

**Started: 6:24 p.m.**

**Ended: 6:27 p.m.**

**Item #2.0**

**Conditional Use Permit:**

**Sale & On-Site Consumption of  
Alcoholic Beverages – Ice House, LLC  
815 N. Francisco Avenue  
Being the South 109.5' of Lot 2, Block 137,  
Mission Original Townsite & all of Lot 52,  
John H. Shary Industrial Subdivision  
C-3  
Robert Galligan**

Ms. De Luna went over write-up stating the subject site is located at the NW corner of Francisco and 8<sup>th</sup> Street. This bar has been in existence at this location since 1960 as per appraisal district records. The new applicant recently remodeled the building. There are tables and chairs located inside and outside the building, and some bar stools around the bar area too (total of 124 seating spaces). This is a longstanding business frequented by different Mission residents and Winter Texans. The applicant will offer finger foods like chips, frozen pizza and fries.

- **Hours of Operation:** Monday – Sunday from 10 am to 10 pm. Although beverages will only be served during the allowable State selling hours.
- **Staff:** 2 employees including the owner.
- **Parking:** As can be seen in the aerial, there are over 12 off-street parking spaces that were constructed in the 60's, thus some of the parking spaces need to be re-striped. The parking requirements for a restaurant, nightclub, café or similar recreation or amusement establishment: One space for each 75 square feet of floor area or one space for each three seats, whichever is greater. Based on the code, 41 parking spaces are required. However, this property is located within the Mission's Central Business District; thus, exempt from parking requirements for existing structures.
- **Alcoholic Beverages:** Such uses require that no alcoholic beverage be sold within 300' to a residence, church, public school, private school or public hospital. There are some residences within this radius; thus, a waiver of the separation requirement would need to be considered.

**REVIEW COMMENTS:** Notices were sent out to property owners within 200' radius of this business, as of this writing staff has not received any comments in favor or against this request. In the past, staff has received several concerns in regards to noise for this establishment, therefore the new applicant will need to comply with the noise ordinance.

**RECOMMENDATION:** Staff recommends approval subject to: 1) 2-year approval at which time the applicant will have to renew their CUP and TABC License, 2) waiver of the 300' separation requirement from residential areas, 3) re-stripe parking area and add landscaping, 4) compliance with building, fire, and health codes, 5) obtain a business license, and 6) compliance with noise ordinance.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre asked if the board had any questions.

There was none.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Arcaute moved to approve the conditional use permit as recommended by staff. Mr. Moreno seconded the motion. Upon a vote, the motion passed unanimously.