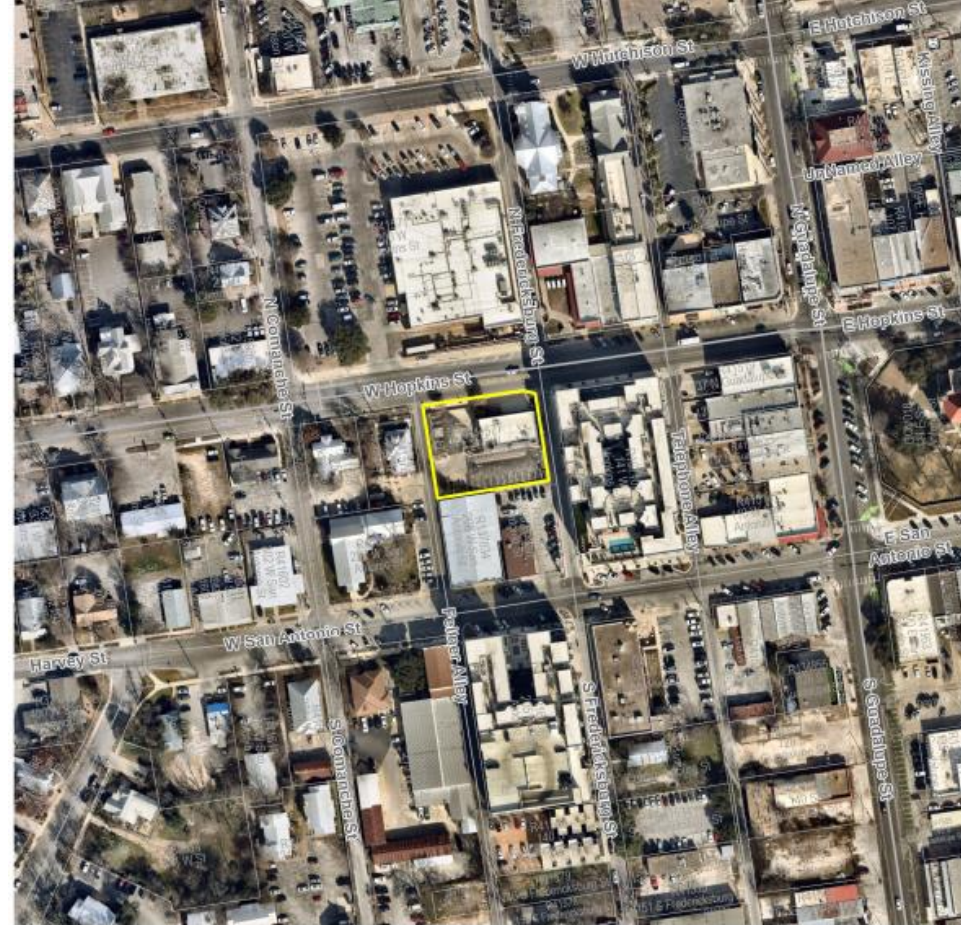
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Context & History

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





Context & History

- 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



Subject Property

Parcel

CD-4

CD-5D

MF-18

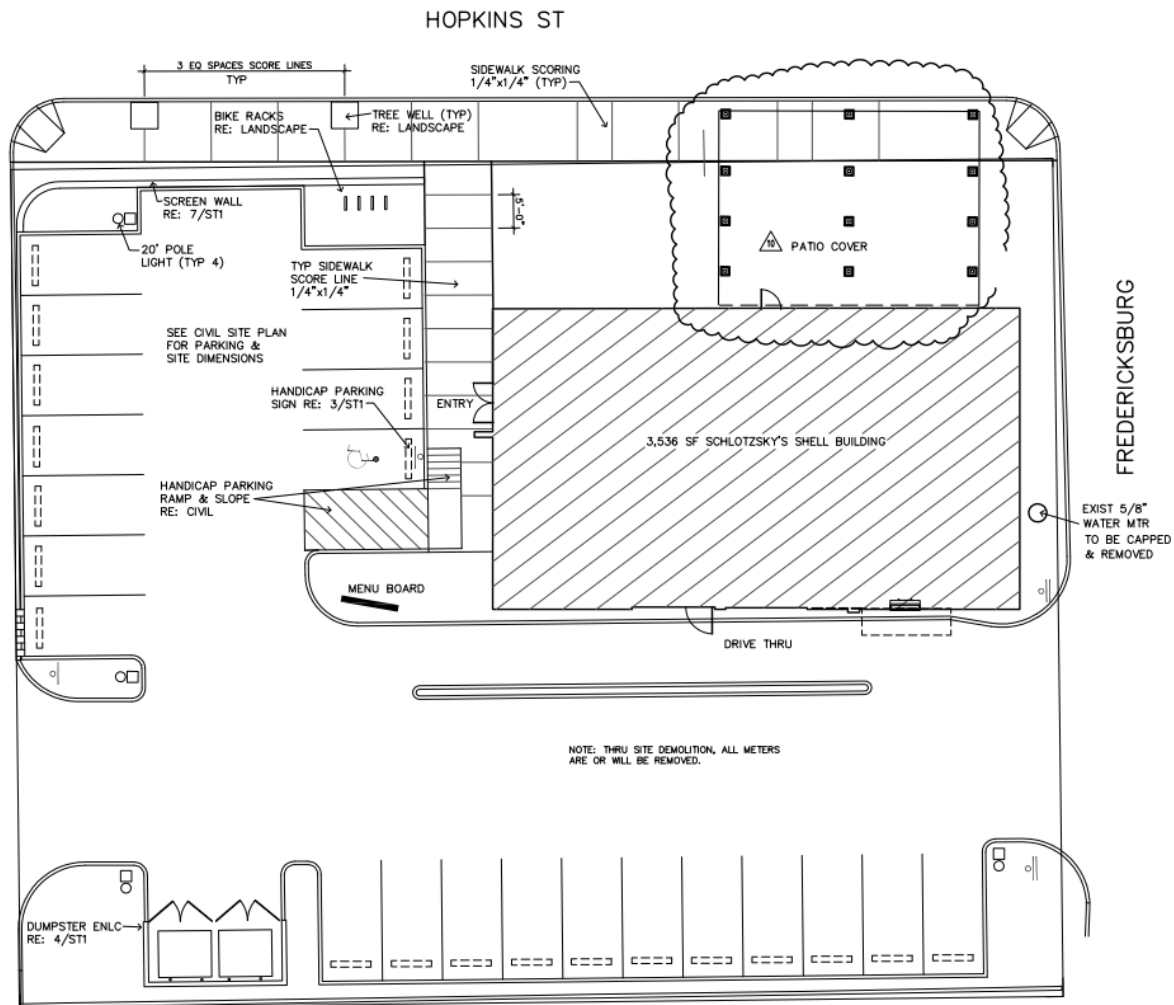


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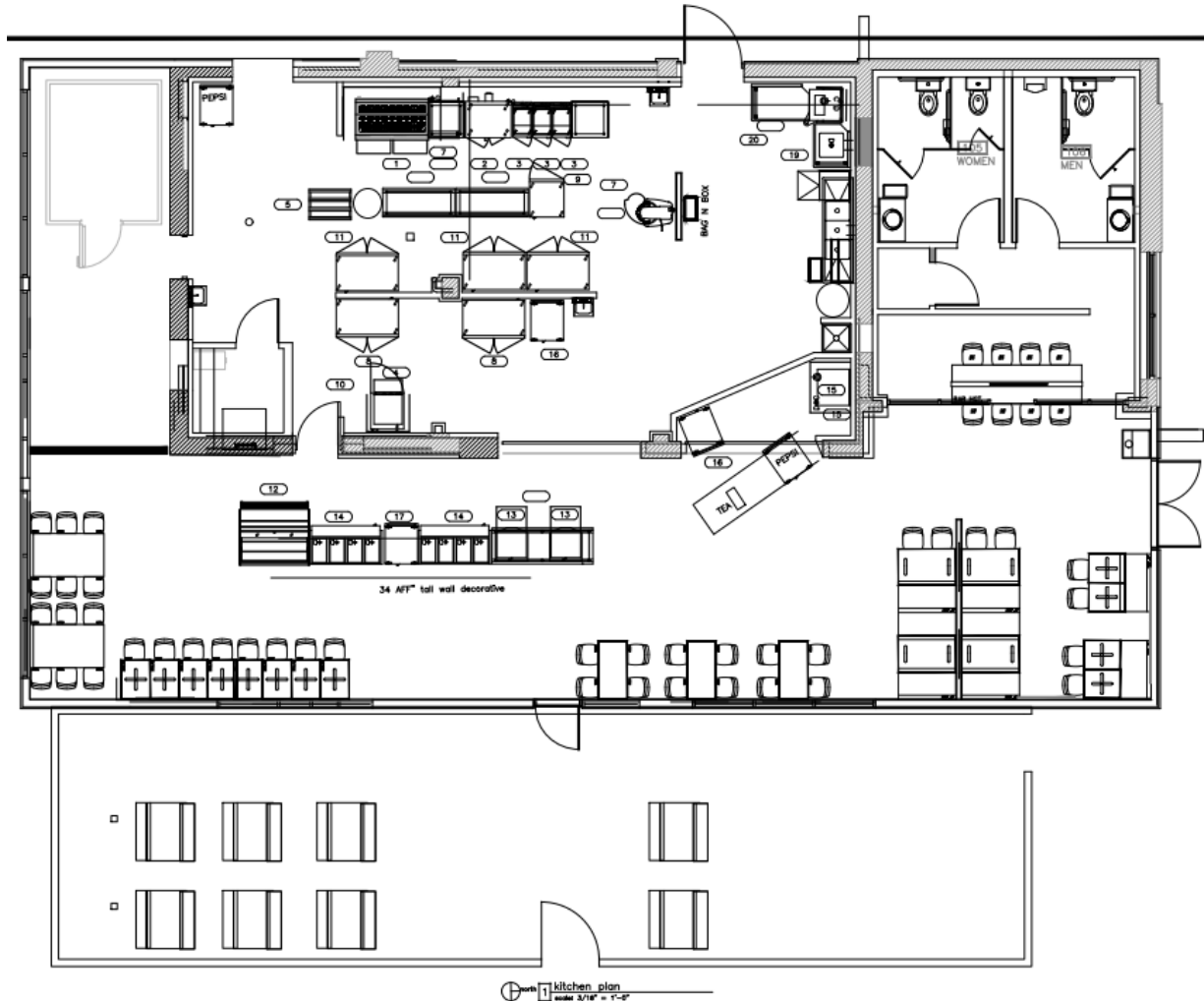


Site Plan





Floor Plan





Recommendation

- Staff recommends **approval** of CUP-23-07 with the following conditions:
 1. The permit shall be valid for one (1) year provided standards are met;
 2. The permit shall be effective upon issuance of the Certificate of Occupancy;
 3. The permit shall be posted in the same area and manner as the Certificate of Occupancy.