

Started: 5:48 p.m.

Ended: 5:57 p.m.

Item #1.5

**Conditional Use Permit
Renewal:**

**Drive-Thru Service Window
- Cocina De La Abuela Tere
1500 W. Griffin Parkway, Suite E,
Being the S. 105' – W.180' – E.440' out
of Lot 25-2, West Addition to Sharyland
& Lot 1, Block B, Cinco De Mayo Ranch
C-3
Yvette Castaneda**

Ms. De Luna went over write-up stating the subject site is located on the NW corner of Wednesday and Griffin Parkway. The applicant leased a 2,628 sq. ft. building which includes a drive-thru service window for her Mexican Restaurant. Access to the site is provided off of Wednesday via a 24' driveway. This CUP was previously approved on January 24, 2022 for a period of 1 year. Staff notes that this would be the 1st renewal.

- **Days/Hours of operation:** Monday from 7am to 3 pm, Tuesday closed, and Wednesday to Sunday from 7am to 3 pm.
- **Staff:** 5 employees.
- **Parking:** There are a total of 36 seating spaces which require 12 parking spaces (36/3 = 12). The site currently has 31 parking spaces held in common, thus meeting code.
- Landscaping is existing at this commercial plaza and meets code.

REVIEW COMMENTS: Staff mailed out 24 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Approval subject to:

1. 2 year re-evaluation to assess this operation
2. Must continue to comply with all City Codes (Building, Fire, etc.)
3. CUP not transferable to others

Vice Chairman Barrera asked if there was any input in favor or against the request.

Criselda Mann who resides at 2307 Tuesday Avenue stated they received a notice for this item.

Mrs. Teresa Toledo who represented the applicant was present.

Vice Chairman Barrera entertained a motion to close the public hearing. Mrs. Austin motioned to close the hearing. Mr. Sanchez seconded the motion. Upon a vote, the motion passed unanimously.

Vice Chairman Barrera asked if the board had any questions.

There was none.

There being no further discussion, Vice Chairman Barrera entertained a motion. Mr. Hardion moved to approve the conditional use permit. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.