ITEM# 1.8

CONDITIONAL USE PERMIT RENEWAL:

Drive-Thru Service Window – Little Caesars 2306 E. Expressway 83, Ste. 12 Lot 1, Cimarron Crossing Subdivision, Ph. I C-3
Jose Arturo Diaz

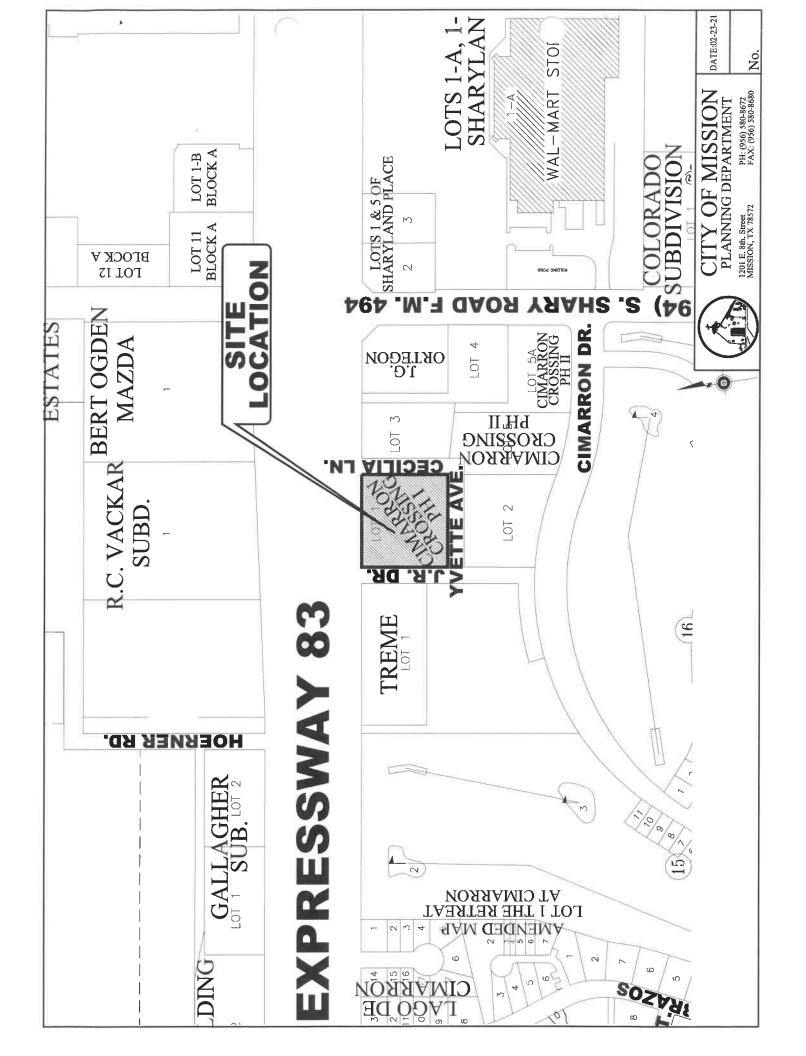
REVIEW DATA

The subject site is located at the SW corner of Expressway 83 Frontage Road and Cecilia Lane along the west side of Cecilia Lane – see vicinity map. The applicant is running a Little Caesars Pizza with a drive-thru service window. The last conditional use permit for this location was approved by P&Z on March 10, 2021 for a period of 1 year. The applicant would like to renew his permit. Access to the site is being proposed from a 10' driveway from Cecilia Lane. The drive-thru service window will allow for 5 vehicles to be easily stacked. There have been no reported issues with the drive-thru.

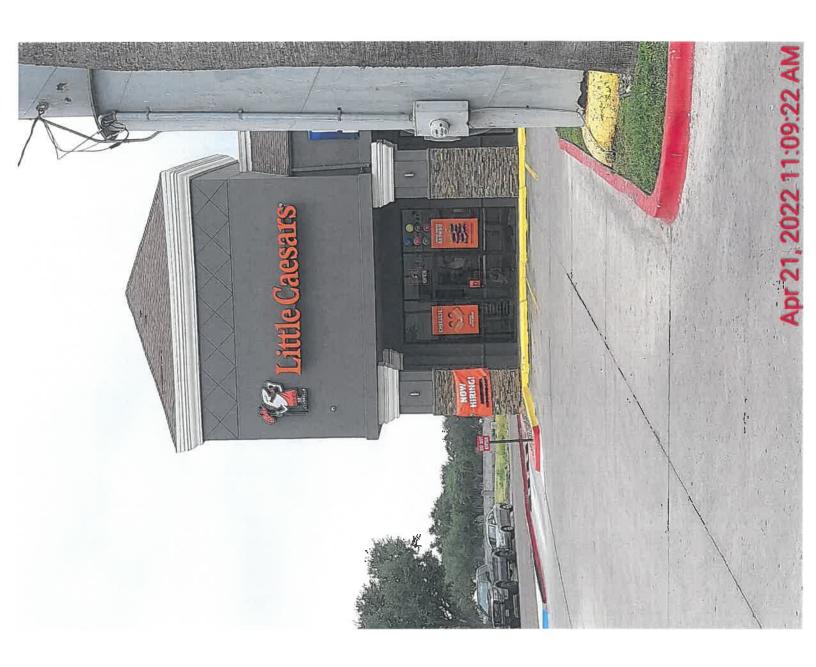
- **Hours of Operation:** Monday Thursday from 10:30 a.m. to 11 p.m., and Friday Sunday from 10:30 a.m. to 11:30 p.m.
- Staff: 35 employees in different shifts
- Parking: A total of 105 parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping is existing and in compliance to code.

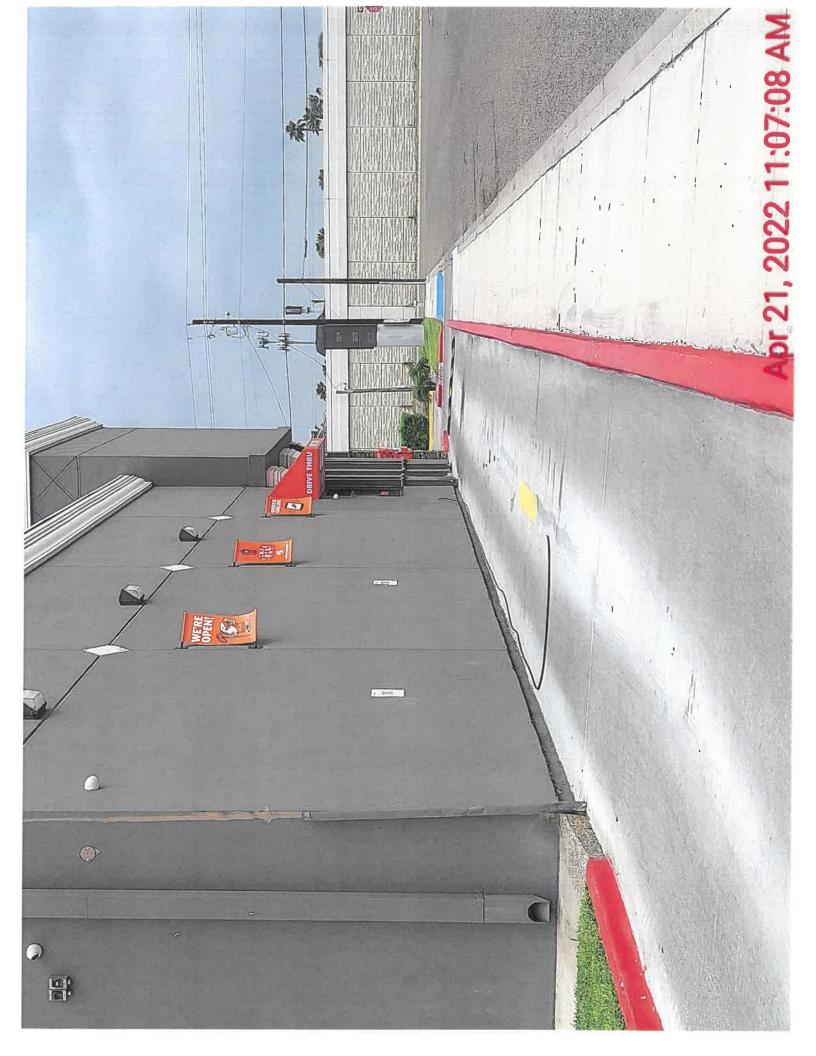
REVIEW COMMENTS: Notices have been sent out to surrounding property owners within a 200' radius and as of this write-up no comments in favor or against this request have been forwarded to the Planning Department.

RECOMMENDATION: Staff recommends approval for life of use subject to: 1) CUP not being transferrable to others, and 2) Must comply with all Building, Fire, Health and Sign Codes.









C4443-01-000-0001-00 (629915) SEPEC LLC 2306 E EXPRESSWAY 83 STE 5 MISSION TX 78572

C4443-02-000-0005-00 (629920) QUIRICHO LTD & JOSE R & SYLVIA Y CARRERA 210 S BRYAN RD STE 5-A MISSION TX 78572 C4443-01-000-0002-00 (629916) QUIRICHO LTD & JOSE R & SYLVIA Y CARRERA 210 S BRYAN RD STE 5-A MISSION TX 78572

P1650-01-000-0000-05 (840959)
CARRERAS JOSE R & SYLVIA Y
1016 E GRIFFIN PKWY
MISSION TX 78572

C4443-02-000-0003-00 (629917)
OOS INVESTMENTS LLC
3107 MOSSHALL WAY
SAN JOSE CA 95135

B1865-00-000-000J-00 (1129591) MOPAVA LLC 2210 E IH2 MISSION TX 78575