

Started: 6:16 p.m.

Ended: 6:19 p.m.

Item #1.9

**Conditional Use Permit
Renewal:**

**Sale & On-Site Consumption of Alcoholic
Beverages – 100% Antojitos Mexicanos
2306 E. Expressway 83, Ste. 1 & 2
Lot 1, Cimarron Crossing Ph. I Subdivision
C-3
100% Antojitos Mexicanos**

Ms. De Luna went over the write-up stating the subject site is located near the SE corner of J.R. Drive and Expressway 83 on along the Frontage Road. The restaurant with the drive-thru service window is located at the east end of the plaza. This restaurant has been in operation since 2012. On May 8, 2017 they were granted a CUP for life of use of the drive-thru service window. The last CUP for the Sale & On-Site Consumption of Alcoholic Beverages at this location was approved by P&Z on October 28, 2022 for a period of 2 years. The applicant is seeking to renew their conditional use permit to keep offering alcohol with their meals. Staff notes that this would be there fourth renewal.

- **Hours of Operation:** Sunday – Thursday from 10:30a.m. to 10:00p.m., and Friday & Saturday from 10:30a.m. to 11:00p.m. Alcoholic beverages are only served during allowable State selling hours.
- **Staff:** 8 - 10 employees (in shifts)
- **Parking & Landscaping:** There are 122 total seating spaces, which require 41 parking spaces (122 seats/1 space for every 3 seats = 40.6 parking spaces). It is noted that the parking area is held in common (105 existing parking spaces) and is shared with other businesses. Landscaping is currently exceeding City requirements and is maintained.
- Must continue to comply with all Building, Fire, and Health codes.

REVIEW COMMENTS: Staff notes that the applicant has complied with Health, Fire, Building and Sign Codes. Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since there has been no issues or concerns with this establishment staff does not object to approving for conditional use permit for life of use.

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

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.), and
2. CUP not transferable to others.

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

There was none.

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.

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.