



## REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 2/17/2026  
Agenda Section: Consent Agenda

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**Department Origination:** Community Development

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**Agenda Item:** Adopt Resolution 20026-011 approving conditional use permits for a drive-through restaurant and joint access and a variance for principal structure size for property located at 8464 Fairview Road

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

The applicant is requesting approval of the following items for the roughly 1.1-acre site:

- **Conditional Use Permits (CUPs)** to allow a restaurant drive through and joint access.
- **Variance** to allow a principal structure to be smaller than the minimum dimensions required by Code

The applicant is proposing to develop the vacant site located on the north side of State Highway 210 at 8464 Fairview Road with a 510-square foot 7 Brew coffee shop with a drive through and external walk-in freezer. Access to the site would be from Fairview Road.

### **FINANCIAL IMPLICATIONS**

None.

### **PLANNING COMMISSION RECOMMENDATION**

The Planning Commission recommends approval of the conditional use permits and the variance, subject to the findings and conditions in the draft resolution.

### **COUNCIL ACTION REQUESTED**

Adopt Resolution 20026-011 approving conditional use permits for a drive-through restaurant and joint access and a variance for principal structure size for property located at 8464 Fairview Road.