

Started: 6:03 p.m.

Ended: 6:13 p.m.

Item #1.7

Conditional Use Permit:

**Sale & On-Site Consumption of
Alcoholic Beverages – Still Tap
600 N. Shary Road, Ste. C
Lot 1, Esdras Vega Subdivision
C-3
Richard Gomez**

Ms. De Luna went over the write-up stating the subject site is located at the NE corner of E. 6th Street and Shary Road. The applicant leased a suite within a commercial plaza for his proposed bar. The applicant is not proposing to offer any food in his menu. Access to the site will be provided off E. 6th Street, through an existing 24' driveway. A bar is allowed under the C-3 (General Business) zone as long as they apply for a conditional use permit and they require the approval of the City Council.

- **Days / Hours of operation:** Wednesday – Friday from 6:00p.m. to 12:00a.m. and Saturday from 4:00p.m. to 12:00a.m.
- **Staff:** 3 employees will man this operation
- **Parking:** In reviewing the floor plan, there are a total of 66 seating spaces, which require 22 parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that the parking area is held in common for the entire plaza and there is a total of 58 parking spaces.
- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.

REVIEW COMMENTS: Staff notes that the floor plan shows a bar component. Section 1.56-3 states that Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos or nightclubs: must be at least 300' from the nearest residence, church, school or publicly owned property. Staff notes that there is a residential subdivision within 300' radius, however P&Z and City Council have waived this separation requirement in previous CUP but only for restaurants.

RECOMMENDATION: Denial, staff feels that due to the complexity of the parking; this bar proposal would be detrimental to the plaza. Staff also considers that if this business succeeds there would not be enough parking spaces considering that all the suites are rented out.

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

Mr. Herman Sledge was present to represent the applicant. He stated this was not a typical bar with food and live music. He added it was more of a whiskey lounge/cocktail lounge setting. He mentioned the only reason they were not going to offer food was because the location was not suited for food and they would have to add expensive equipment. He added they were willing to reduce the number of seating. He added they would have no live music and it would be more of a quiet setting.

Mr. Cecilio Chapa another representative stated most businesses in the plaza are closed early in the evening.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mr. Arcuate moved to close the hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Mr. Alaniz asked if the 6th Street could be used for public parking.

Ms. De Luna said it could be used for public parking however, staff wants applicants to secure parking within the plaza.

Chairwoman Izaguirre asked if the other business there close after 5p.m.

Ms. De Luna stated that there was a restaurant that closes at 10p.m.

Mr. Chapa stated most of them close at 6p.m. or 7p.m. some days earlier than others.

Chairwoman Izaguirre stated that if other businesses close early than he should not have problems with the parking.

Ms. De Luna stated that Mr. Sledge mentioned he would remove sitting area which would be an option for the business. She added that if the board would want to approve the conditional use permit that would be a recommendation.

Chairwoman Izaguirre asked for the square footage of the building.

Mr. Sledge stated the square footage was about 1,200 square feet.

Chairwoman Izaguirre asked if they were willing to reduce the seating.

Mr. Sledge confirmed "yes".

There being no further discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to the approve the conditional use permit subject to reducing the seating area by 13 chairs. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.