

**Started: 5:35 p.m.**

**Ended: 5:37 p.m.**

**Item #1.2**

**Conditional Use Permit:**

**To Build a Drive-Thru Service Window**

**209 N. Shary Road**

**Being a 3.01 acres tract of land out of & forming part or portion of Lots 184 & 194,**

**John H. Shary Subdivision**

**(aka Lot 1, Shary Town Plaza Subdivision U/R)**

**C-3**

**Auriel Investments**

**c/o Mario Reyna, Melden & Hunt**

Ms. De Luna went over the write-up stating the subject site is located approximately 370' north of 1<sup>st</sup> Street along the westside of Shary Road. The site is currently going through the subdivision process. The applicant is proposing to construct a 5,475 sq.ft. commercial building with two suites and a drive-thru service window on the south side of the building. Access to the drive-thru would be via a 24' access drive that wraps around the building allowing stacking of up to 5 vehicles. Based on the square footage of the building, there is a total of 17 parking spaces required. The applicant is proposing 54 parking spaces, exceeding code by 37. Staff notes that they will be complying the all city requirements.

**REVIEW COMMENTS:** Staff mailed out 12 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Once the building is leased, the tenant will have to come and apply for a Conditional Use Permit on their behalf.

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

- 1) Compliance with all City Codes (Building, Parking, Fire, Health, etc.) and
- 2) Tenant must apply for their own conditional use permit.

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. Alaniz moved to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the conditional use permit. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.