



**MEETING DATE:** March 24, 2025  
**PRESENTED BY:** Xavier Cervantes, Planning Director  
**AGENDA ITEM:** Conditional Use Permit: The Sale & On-Site Consumption of Alcoholic Beverages – At the Ice House, 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 Subdivision, C-3, Lane Rangel, Adoption of Ordinance #\_\_\_\_ - Cervantes

**NATURE OF REQUEST:**

On March 19, 2025 the Planning and Zoning Commission held a Public Hearing to consider the Conditional Use Permit request. The subject site is located at the Northwest corner of N. Francisco Avenue and E.8<sup>th</sup> Street. There was no public opposition during the P&Z Meeting. The board unanimously recommended approval.

**BUGETED:** Yes / No / N/A **FUND:** \_\_\_\_\_ **ACCT. #:** \_\_\_\_\_

**BUDGET:** \$ \_\_\_\_\_ **EST. COST:** \$ \_\_\_\_\_ **CURRENT BUDGET BALANCE:** \$ \_\_\_\_\_

**BID AMOUNT:** \$ \_\_\_\_\_

**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

**Departmental Approval:** N/A

**Advisory Board Recommendation:** P&Z Approval

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

**RECORD OF VOTE:** **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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