

Started: 5:40 p.m.

Ended: 5:42 p.m.

Item #1.5

Conditional Use Permit:

**Sale & On-Site Consumption of Alcoholic
Beverages – Carnes Asadas Nuevo Leon
2211 E. Griffin Parkway, Suite 180
Lot 1, Elizondo 495 Plaza
C-3
Los Primos De Villa, LLC
c/o Nataly D. Barrera**

Ms. De Luna went over write-up stating the site is located approximately 400' west of Citrus along the north side of Griffin Parkway (F.M. 495). The applicant has leased a 1,377 square feet suite for the carne asada restaurant and would like to offer Alcoholic Beverages in their menu. Access to the property is via 30' access drive of Griffin Parkway.

- **Hours of Operation:** Monday - Sunday from 11 am to 12 pm
- **Staff:** 5 Employees
- **Parking:** In viewing the floor plan, there are 48 total seating spaces, which require 16 parking spaces (48 total seating spaces/3 space for every 3 seats=16 parking spaces). It is noted that the parking is held in common (90 existing parking spaces) and are shared with all the businesses in this commercial plaza.
- Landscaping has been provided as a part of the overall commercial plaza.
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius); thus, a waiver of the separation requirement needs consideration.

REVIEW COMMENTS: This proposed CUP is for a family-oriented restaurant. There is no bar component. A total of 11 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.) 2 years re-evaluation at which time the applicant will have to renew the CUP & TABC License,
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) Waiver of the 300' separation requirement from residential homes.

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. Hardison motioned to close the hearing. Mrs. Garza 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. Mr. Hardison moved to approve the conditional use permit as per staff's recommendation. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.