

Started: 5:46 p.m.

Ended: 5:49 p.m.

Item #1.6

Conditional Use Permit:

Drive-Thru Service Window –
La Herradura Taqueria
2310 E. Expressway 83, Ste. 8
Lot 3, Cimarron Crossing Ph. 2
C-3
Gerardo Garcia

Ms. De Luna went over the write-up stating the subject site is located approximately 250' west of S. Shary Road on the south side of E. U.S. Expressway 83. La Herradura Taqueria is a family-oriented restaurant that sells a variety of tacos. The applicant would like to renew the conditional use permit to continue utilizing the existing drive-thru service window. Access to the site is provided via a common access drive that runs throughout the commercial plaza. Access to the drive-thru service window is from the south 'rear' of the plaza and allows stacking for approximately 3 vehicles. The last CUP approved for this location for the use of the Drive- Thru Service Window was on June 21, 2022 for a period of 1 year. Staff notes that this would be the applicant's 1st renewal.

- **Hours of Operation:** Sunday – Wednesday from 11:00 a.m. to 2:30 a.m. and Thursday – Saturday from 11:00 a.m. to 3:30a.m.
- **Staff:** 10 employees in different shift
- **Parking & Landscaping:** In reviewing the floor plan, the 1,380 sq.ft. building will have a total of 24 seating spaces for the restaurant. A total of 18 spaces are required for this site (1,380sq.ft./75 sq.ft.=18.4 parking spaces). It is noted that a total of 66 parking spaces are held in common within the commercial plaza. Landscaping has been provided as a part of the overall commercial plaza.
- Must comply with all Building, Fire, and Health codes, prior to obtaining a business license.

REVIEW COMMENTS: Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since the site has been previously used for a restaurant with the use of a drive-thru with no issues, Staff does not object to renewing their CUP.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 3 yr. approval in order to continue to assess this operation;
- 2) Must comply with all City Codes (Building, Fire, Health Codes, etc.) and
- 3) CUP not 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. Mrs. Austin moved to close the public hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre questioned on whether or not they would be fixing the roof?

Ms. De Luna Stated that the plaza owners are taking care of that.

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