

**Started: 6:05 p.m.**

**Ended: 6:07 p.m.**

**Item #1.8**

**Conditional Use Permit:**

**Sale & On-Site Consumption of  
Alcoholic Beverages – Southern Pour Sips & Bites  
2600 E. Griffin Parkway  
Being a 1.04 acre tract of land out of Lot 246,  
John H. Shary Subdivision  
C-3  
Southern Pour Sips & Bites, LLC**

Ms. De Luna went over write-up stating the subject site is located between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). Southern Pour Sips & Bites is an existing venue that operates a first-class restaurant and provides a comfortable atmosphere resulting in a positive experience for families, friends and guests who can enjoy and relax in a comfortable setting for delicious breakfast and lunch. They would like to offer beer and wine to their menu. In addition to the restaurant, the site houses a gift shop and flower shop, which operates from 8am to 3pm. Access to the site is via 24' driveway leading to Southern Sips & Bites, which has 15 parking spaces available in the front and an additional 20 parking spaces in the rear.

- **Hours of Operation:** Monday – Thursday from 8:00 a.m. to 3 p.m., and Friday – Sunday from 8:00 a.m. to 4:00 p.m.
- **Staff:** 15 employees including managers, bartenders, cooks, wait staff, cashiers and janitorial services.
- **Parking:** Based on the square footage of the building there is a total of 24 parking spaces required. It is noted that this location has 35 parking spaces which exceeds code.
- **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.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes prior to obtaining a new business license.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 2 year re-evaluation at which time the applicant will need to renew their CUP & TABC License;
2. Waiver of 300' separation requirement from residential homes; and
3. Must continue to comply with all City Codes (Building, Fire, and Health Codes, etc.), and
4. 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 asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the conditional use permit as per staff's recommendation. Mr. Barrera seconded the motion. Upon a vote, the motion passed unanimously.