

Started: 5:38 p.m.

Ended: 5:40 p.m.

Item #1.3

Conditional Use Permit:

**To Place a Mobile Food Truck –
El Comalito Mobile Food Truck
1900 W. Griffin Parkway
Lot 4, Inspiration Point Subdivision
C-3
Omar Solis**

Ms. De Luna went over the write-up stating the subject site was located approximately 500' from N. Inspiration Road along the north side of W. Griffin Parkway (FM 495). The subject site currently has a karate gym and would like to place a Mobile Food Truck to offer Mexican inspired cuisine, like tacos, tostadas, and burritos. The operation will be a pick up only. Access to the site is provided off of Griffin Parkway through 2 existing 24' concrete driveways.

- **Days / Hours of operation:** Monday – Saturday from 5:00 p.m. to 11:00 p.m.
- **Staff:** 2 employees will man this operation.
- **Parking:** The building measures 3,200 sq. ft. Based on the size of the building, there is a total of 11 parking spaces required for the building and 3 parking spaces that will be required for the mobile food trailer for a total of 14 parking spaces.
- **Landscaping:** 1-3" 7ft. tall caliper tree will be required along the front of the property.

REVIEW COMMENTS: Staff notes that the property owner has two adjacent lots to this and Mr. Solis will be able to utilize those parking spaces for his business. Staff mailed out 28 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: Staff recommends approval subject to: 1) 1-year re-evaluation to assess this new operation, 2) compliance with Building, Fire, Health, Parking, Landscaping and Sign Codes, 3) CUP not transferable to others, and 4) obtain a business license.

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

There was none

Chairwoman Izaguirre asked the board if they had questions.

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