

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #1.2

**Conditional Use Permit
& Site Plan Approval:**

**Drive-Thru Service Window – Starbucks Coffee
2315 N. Conway Avenue, Suite 10,
Lot 1, Shops at 495 Subdivision
C-3
Starbucks Coffee #71386**

Ms. De Luna went over write-up stating the subject site is located approximately 460' north of W. Griffin Parkway (FM 495) along the west side of Conway Avenue. The applicant has leased a 2,310 sq.ft. suite from a plaza that is under construction and is proposing a Starbucks Coffee Shop with a drive-thru service window. Access to the site is via 36' driveway along the south side of the property. The drive-thru lane will be accessible from the north side of the plaza via 12' access lane which will wrap around the building to the south. There is enough room for stacking up to 12 vehicles, however staff will be requiring a speed bump at the end of the drive-thru to slow down traffic before the crosswalk access.

- **Hours of Operation:** Monday through Sunday from 5:00 am to 9:00 pm.
- **Staff:** 10-15 employees in different shifts
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 53 seating spaces, which require 18 parking spaces (53 seats/1 space for every 3 seats =18). It is noted that there are 78 parking spaces being proposed that will be held in common with other businesses. Landscaping will be meeting code. The dumpster will be located on the northwest corner of the property.

REVIEW COMMENTS: Staff notes that the plaza is under construction and the applicant would like to start the process for the conditional use permit to expedite the process. Staff mailed out 12 notices to property owners within 200' radius and as of this writing, staff has not received any comments in favor or against this request.

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

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.),
2. CUP not transferable to others, and
3. Acquire a Business License prior to business occupancy.

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. Barrera motioned 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 was none.

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