

**Started: 6:09 p.m.**

**Ended: 6:11 p.m.**

**Item #2.0**

**Conditional Use Permit**

**Renewal:**

**Sale & On-Site Consumption of Alcoholic**

**Beverages – Mariscos El 7 Mares #2**

**2500 E. Expressway 83, Ste. 100**

**Lot 5B, Sharyland Place Subdivision**

**C-3**

**7 Mares Mexican Seafood Cocina, LLC**

Ms. De Luna went over the write-up stating the restaurant is located within the Kohl's Commercial Plaza approximately ¼ mile east of Shary Road along the south side of Expressway 83. The restaurant has been in business at this location since 2018. The last conditional use permit approved by P&Z at this location was on April 22, 2020 for a period of 3 years. The applicant would like to renew his permit so that he can continue offering alcoholic beverages with his meals. Staff notes that this would be the 2<sup>nd</sup> renewal for this location.

- **Days & Hours of Operation:** Monday – Sunday from 11am to 9pm
- **Employees:** 4
- **Parking & Landscaping:** There are a total of 64 seating spaces, which require 21 parking spaces (64 seats/1 space for every 3 seats = 21.3 parking spaces). It is noted that the parking area is held in common (657 existing parking spaces) and is shared with other businesses. The parking area is also connected and has access to Wal-Mart's existing, interlocking parking lots.
- **Sec.6-4:** This request is compliant with Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. There are none of this uses within the above radius (measured door to door for church, or hospital; measured lot line to lot line for schools.)

**REVIEW COMMENTS:** Staff requested a report from Mission PD in regards to the sale and on-site consumption of alcohol. Since this CUP was last seen, there have been no calls to PUD from this location. Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) Life of Use,
- 2) Must continue to comply with all City Codes (Building, 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. Mrs. Garza moved to close the hearing. Mr. Arcaute 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. Mrs. Garza moved to approve the conditional use permit. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.