

Started: 5:35 p.m.

Ended: 5:38 p.m.

Item #1.3

Conditional Use Permit:

**Drive-Thru Service Window – Rocha’s Restaurant #2
1724 W. Griffin Parkway
Lots D & E, Girasol Estates Subdivision
C-3
Francisco Lastra**

Ms. De Luna went over write-up stating the subject site is located 600’ east of Inspiration Road on the north side of Griffin Parkway (F.M. 495). The applicant has re-opened the Rocha’s Restaurant and wishes to utilize the existing drive-thru window. The last CUP for the drive-thru service window at this location was approved on January 5, 2011 for a period of 1 year. Access to the site is provided via a 30’ access drive of Griffin Parkway. The existing drive-thru window is located on the east side of the building which allows service for only 1 vehicle at a time. These vehicles will then exit through the alley and onto Salinas Drive.

- **Hours of Operation:** Monday - Saturday from 7 am to 2 pm
- **Staff:** 6 Employees
- **Parking:** In viewing the floor plan, there are 72 total seating spaces, which require 24 parking spaces (72 total seating spaces/1 space for every 3 seats=24 parking spaces). There is a total of 34 parking spaces, exceeding code by 10.
- It is noted that there are some green areas but no landscaping, therefore additional landscaping would be required to meet code.
- Must repair or replace 6’ solid buffer.
- Dumpster to remain closed at all times.
- Must continue to comply with all City codes (Fire, Building, and Health Codes, etc.)

REVIEW COMMENTS: This proposed CUP is for a family-oriented restaurant. There is no bar component. A total of 25 notices were sent out to property owners within 200’ of the proposed restaurant. Staff has not received any calls or complaints in regards to the proposed business.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must install additional landscaping,
- 3.) Repair or replace 6’ solid buffer,
- 4.) Dumpster must be closed at all times,
- 5.) Must comply with all City Codes (Building, Fire, etc.),
- 6.) CUP not to be transferable to others, and
- 7.) Acquisition of a business license

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

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Sanchez motioned to close the hearing. Mr. Hardison 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. Mrs. Garza moved to approve the conditional use permit. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.