

Started: 5:41 p.m.

Ended: 5:44 p.m.

Item #1.2

Conditional Use Permit

Renewal:

Sale & On-Site Consumption of Alcoholic

Beverages – J.A.L.L.'s Sports Bar & Grill

1810 W. Griffin Parkway, Ste. B, C, & D

Lots 7 & 8, Inspiration Point Subdivision Ph. I

C-3

J.A.L.L.'S Sports Bar & Grill

Ms. De Luna went over the write-up stating the subject site is located 300' from the NW corner of Inspiration Road and Griffin Parkway. The last CUP approved for this location was on January 25, 2021 for a period of two years. The applicant would like to renew the CUP for the sale of alcohol. Staff notes that this would be the 4th renewal. The sports bar has been in operation since 2014.

Hours of operation: Monday Closed, Tuesday – Wednesday from 4:00 p.m. to 11:00 p.m., Thursday & Sunday from 4 p.m. to 12:00a.m., Friday from 4:00p.m. to 1: 00a.m, and Saturday from 4:00p.m. to 2:00a.m.

- **Staff:** 3 employees
- **Parking:** In viewing the floor plan, there are 59 total seating spaces for the sports bar, which require 20 parking spaces (59 total seating spaces/3 = 19.6 parking spaces). It is noted that the parking area is held in common (98 existing parking spaces) and is shared with other suites. The parking area should be restriped and dumpster
- **Landscaping:** In regards to landscaping, there are existing green areas and landscape islands with trees within the parking lot along Griffin Parkway however staff recommends that the parking be re-stripe that the landscaping be watered and maintained.
- **Sale of Alcohol** – The applicant does have a full bar available. Section 1.56(3)(a) states that bars must be at least 300' from the nearest residence. There is an existing residential subdivision located along the north side of the site, however, P&Z and the City Council have waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Notices were sent to property owners within a 200' radius of this business where staff has not received any comments in favor or against this request. Staff asked the Police Department for report of any incidents. There were 3 incidents filed with the Mission PD that include 1-criminal mischief and 2-public intoxication within the last 2 years.

RECOMMENDATION: Staff recommends approval subject to:

1. 2 year re-evaluation to continue to assess this operation at which time the applicant will have to renew his CUP and TABC License,
2. Waiver of the 300' separation requirement from the residential neighborhood,
3. Continued compliance with Building, Fire, and Health Codes,
4. Screen dumpster with 6' block wall with opaque gates, and
5. Uniformed Security must be provided Thursday Sunday

Acting Chairman Ruben Arcaute asked if there was any input in favor or against the request.

There was none.

Acting Chairman Ruben Arcaute entertained a motion to close the public hearing. Mr. Hardison motioned to close the hearing. Ms. Garza seconded the motion. Upon a vote, the motion passed unanimously.

Acting Chairman Ruben Arcaute asked if the board had any questions.

There was none.

There being no discussion, Acting Chairman Ruben Arcaute entertained a motion. Mr. Hardison moved to the approve the conditional use permit renewal. Mr. Alanis seconded the motion. Upon a vote, the motion passed unanimously.