



**MEETING DATE:** December 09, 2025

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10  
Applicant: Blessom George, Adoption of Ordinance #\_\_\_\_\_ – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- October 20, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 05, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 09, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located 1/4 mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music, and concerts etc.
- The hours of operation are as follows: Friday – Sunday from 4:00 pm to 2:00 am.
- Staff: 10 employees in different shifts
- Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common, and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza.
- Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.

- The last conditional use permit approved for this location was on June 23, 2025, for a period of 6 months.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- Staff requested a report from Mission PD regarding any incidents that may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 3 incidents from August 31, 2025, to present that range from: 1-Disturbance, 1-Drunk driver in the parking lot, and Unwanted subjects in the parking lot.
- 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. Approval for 1-year re-evaluation to assess this operation;
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. Maximum occupancy to be 165 people at all times.
8. Hours of operation: Friday – Sunday from 4:00 pm to 2:00 am.
9. Must have one licensed security officer from Friday-Sunday from 8:00 p.m. to 2:00 a.m.
10. Must comply with the Noise Ordinance

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**Departmental Approval:** N/A

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**Advisory Board Recommendation:** Approval

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**City Manager's Recommendation:** Approval *JP7*

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<b>RECORD OF VOTE:</b>	<b>APPROVED:</b> _____
	<b>DISAPPROVED:</b> _____
	<b>TABLED:</b> _____

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_