

TUESDAY, OCTOBER 24, 2017
SPECIAL COUNCIL MEETING
6:30 P.M

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1. CALL TO ORDER: Mayor Herron called the City of Hilshire Village Special Council Meeting to order at 6:30 P.M. at 8301 Westview, Houston, Texas 77055.

1.1 Present: were Mayor Herron, Mayor Pro Tem Paul Maddock, Council Members Mike Gordy, Robert Byrne, Robert Swanson and David Gunn. City Administrator Susan Bevins was also present.

2. DISCUSSION:

2.1 Presentation: 8399 Westview – Prospective Tennant (Owner of Slow Pokes)

JC Vibralta, Owner of Slowpokes Coffee Shop, is proposing a new location for their coffee shop focused on supporting local vendors. Based on previous experience, the customer base is generally a two (2) mile radius. Council Member Byrne asked about specific food distributor inconveniences that may occur, such as smell. Mr. Vibralta explained that the restaurant is not serving deep fried foods, but will have a grease trap on the sink drain for food remnants which will be cleaned every three (3) months. He stated the smell and typical grease waste that would normally accompany a restaurant would not be present here, that the dominant smell coming from the establishment would be of coffee. Council Member Byrne brought attention to city ordinances that may affect the operation or design of the business such as future plans for a vent hood, commercial signs and exterior speakers. Mr. Vibralta stated these would not be an issue, specifically there will not be any open flame for cooking so there is no need for a vent hood. Mayor Pro Tem Maddock inquired about the sale of alcohol because the establishment would be across the street from a school. Mr. Vibralta responded that fifty-one (51) percent of sales are required to be food in order to maintain the business as a restaurant as opposed to a bar. He also stated that he owns and operates another location also across from a school which sells a very small percentage of alcohol. Council Member Byrne inquired about plans for a large screen for broadcasting sports events, Mr. Vibralta stated that the interior will be focused on creating a non-distracting environment so people can enjoy their coffee and there are no plans for a large screen at this time. Mayor Herron inquired about parking needs, Mr. Vibralta responded that there are fourteen (14) parking spots available at 8399 Westview, of which eight (8) will be occupied by the tenants on the second floor of 8399 Westview Monday through Friday. Mr. Vibralta stated he has been working with the landlord and neighboring businesses to allow parking on their property for the weekend traffic, which are the busiest times for the coffee shop. Randy Young with Finial Group who manages and owns the property with Bilski Investments came forward to verify additional parking would be available, granted

by neighboring businesses. Mr. Vibralta assured council that he would not move forward without a proper Parking Plan.

3. ACTION ITEMS:

Council Member Byrne made a motion to approve an Application for a Business Use for the first floor of 8399 Westview. The applicant is a local coffee shop serving lite bites, coffee, tea, beer and wine, seconded by Council Member Swanson.

A vote was taken to approve the motion approving an Application for a Business Use for the first floor of 8399 of a local coffee shop serving lite bites, coffee, tea, beer and wine. The Vote passed unanimously.

4. ADDITIONAL COUNCIL COMMENTS

5. ANNOUNCEMENTS:

6. ADJOURNMENT: Mayor Pro Tem Maddock made a motion to adjourn, seconded by Council Member Gunn and Gordy. **A vote was taken to approve the motion to adjourn the meeting. The vote passed unanimously. The meeting was adjourned at 7:58 P.M.**

Russell Herron, Mayor

ATTEST:

Susan Blevins, City Secretary