



MEETING DATE: November 12, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: TABLED 10/28/2025; Conduct a public hearing and reconsideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – The Ice House, LLC in a property zoned General Business (C-3) District, being the South 109.5 feet of Lot 2, Block 137, Mission Original Townsite Subdivision and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- September 15, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 3, 2025 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- October 15, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 28, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of Francisco Avenue and E. 8th Street.
- Per the Code of Ordinance, a bar, cocktail lounges and taverns require the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since 1960, but during the renewal of the conditional use permit, the City Council placed a condition of no live music outdoors at any time. This was done during the April 14, 2025, meeting.
- The applicant has submitted a petition signed by 228 citizens in support of bringing back outdoor music at the venue. Four (4) of the petitioners are property owners within the 200-foot notification area (18.69%).
- For the last two years, there have been three (3) abandoned vehicles, one loud noise, one incident, and one theft report.
- The hours of operation are as follows: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12:p.m. to 12:00 a.m.
- Staff: 3 employees
- Parking: Due to the total of 164 proposed chairs, a total of 55 parking spaces are required. There are a total of 12 off-street parking spaces at the site. Since this property is located

within the Mission's Central Business District, it is exempt from parking requirements for the existing structure.

- Such uses require that no alcoholic beverages be sold within 300' of a residence, church, public schools, private school, or public hospital.
- There is a residential subdivision within 300 feet; therefore, a waiver of the separation requirement would need to be approved.
- Staff mailed out (24) legal notices to the surrounding property owners.
- A petition in opposition to the conditional use permit was submitted on October 27, 2025, with a total of 130 signatures. The petition includes signatures within the notification area. The signatures make up 10.54 percent of the 200-foot notification area and 3.53 percent of the 400-foot notification area. The signatures submitted do not trigger a supermajority vote of the City Council.
- 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:

Staff recommends approval with the conditions below:

1. Permit for six months to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with the noise ordinance.
8. Maximum occupancy for the inside area to be 60 people with tables and chairs, 130 people with chairs and 182 people if standing. For the outside area the maximum occupancy to be 166 people with tables and chairs, 357 people with chairs only and 464 people standing only.
9. Hours of operation: Monday thru Saturday from 10:00 a.m. to 12 a.m. and Sundays from 12 p.m. to 12:00 a.m.
10. Live music allowed outside
11. Must provide additional parking when the permit comes back for renewal
12. Must acquire a decibel reader

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE:

APPROVED:	_____
DISAPPROVED:	_____
TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____