

Started: 6:11 p.m.

Ended: 6:13 p.m.

Item #2.1

Conditional Use Permit

Renewal:

**To keep a 20' x 8' Storage Container
for Temporary Office Use – Chairel Company, LLC
608 Trinity Road
Lot 2B, AN-VAR Subdivision
I-1
Chairel Company, LLC
(c/o Ana Guerra)**

Ms. De Luna went over the write-up stating the subject site is located approximately 520' west of Mayberry Road along the south side Trinity Road. The applicant has been in operation at this location since 2021. The applicant would like to renew her conditional use permit to keep the storage container (POD) for temporary office use. This CUP was last approved by P&Z on October 13, 2021 for a period of 1 year. Staff notes that the applicant did not obtain her business license until April 18, 2022.

- **Hours of Operation:** Monday – Saturday from 7 am to 6 pm
- **Staff:** 5 employees
- **Parking & Landscaping:** A minimum of 5 parking spaces are required for the proposed use based on the square footage of the building. The applicant will need to comply with the landscaping requirements. At least 1 ornamental tree will need to be planted.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation, and
2. Compliance with the Building, Fire and Sign Codes.

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

Mr. Andres Montalvo stated they are in the process of purchasing the lot. He added that once they are the owner they will make the building permanent.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcuate moved 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 being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Austin moved to approve the conditional use permit. Mr. Arcuate seconded the motion. Upon a vote, the motion passed unanimously.