

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing and take action to consider a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages – At the Ice House, being the South 109.5’ of Lot 2, Block 137, Mission Original Townsite and all of Lot 52, John H. Shary Industrial Subdivision, located at 815 N. Francisco Avenue. Applicant: Lane Rangel

Prepared By: Alex Hernandez
Title: Assistant Planning Director
Signature: *Alex Hernandez*

Brief Summary:

Project Timeline

- February 13, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City. **(ATTACHMENT I)**
- March 6, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2025 – Public hearing and consideration of requested conditional use permit by the City Commission.

Summary

- The site is located at the Northwest corner of N. Francisco Avenue and E. 8th Street.
- Pursuant to Section 1.56(3)(A) of the City of Mission Code of Ordinances, a Bar, Cocktail lounges and Taverns requires the approval of a conditional use permit by the City Council.
- The applicant is proposing to open a bar that has been in existence at this location since 1960 as per Appraisal District records.
- Proposed activities: The applicant is proposing live music and to have indoor and outdoor seating areas.
- The proposed hours of operation are as follows: Monday – Saturday from 10:00am to 12:00am and Sunday from 12:00pm to 12:00am
- 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 on the site. Since this property is located within the Mission’s Central Business District, it is exempt from parking requirements for existing structure.
- Such uses require that no alcoholic beverages be sold within 300’ to a residence, church, public schools, private school or public hospital. There are some residences within the radius; thus, a wavier of the separation requirement would be needed to be approved.

- The Planning Staff has not received any objections to the request from surrounding property owners. Staff mailed out (24) 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 as are needed to ensure that a use requested by a conditional user permit is compatible and complementary to adjacent properties. **(ATTACHMENTS IV-VI)**

Staff Recommendation:

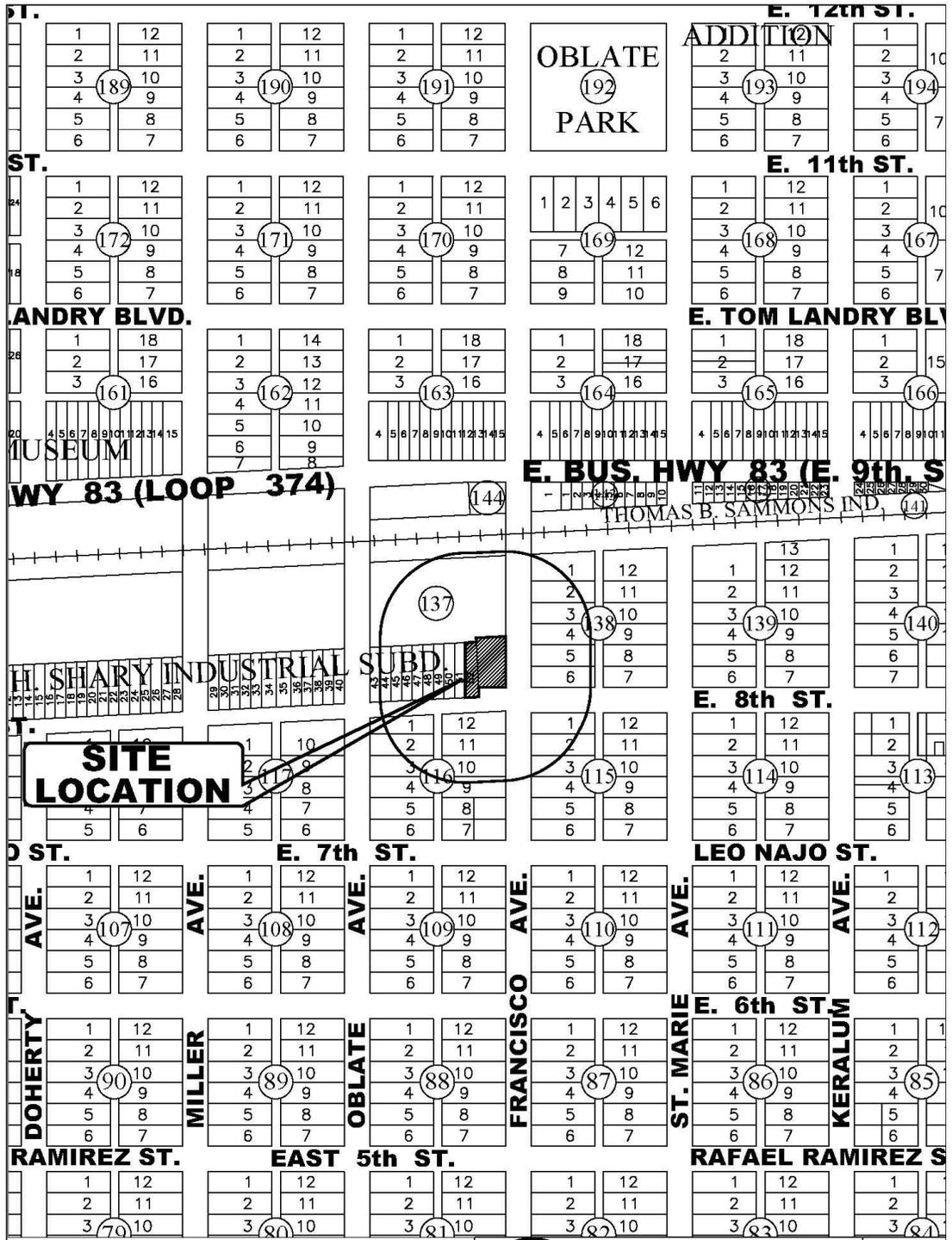
Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of use and TABC License with the understanding that the permit can be revoked
2. C.U.P. not transferable to others
3. Waiver of the 300' separation requirement from residential areas
4. Re-stripe parking area and add landscaping
5. Must comply with all City Codes (Building, Fire, Health, Signage, etc.)
6. Must acquire a business license prior to occupancy
7. Hours of operation are Monday – Saturday from 10:00 am to 12:00 am and Sunday from 12:00pm to 12:00am
8. Compliance with noise ordinance

Attachment I



Attachment II



200' RADIUS MAILOUT MAP

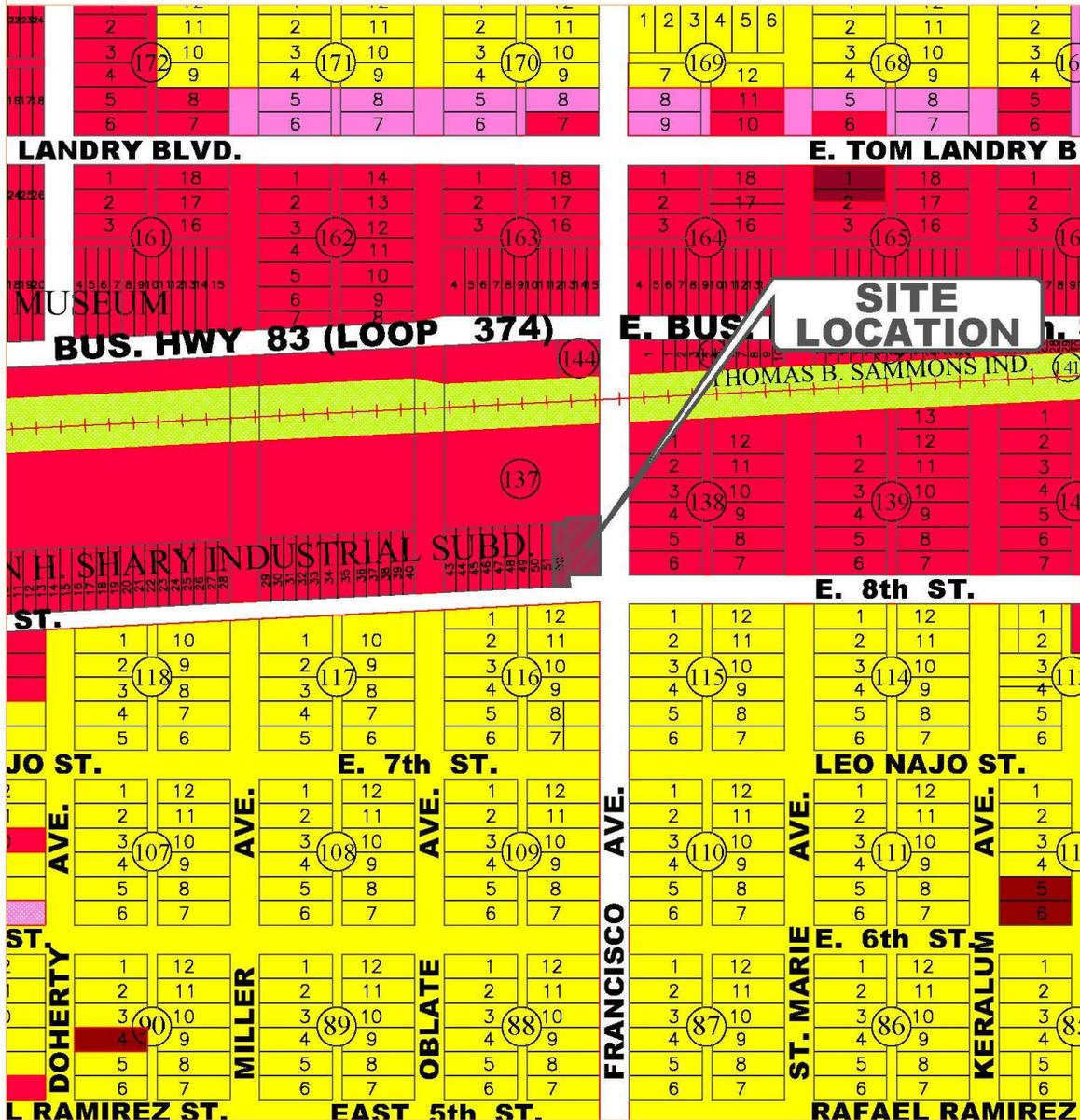


CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street PH (956) 580-8672
MISSION, TX 78572 FAX (956) 580-8680

No.

Attachment III



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-1T TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |



Attachment IV



Attachment IV

Street View from N Francisco Ave.





Ordinance No. _____

An Ordinance of the City Council of The City of Mission, Texas Granting a Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages – at the Ice House, Being the South 109.5’ of Lot 2, Block 137, Mission Original Townsite and all of Lot 52, John H. Shary Industrial Subdivision.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
815 N. Francisco Avenue Being the South 109.5’ of Lot 2, Block 137, Mission Original Townsite and all of Lot 52, John H. Shary Industrial Subd.	Sale and On-Site Consumption	<ol style="list-style-type: none">1. Life of use and TABC License.2. C.U.P. not transferable to others.3. Waiver of the 300’ Separation requirement From residential areas.4. Re-Strip parking area And add landscaping5. Must acquire with all City Codes (Building, Fire, Health, Signage, etc.)6. Must acquire a business License prior to Occupancy.7. Hours of Operation: Monday – Saturday 12:00p.m.to12:00a.m. And Sunday from 12:00p.m. to 12:00a.m.8. Compliance noise ordinance

READ, CONSIDERED AND PASSED, THIS THE 24th day of March, 2025

ATTEST:

Norie Gonzalez Garza, Mayor

Anna Carrillo, City Secretary