

Started: 5:52 p.m.

Ended: 5:54 p.m.

Item #1.7

**Conditional Use Permit
Renewal:**

**Drive-Thru Service Window – LIT Coffee
2515 Colorado Street, Suite 1,
Lot 2, Block 2, Santa Lucia Development
C-3
Daniel King**

Ms. De Luna went over write-up stating the commercial development is located at the NW corner of Colorado and Taylor Road. The applicant is operating his coffee shop with a drive-thru service window. Access to the site will be provided off of Colorado or Taylor through existing 24' driveways. Customers can park within the shared parking area to walk in and purchase items or they can use the drive-thru service window. The last CUP for this location was approved by P&Z on January 12, 2022 for a period of 1 year. The applicant would like to renew his CUP, staff notes that this would be his 1st renewal.

- **Days/Hours of operation:** Every day from 6:00 am to 9:00 p.m.
- **Staff:** 5 employees operate this business in different shifts.
- **Parking:** The applicant has 5 tables with 4 chairs each, which equals to 20 seating spaces. This requires a total of 7 parking spaces. There is a total of 74 parking spaces held in common for the plaza.
- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.
- **Menu:** Applicant's menu consists of a variety of coffees, teas, and pastries.

REVIEW COMMENTS: Notices were sent out to property owners within a 200' radius of this business where staff has not received any comments in favor or against this request.

RECOMMENDATION:

Staff recommends approval subject to:

1. 2 years re-evaluation to continue to assess the business,
2. CUP is not transferable to others, and
3. Continue to Comply with Building, Fire, Health, and Sign Codes

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcaute motioned to close the hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.