

Started: 5:45 p.m.

Ended: 5:47 p.m.

Item #1.5

Conditional Use Permit:

Drive-Thru Service Window - IHOP

3501 N. Conway Avenue

Lot 32, Bell-Woods Co's Subdivision

C-3

Issac Garza

Ms. Irasema Dimas went over the write-up stating the subject site is located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. The applicant is proposing to construct a 4,625 sq. ft. building for an IHOP Restaurant with a curbside pickup drive-thru service window. The primary access to the building will be from Conway Avenue through a proposed 30' common access easement. The curbside pickup drive-thru service window will be on the south side of the building

- **Days/Hours of Operation:** Open 24hours – Everyday.
- **Staff:** 45 to 50 employees in different shifts
- **Parking & Landscaping:** In reviewing the floor plan, the 4,625 sq. ft. building will have a total of 256 seating spaces inside the restaurant and 16 seating spaces in the patio area. A total of 91 parking spaces will be required. It is noted that in total there will be 195 parking spaces that will be held in common with the future development. Landscaping & Lighting will be in compliance with City Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

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

- 1.) Must comply with all City Codes (Building, Fire, Health, etc.)
- 2.) Must acquire a business license prior to occupancy.
- 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 asked if the applicant was present.

Chairwoman Izaguirre asked the board if they had questions.

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