

**Started: 5:44 p.m.**

**Ended: 5:46 p.m.**

**Item #1.5**

**Conditional Use Permit:**

Sale and On-Site Consumption of  
Alcoholic Beverages – The Griffin Grill  
1906 E. Griffin Parkway  
Lot 19, River Oaks Plaza  
C-3  
Ram Culinary Group, LLC (c/o Richard L. Krauss)

Ms. De Luna went over the write-up stating the subject site is located within a commercial plaza located 1000' west of N. Glasscock Road on the south side of E. Griffin Parkway. The applicant would like to reapply for the Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages. Staff notes that this restaurant includes a small bar component. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on October 28, 2019 for a period of 1 year. Staff notes that this would be the applicant's 2<sup>nd</sup> renewal.

- **Hours of Operation:** Monday - Wednesday from 8 a.m. to 3 p.m., Thursday – Saturday 8 a.m. to 9 p.m. and Sunday 9 a.m. to 2 p.m.
- **Staff:** 12 Employees in different shift
- **Parking:** The 1,860 sq. ft. building has a total of 44 seating spaces for the restaurant. A total of 25 spaces are required for this site (1,860 sq. ft./75sq.ft.= 24.8 parking spaces). It is noted that a total of 348 parking spaces are held in common within the commercial development.
- Landscaping has been provided as a part of the overall commercial plaza.
- Section 1.56-3 of the Zoning Code cites that 'Bars' must be 300' from the nearest residence, church, school or publicly owned property. This site is located about 150' from River Oaks Estates, which is considered residential, therefore a waiver of the 300' separation requirements would be needed. Staff notes that P&Z and City Council have waived this separation requirement in the CUP's previous approval.

**REVIEW COMMENTS:** Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. It is also noted that there have not been any reported PD issues during the CUP's existing tenure. Since the restaurant is not open after 12a.m., and the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:

- 1) Waiver of the 300's separation requirement from the residential neighborhood,
- 2) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 3) CUP not to be transferable to others.

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. Hardison moved to close the public hearing. Mr. Villarreal seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit as per staff's recommendation. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.