

Started: 5:54 p.m.

Ended: 5:56 p.m.

Item #1.8

Conditional Use Permit

Renewal:

Sale & On-Site Consumption of Alcoholic
Beverages – Arelis Celebration Hall
1905 W. Griffin Parkway
Lots 1-4, Southern Oaks, Ph. I Subdivision
C-3
Daisy A. Vela

Ms. De Luna went over the write-up stating the subject site is located 500' west of N. Inspiration Road along the south side of W. Griffin Parkway. The applicant has a Banquet/Party Hall for such activities as weddings, reunions, birthday parties, seminars, etc. The applicant has been in operation since June 2014 with no issues. The last CUP approved for the sale & on-site consumption of alcoholic beverages for this location was on September 13, 2021 for a period of 2 years. Staff notes that this would be the applicant's 4th renewal.

- **Hours of Operation:** The hours of operation vary depending on the type of activity; however, most events are during the evenings and on weekends and typically take place during the hours of 6:00 p.m. till 2:00 a.m.
- **Staff:** 2 employees & 1 security officer
- **Parking:** There are 16 tables assuming that 10 seats are proposed per table, 53 parking spaces are required for the hall (160/3 seats = 53.3). There is a total of 114 parking spaces held in common at this development. Since activities are proposed to be held at later hours and only on weekends, when most businesses at this development should be closed. There have not been any complaints regarding the number of parking.
- **Landscaping:** There is landscaping and parking lighting that has been installed by the applicant.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within this radius; P&Z and City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Staff mailed out 23 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff has asked PD for a report of incidents. Only one incident has been reported to PD for public intoxication during the CUP tenure.

RECOMMENDATION: Staff recommends approval for life of use subject to:
1) Waiver of the 300' separation requirement from residential neighborhoods,
2) Continue Compliance with all City Codes (Building, Fire, Health, 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. Villarreal moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

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