



MEETING DATE: May 12, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Doce Wine & Bar, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission Subdivision in a (C-3) General Business District, located at 214 E. Tom Landry Street, Suite B. Applicant: Myra Anzaldua, Adoption of Ordinance # _____ and Wet Zone Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 03, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – Following State and local law, notice of required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 07, 2025 - Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 12, 2025: Public hearing and consideration of the Conditional Use Permit Ordinance by the City Council.

Summary:

- The subject site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street.
- The applicant proposes opening a wine bar and restaurant at this location.
- Pursuant to Section 1.43 (3) (F) of the City of Mission Code of Ordinances, a wine bar and restaurant requires the approval of a Conditional Use Permit by the City Council.
- The applicant proposes 60 percent of alcoholic beverages and 40 percent of food sales.
- The proposed hours of operation are as follows: Sunday - Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday - Saturday from 2:00 p.m. to 10:00 p.m.
- The working staff will be 2.
- Parking: Four parking spaces are required due to the 12 proposed chairs. There are 6 existing parking spaces on the rear and side of the building. However, this property is located within the Mission’s Central Business District and is exempt from parking requirements for the existing structure. Tom Landry shoulder will be available for customer parking as well.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (21) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- 2-year approval at which time the applicant will have to renew their C.U.P. and TABC License, with the understanding that the permit can be revoked.
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Must acquire a business license prior to occupancy.
- The hours of operation are Sunday through Wednesday from 2:00 p.m. to 8:00 p.m. and Thursday through Saturday from 2:00 p.m. to 10:00 p.m.
- C.U.P. is not transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____