



MEETING DATE: May 27, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a renewal and an amendment of a Conditional Use Permit for the sale and on-site consumption of alcoholic beverages and to allow late hours – Tommasino Pizza Pasta & Vino, being Lots 1 & 2, Block 2, Springfield Phase I Commercial Subdivision, in a (C-3) General Business District, located at 2100 E. Griffin Parkway. Applicant: Javier Covarrubias, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southeast corner of E. Griffin Parkway and Creek Run Street in a suite within a multi-tenant commercial plaza for the Italian restaurant.
- Pursuant to the City of Mission Code of Ordinances, a restaurant with alcohol sales requires the approval of a conditional use permit by the City Council.
- On January 10, 2024, the applicant obtained a Conditional Use Permit for two years.
- The applicant would like to extend the hours for the sale and consumption of alcoholic beverages to obtain a late hours license from TABC. In 2024, the Council approved for alcoholic beverages to be sold at the restaurant even though the restaurant is within 300 feet of a residential subdivision.
- The proposed hours of operation are as follows: Every day from 8:00 a.m. to 2:00 a.m.
- Parking: In reviewing the floor plan, there is a total of 116 seating spaces resulting in 39 parking spaces required. There are 72 parking spaces available in the commercial plaza and the parking is shared with the other businesses.
- Landscaping is meeting code.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out 50 notices to the 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 use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends approval for a 2-year period in order to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.),
- Wet zone property
- CUP is not transferable to others

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____