

CUP-20-09 (The Co Kitchen)

Hold a public hearing and consider a request by the Co Kitchen for a new Conditional Use Permit to allow the sale of beer and wine for on-premise consumption at 801 Chestnut Street. (T. Carpenter)

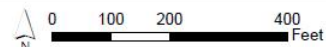
Location:

- The Co Kitchen is located at the intersection of North LBJ Drive and Chestnut Street
- Located within the Downtown High Intensity Area on the Preferred Scenario Map

CUP-20-09
Aerial View
The Co Kitchen — 801 Chestnut St.



- ★ Site Location
- Subject Property
- Parcel
- City Limit



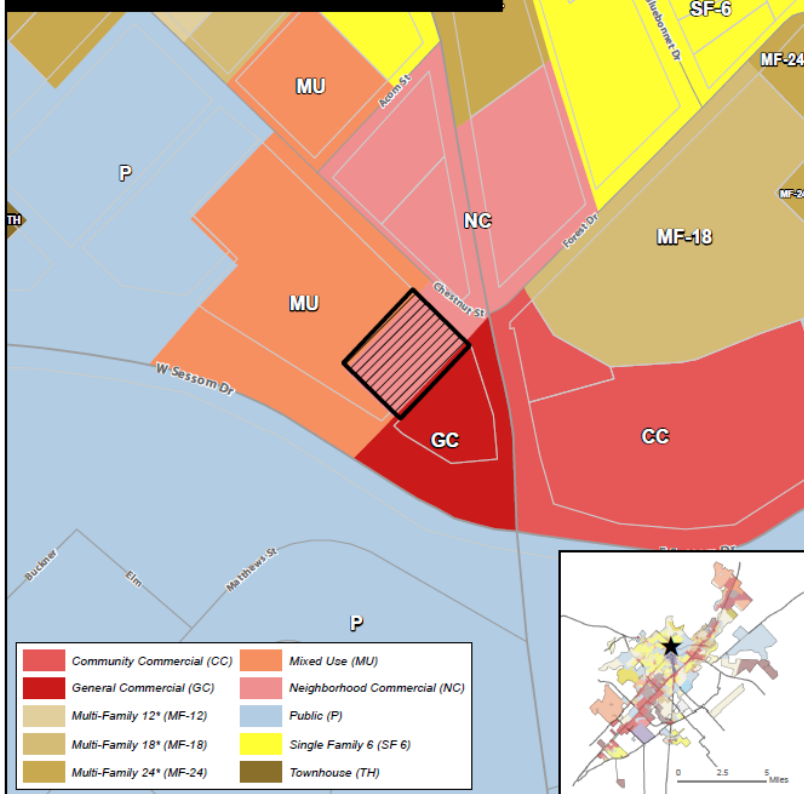
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Map Date: 4/7/2020

Context & History

- Shared kitchen first opened September 2019
- Propane explosions in November 2019 caused temporary closure
- Hours of operation:
 - Sunday – Thursday: 7:00am-11:00pm
 - Friday & Saturday: 7:00am – 12:30am
- Proposing live music ending at 10:0pm

CUP-20-09 Existing Zoning The Co Kitchen — 801 Chestnut St.



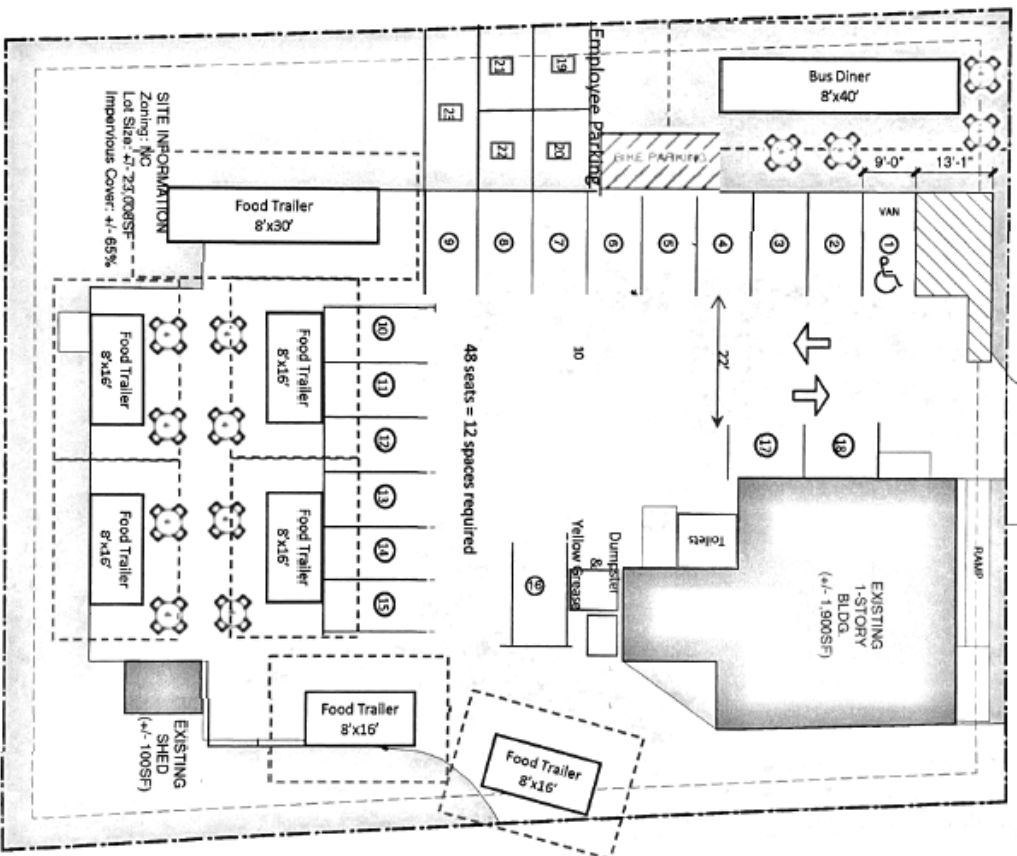
- ★ Site Location
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0 100 200 400 Feet

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Map Date: 4/7/2020

CHESTNUT STREET



Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. **Permit shall be valid for one (1) year, provided standards are met;**
2. **Outdoor amplified music on the property shall be limited to the hours between 11 am and 10 pm;**
3. **The business shall be responsible for maintaining the sidewalk, gutters, parking lot, all areas within 50 feet of any exit, and all areas of the permitted property in a clean and sanitary condition, free from litter and refuse at all times;**
4. **All food trucks operating on the property must maintain a current health and fire permit;**
5. **The permit shall be effective upon the issuance of the TABC license; and**
6. **The permit shall be posted in the same area and manner as the Certificate of Occupancy.**