



Public Hearing

CUP-26-17

Sabor Y Vida

CUP-26-17 (Sabor Y Vida) Hold a public hearing and consider a request by Elvia Granados Leon, on behalf of Sabor Y Vida, for renewal of a Conditional Use Permit to allow on premise consumption of Beer & Wine, located at 311 E Hopkins St. (K. Buck)

Property Information

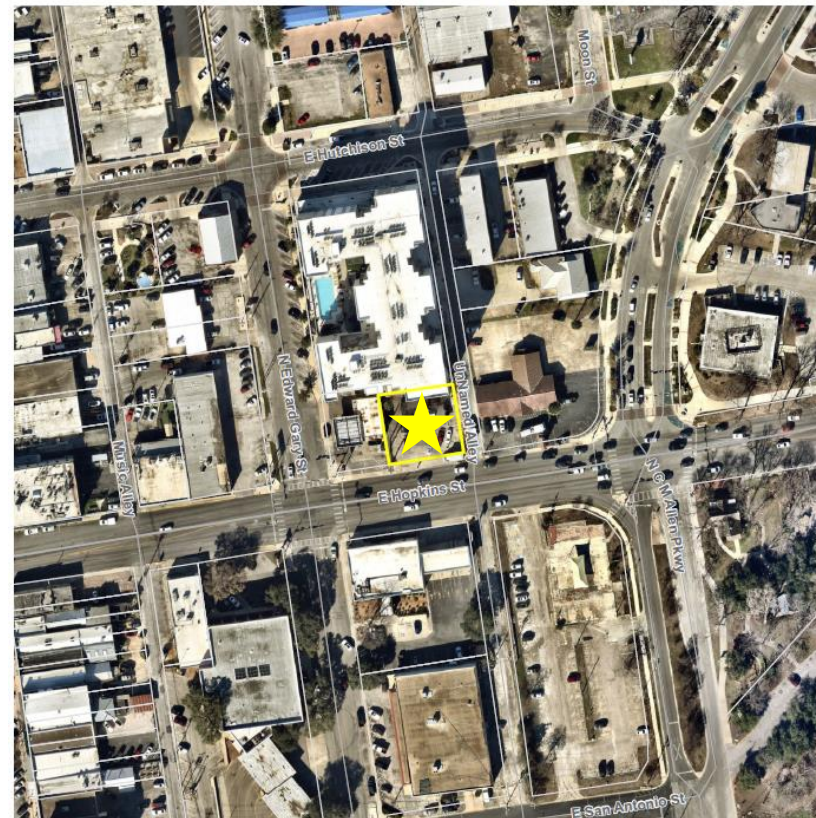
- Approximately 0.2 acres
- Location: North side of E Hopkins St, Approximately 70 ft East of N Edward Gary St







Context & History

- Currently a Restaurant with on-premise consumption of alcohol.
- The business has held a beer & wine CUP since 2025.
- Surrounding Uses: Multi-Family, Bank, Office, Gas Station

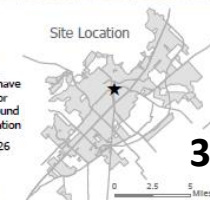


 Subject Property
 Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

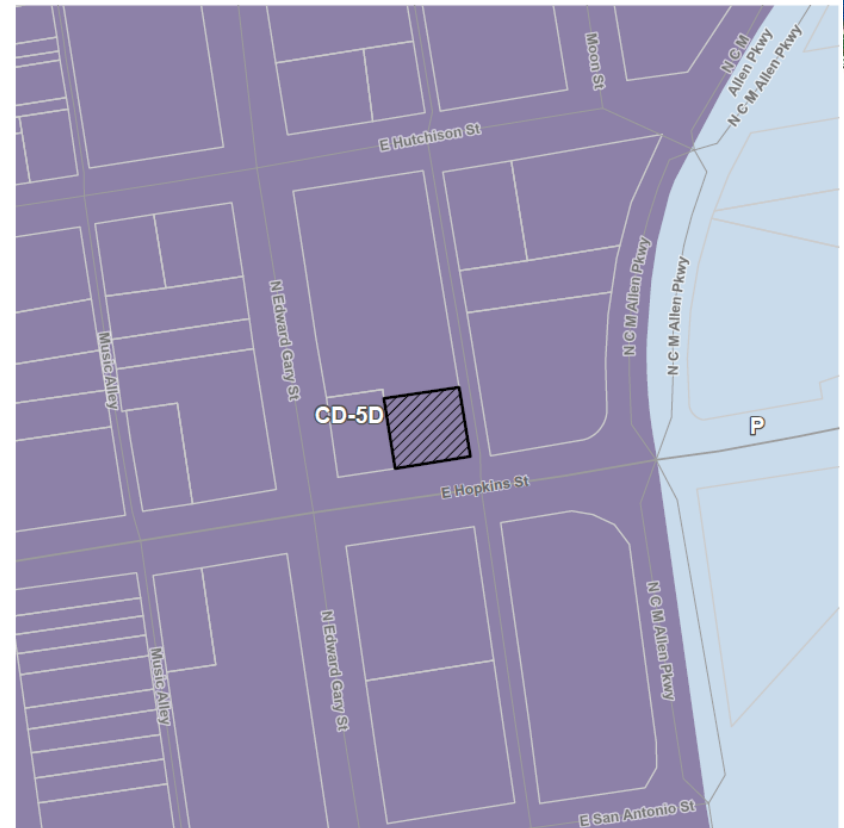
Date: 4/3/2026



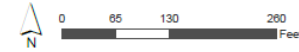


Context & History

- **Existing Zoning:** Character District 5 Downtown (CD-5D)
- **Proposed Use:** Restaurant with on-premise consumption of alcohol
- **CUP Expiration Date:** May 27, 2026
- **Police Calls:** None



- ▨ Subject Property
- CD-5D
- P



Site Location



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Date: 4/3/2026



Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4
<u>X</u>			Aligns with the adopted comprehensive plan?
<u>X</u>			Complies with any applicable small area plan or neighborhood studies?
<u>X</u>			Meets the purpose and intent of the current zoning district regulations?
		<u>X</u>	Preserves surrounding character and mitigates impacts (traffic, noise, drainage, visual effects, etc)?
<u>X</u>			Does not create hazardous pedestrian or vehicle traffic conflicts?
		<u>X</u>	Includes roadway improvements or controls to reduce neighborhood traffic impacts?

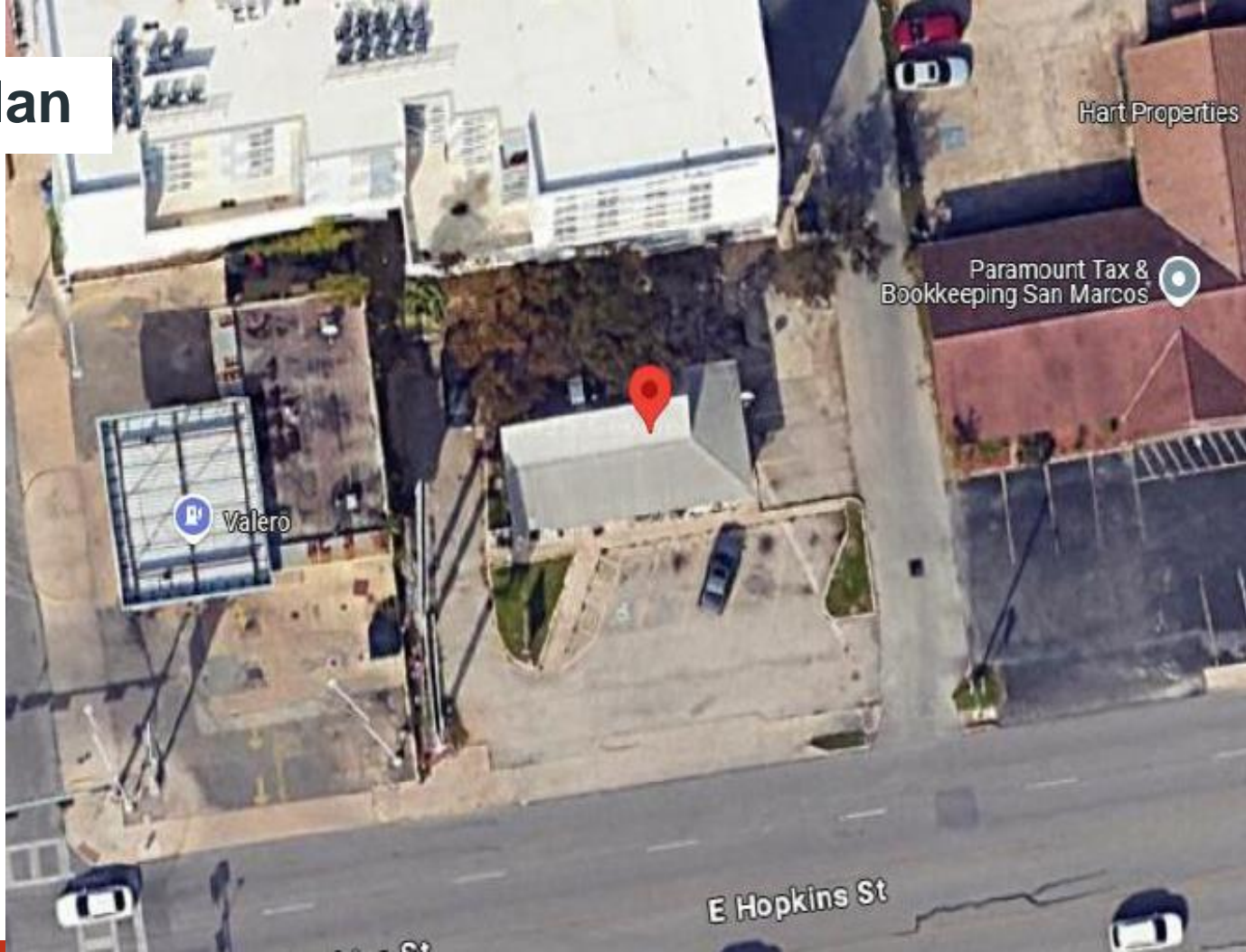


Criteria for Approval

C	I	N	Criteria for Approval – Sec. 2.8.3.4 Continued
		<u>X</u>	Incorporates design features to reduce visual and other negative effects on adjacent properties?
<u>X</u>			Meets district standards, or any requested variations are necessary for neighborhood compatibility?

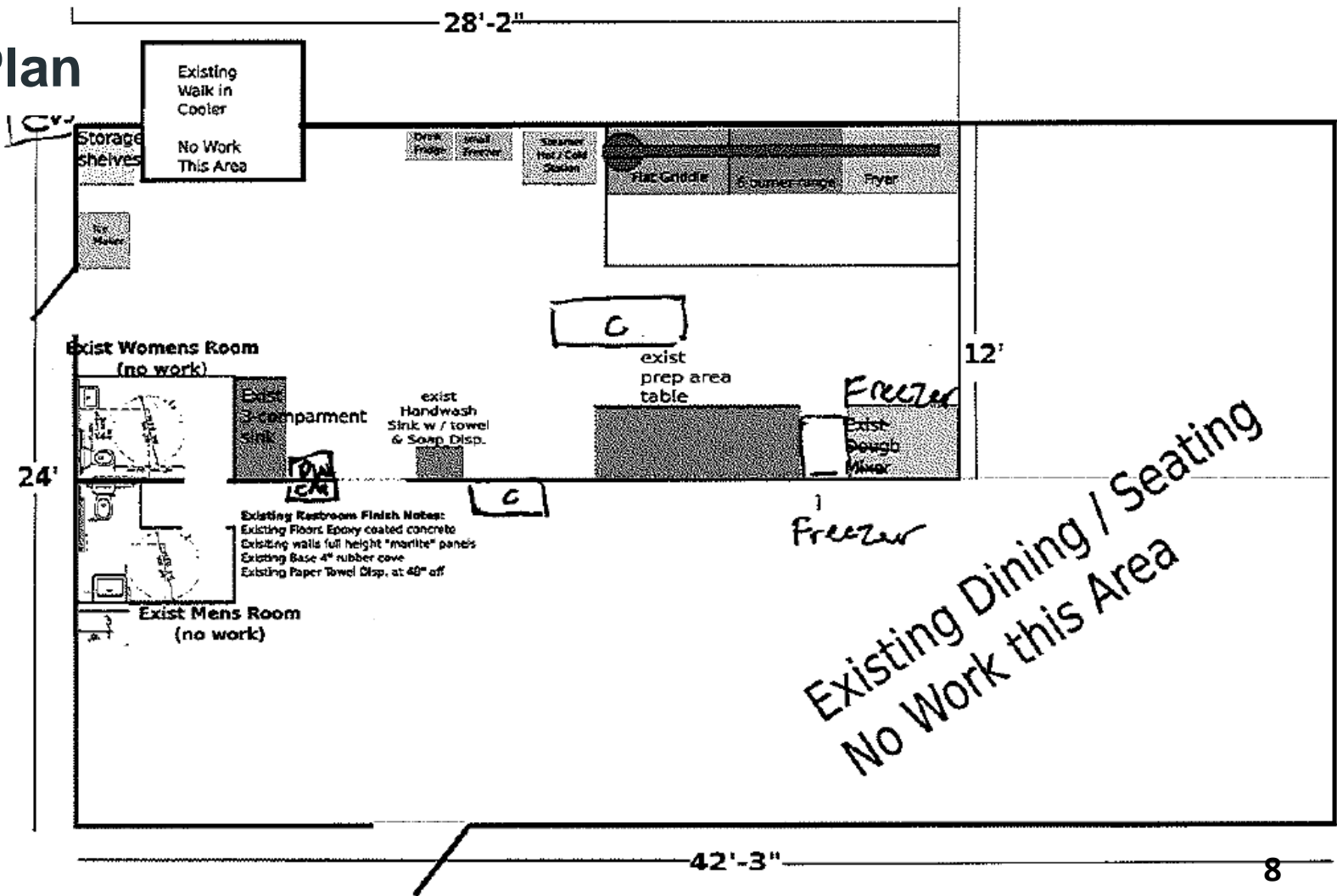
C	I	N	Criteria for Approval – Sec. 5.1.5.5
<u>X</u>			Located at least 300 feet from detached single-family homes in single-family-only districts?
<u>X</u>			Located at least 300 feet from churches, schools, and public hospitals?
<u>X</u>			Located at least 1,000 feet from any public or private school?

Site Plan





Floor Plan





Recommendation

Staff recommends **approval** of CUP-26-17 with the following conditions:

1. The permit shall be valid for three (3) years, and shall expire on May 27, 2029, provided standards are met;
2. The business is responsible for cleaning the area within 100 feet of any exit (LDC Section 5.1.5.5.E.2.d)
3. The occupancy is required to remain compliant with the fire code, to include ensuring that occupant loads stay at or below posted levels; and
4. The permit shall be posted in the same area and manner as the Certificate of Occupancy.