

Started: 5:42 p.m.

Ended: 5:52 p.m.

Item #1.5

Conditional Use Permit

Drive-Thru Service Window

722 E. 8th Street

Lots 11 & 12 & 20' strip adj.

to Lots, Block 113, Mission Original Townsite

C-3

Julian & Magali Arellano

Ms. De Luna went over the write-up stating the subject site was located on the Southwest corner of N. Mayberry Rd. and E. 8th Street. The subject site currently has a 5,370 sq. ft. plaza with 7 units and would like to add a drive-thru service window to one of the units. The building measures 40' x 45' for a total of 1,800. Access to the site is provided off of E. 8th Street.

- **Parking:** Based on the size of the building, there will be a total of 16 parking spaces required for the plaza. The applicant proposes to install a 12' x 35' circular driveway off of E. 8th Street driving from the eastern entrance and exiting thorough the western exit. It is noted that by doing the circular driveway, they will be removing one parking space and therefore they won't be meeting code.
- **Landscaping:** Landscaping is meeting code.

REVIEW COMMENTS: It is noted that by adding the circular driveway the applicant will need to remove 1 parking space, which means that they won't meet the parking requirement for the plaza. Staff mailed out 20 notices to property owners within 200' radius and as of 4/22/22 staff has not received any comments in favor or against this request.

RECOMMENDATION: Due to the stacking for one vehicle and the detrimental maneuvering for traffic flow and blockage of the alley and street, staff recommends denial.

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

Chairwoman Izaguirre asked the board if they had questions.

Chairwoman Izaguirre mentioned there is not much traffic around that area.

Mrs. Connie Garza stated it would make it presentable.

Mrs. Alvarez asked if the exit would be on the property or on the alley.

Ms. De Luna stated the exit would be on there property and they would have to remove 2 parking spaces. She added landscaping would be replaced.

Mrs. Magali Arellano the applicant stated they were going to upgrade the plaza and they were only going to remove the parking space.

Mr. Noel Salinas stated it would be wider than what is shown the site plan. He added they would remove 1 parking space leaving 16 spaces available for customers.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to approve the request as per staff recommendation. Mrs. Alvarez seconded the motion. Upon a vote, the motion passed unanimously.