

Started: 5:48 p.m.

Ended: 5:50 p.m.

Item #1.7

Conditional Use Permit:

Renewal:

Sale & On-Site Consumption of Alcoholic
Beverages - Incredibowl
2140 E. Business Highway 83
Lots 1 & 2, Grapefruit Bowl, Inc. Subdivision
C-4
Spare Time Concessions, LLC

Ms. De Luna went over the write-up stating the subject site is located approximately 400' east of Ragland Road on the South side of Business Highway 83. This business has been in operation since 2015. The building contains the following: 24 bowling lanes, a party room, an office, bowling and shoe rental area, snack bar/kitchen, game room, utility/storage and outside battling cages and an adventure tower. The main entrance to the facility is located along the North side of the building. The applicant would like to continue offering alcoholic beverages in his menu, therefore the need to renew his conditional use permit. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on November 13, 2019 for a period of 4 years. Staff notes that this would be the applicants 4th renewal.

- **Hours of Operation:** Sunday – Saturday from 12:00p.m. to 12:00a.m.
- **Staff:** 20-27 employees
- **Parking:** In viewing the floor plan, there are a total of 180 parking spaces, meeting code.
- **Sale of Alcohol** – The existing restaurant includes a small 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There is a mobile and modular home residential neighborhood located south of the subject site within the 300' radius.

REVIEW COMMENTS: Staff mailed out 27 notices to property owners within a 200' radius of this business where Staff has not received any comments in favor or against this request. It is also noted that there have been no issues reported to PD during the CUP's existing tenure. Since this is a family-oriented establishment and it is not open after 12a.m., and the sale of alcohol is not the primary item of the purchase, staff does not object to an extended approval term.

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

- 1) Waiver of the 300's separation requirement from the residential neighborhood
- 2) Compliance with all City Codes (Building, Health, Fire, etc.); and
- 3) CUP not to be 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. Hardisen moved to close the public hearing. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Alaniz moved to the approve the conditional use permit as per staff's recommendation. Mr. Hardisen seconded the motion. Upon a vote, the motion passed unanimously.