



MEETING DATE: January 13, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Complimentary Offering of Alcoholic Beverages for Social and/or Cultural Events in a property zoned (R-2) Duplex-Fourplex Residential District, being Lot 1, Mission Library Subdivision, located at 921 E. 12th Street, Applicant: Upper Valley Art League, c/o Robert Codina, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 6, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- November 21, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- December 3, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northeast corner of Kika De La Garza and 12th Street. Access to the site is via two 30' driveways off East 12th Street.
- Ordinance #3436, adopted on January 26, 2009, permits charitable or civic organizations to request such conditional use permits from city-owned buildings where complimentary alcoholic beverages will be offered (not sold) during a social/cultural events.
- The UVAL operates as an all-volunteer organization. They provide the community with an opportunity to create art in multiple media.
- The UVAL has art exhibits 11 months of the year in which they have a wine bar. The wine bar includes finger foods, other non-alcoholic beverages, and it operates on the evening of opening exhibits.
- Exhibits open on the first Saturday of the month with a reception from 7-9 pm. A UVAL member handles the wine bar to prevent minors from having access to alcohol and to monitor adult individuals' intake of alcohol. The wine is only offered during the opening night, and not throughout the month.
- During the month of August, they close for maintenance, and in December, they have a holiday market.
- Days & Hours of Operation for the Gallery: Wednesday – Friday from 10:00 am to 6:00 pm, and Saturday from 10:00 am to 2:00 pm; Events are scheduled on Saturdays from 7:00 pm to 9:00 pm

- Parking: It is noted that the parking is held in common. There is a total of 138 existing parking spaces, shared with the Mission Speer Memorial Library.
- Staff notes that the UVAL has been applying for this type of permit since November of 2009. The last conditional use permit considered for the complimentary offering of alcoholic beverages for on-site consumption for Social and/or cultural events at this location was on March 9, 2020 for a period of 4 years.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (43) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Since events have occurred with no incidents, and the Upper Valley Art League firmly attests that they are very watchful of how much the patrons are responsibly served, and intend to have continued vigilance at their social exhibit events, staff recommends approval of the request, subject to compliance with the following conditions:

1. Life of the use with the understanding that the permit can be revoked due to non-compliance.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.).
3. CUP is not transferable to others
4. Hours of operation of the gallery to be as follows: Wednesday – Friday from 10:00 am to 6:00 pm, and Saturdays from 10:00 am to 2:00 pm; Exhibit events Saturday from 7:00 pm to 9:00 pm
5. Must comply with the Noise Ordinance.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JPT*

RECORD OF VOTE: **APPROVED:** _____
DISAPPROVED: _____
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____