

**Started: 5:37 p.m.**

**Ended: 5:40 p.m.**

**Item #1.3**

**Conditional Use Permit:**

**To Have a Restaurant in a C-2 zone**

**The Magnolia Tea Room**

**1022 E. Griffin Parkway, Suite 107B**

**Lot 1, Bryan Road Medical Plaza Subdivision**

**C-2**

**Elizabeth Marie Romero**

Ms. De Luna went over write-up stating the subject site is located on the southwest corner of E. Griffin Parkway (F.M. 495) and Bryan Road. The applicant leased a 1,740 sq. ft. suite within this commercial plaza to have The Magnolia Tea Room. The Magnolia Tearoom strives to bring you a high tea experience that warms your heart with their decadents' teas, delicious food and excellent service. The items that will be served include: cake, pastries, small sandwiches, salads, soups, hot/cold teas, coffee and sparkling water. The property is zoned Neighborhood Commercial (C-2). Sec. 1.42(3)(e) of the Zoning Code states that restaurants require a CUP if in a Neighborhood Commercial Zone (C-2).

- **Hours of Operation:** Tuesday - Saturday from 10 am to 6 pm
- **Staff:** 2 employees
- **Parking:** The restaurant will have a total of 40 seats which requires 13 parking spaces (40 seats/3 = 13.3 parking spaces). The site currently has a total of 150 parking spaces held in common.
- **Landscaping:** Landscaping is existing and meeting code.

**REVIEW COMMENTS:** Staff mailed out 17 notices to property owners within 200' radius and has not received any comments in favor or against the request. Staff does not object to the request.

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

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, etc.),
- 3) CUP not to be transferable to others, and
- 4) Must acquire a business license prior to occupancy.

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

There was none.

Vice Chairman Barrera entertained a motion to close the public hearing. Mr. Arcaute motioned to close the hearing. Mr. Hardison 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 discussion, Vice Chairman Barrera entertained a motion. Mr. Alaniz moved to approve the conditional use permit. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.