

Started: 5:38 p.m.

Ended: 5:42 p.m.

Item #1.4

Conditional Use Permit

Renewal:

**Sale & On-Site Consumption of Alcoholic
Beverages – Taco Palenque
2420 E. Interstate Highway 2
Lot 5-C, Sharyland Place Subdivision
C-3
Eduardo Castañeda**

Ms. De Luna went over the write-up stating the subject site is located ¼ mile east of Shary Road along the south side of Interstate Highway 2, north of Kohl's – see vicinity map. It has an existing drive-thru service window with access to the site through an existing off-site entrance located 42' from the site. The 12' drive-thru lane runs along the south and east sides of the building which allows stacking for 5' vehicles. The last conditional use permit for the sale and on-site consumption of alcohol for this location was approved on April 26, 2021 for a period of 2 years.

- **Days & Hours of Operation:** Open 24hrs – Everyday. Alcoholic beverages will only be served during allowable State selling hours.
- **Employees:** 50 employees in different shifts
- **Parking & Landscaping:** The restaurant requires 79 parking spaces. The applicant is providing 55 spaces on-site and is leasing an additional 24 for a total of 79 spaces, thus compliant to code. 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 lot. Staff has not received any compliances in regards to parking.
- **Sale of Alcohol:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300' to a church, public school, private school or public hospital. There are none of these land uses within the above radius.

REVIEW COMMENTS: Since the restaurant is more of a family-oriented venue; the sale of alcohol is not the primary item of purchase; and Mission PD did not have any negative issues to report, staff does not object to a longer approval period. Staff mailed out 6 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

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

- 1) Continued compliance with all City Codes (Building, Parking, Fire, Health, etc.) and
- 2) Compliance with TABC requirements

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