

Started: 5:54 p.m.

Ended: 6:03 p.m.

Item #1.6

**Conditional Use Permit: Drive-Thru Service Window
- Taco Bell
408 W. Griffin Parkway
A 2.48 acre tract of land out of
Lot 25-5, West Addition to Sharyland
C-3
ETX Bell Properties
(c/o AEC Engineering, LLC)**

Ms. De Luna went over the write-up stating the subject site is located approximately 970' east of Holland Road along the north side of W. Griffin Parkway (F.M. 495). The applicant is proposing to construct a 2,520 sq.ft. building with a drive-thru service window. Access to the site will be via 30' driveway off of W. Griffin Parkway and via a 28' shared access easement that will connect with the adjacent businesses on both sides.

- **Hours of operation:** Monday – Sunday from 9:00 a.m. to 2:00 a.m.
- **Staff:** 20-25 full & part-time employees
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 54 seating spaces, which require 18 parking spaces (54 seats/1 space for every 3 seats = 18 parking spaces). The applicant is proposing 23 parking spaces and 12 on the drive-thru lane for a total of 35 parking spaces. They will be complying with the landscaping requirements.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.),
2. CUP not transferable to others, and
3. Acquire a Business License prior to business occupancy.
4. Waiver of section 1.54(4)

Mr. Arcaute asked that how long was staff recommending approval.

Ms. De Luna stated that they are applying for life of use, however if they do not start construction within a year they would have to reapply.

Chairwoman Izaguirre asked if the waiver would apply to them only or to other owners.

Ms. De Luna stated it would be for Taco Bell only. She added that the reason for the waiver was because at the current location their contract ends in Summer of 2025 and they would start construction right before the lease is over.

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

Mr. Michael Stansberry the Director of the development was present. He stated they had 113 locations for Taco Bell in Texas. He added the current location has been opened since 2005 and they had a 20 year lease which will expire in 2024. He mentioned the plans are to purchase this

new property down the street and build a new Taco Bell. He added that he wants to make sure they can operate the Drive-Thru Service window before they purchase the property.

City Attorney, Victor Flores mentioned that even though we are approving a waiver he would like to see an end date on the permit.

Mr. Carlos Garza the Civil Engineer was present. He stated they are replatting the property, so even though they will not submit a building permit yet they would still be working on the subdivision process. He added the owner wanted to reassure the Conditional Use Permit so they could continue with the rest of the process and the closing of the property.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Austin moved to close the hearing. Mr. Arcaute seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to the approve the conditional use permit subject to an expiration date of December 2025. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.