



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Planning & Zoning Commission Meeting
Monday, October 06, 2025 – 5:30 P.M.

Take notice that a regular Planning & Zoning Commission Meeting of the City of Alamo Heights will be held on **Monday, October 06, 2025 at 5:30 p.m.** in the City Council Chamber, located at 6116 Broadway, San Antonio, Texas, 78209, to consider and act upon any lawful subjects which may come before it.

Case No. 453 – Public hearing, consideration, and action will take place on **Monday, October 06, 2025 at 5:30 p.m.** regarding a request of Donnie B. Davis, Jr., applicant, for a Specific Use Permit (SUP) to allow for the sale of frozen alcoholic drinks for off-premise consumption, whose primary product is intended for individuals twenty-one (21) years of age or older, as defined in Section 3-2 of the City's Zoning Code under Stores Other Than Listed, at 5308 Broadway on property zoned Business District (B-1).

The City Council of the City of Alamo Heights will conduct a public hearing on **Monday, October 27, 2025 at 5:30pm** relating to the recommendations of the Planning and Zoning Commission regarding the same issues.

Donnie B Davis Jr.
Siplt Broadway LLC
5308 Broadway St.
Alamo Heights, Texas 78209
September 2, 2025

Request for Specific Use Permit

My business, Siplt Broadway LLC, is requesting a Specific Use Permit to allow the sale of wine-based frozen daiquiris and non-alcoholic daiquiris for off-premise consumption only. Our business is in 5308 Broadway St, which is currently zoned B-1.

Our business specializes in creating unique, 100% natural frozen daiquiris using high-quality ingredients like oranges and citrus fruits. We will offer both wine-based and non-alcoholic daiquiris for customers to enjoy off-premise. Our business model is designed to provide a convenient and refreshing beverage option for our customers.

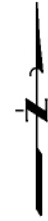
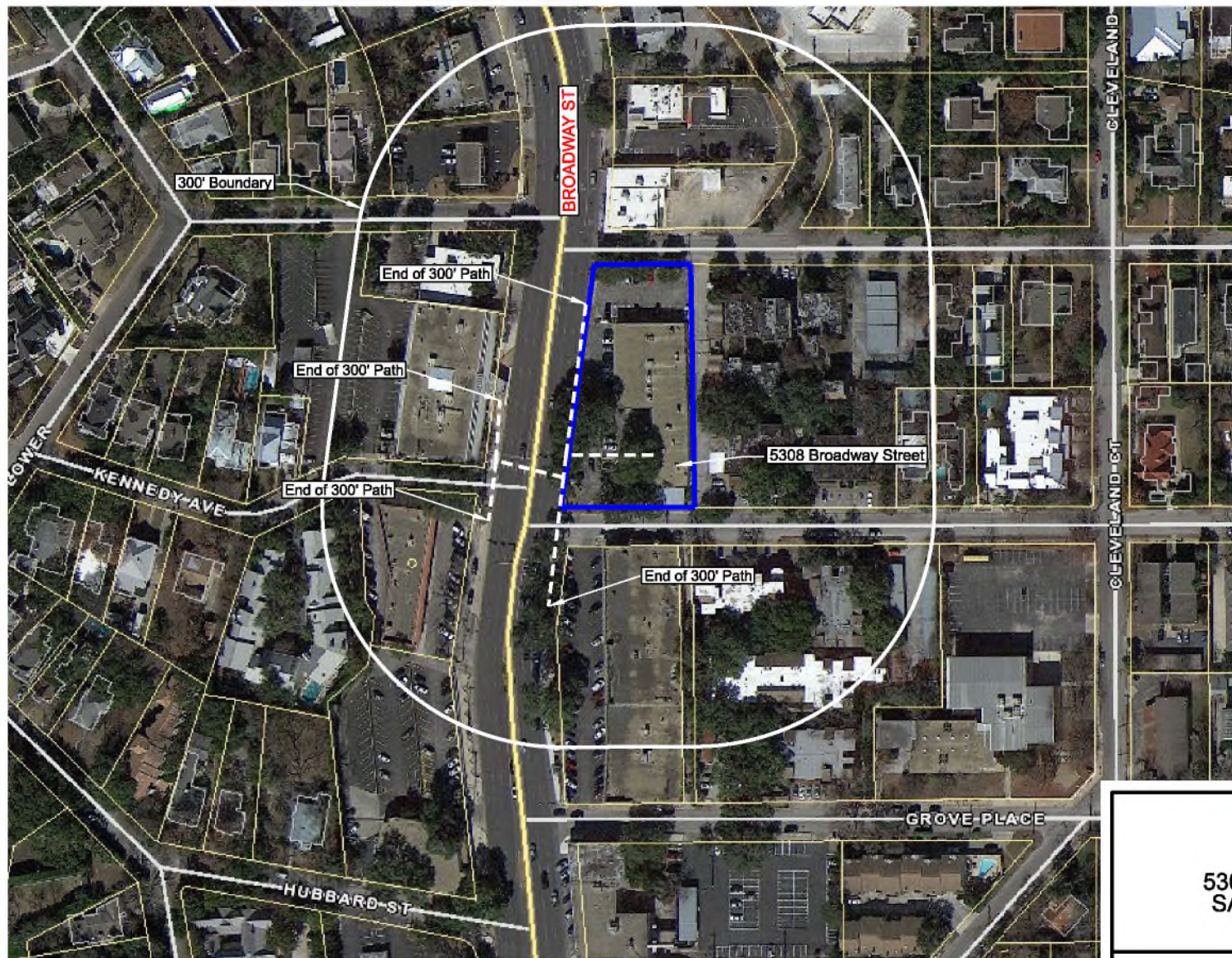
- Our business will not sell food, only wine-based and non-alcoholic frozen daiquiris.
- All daiquiris will be sold for off-premise consumption only; there will be no on-premise consumption allowed.
- We will ensure that all necessary permits and licenses are obtained to comply with local, state, and federal regulations.

We have a proven track record of success, with 14 existing locations throughout the state of Texas. Our locations have operated responsibly and in compliance with all applicable laws and regulations, demonstrating our ability to manage and operate our business in a manner that respects the community and its needs.

Due to the current zoning regulations, we require a Specific Use Permit to allow the sale of wine-based beverages without food. We believe that our business model, which focuses on off-premise consumption and uses only natural ingredients, aligns with the needs and character of the surrounding area.

Our business will provide a unique and refreshing beverage option for customers in the area. We are committed to operating a responsible and compliant business that contributes to the local economy. With our established reputation and successful operations in other locations, we are confident that our business will be a positive addition to the community.

We believe that granting a Specific Use Permit for our business will allow us to operate a successful and compliant business that meets the needs of our customers while also contributing to the local community. We look forward to working with the city to obtain the necessary permits and licenses to operate our business.



Scale: 1" = 200'



J M C

July 29, 2025

Notes:

1. No public or private school lies within a 300 foot boundary of the site.
2. No churches or public hospitals lie within a 300 foot path of travel (door to door) of site.

TABC EXHIBIT

5308 BROADWAY STREET
SAN ANTONIO, TX 78209

G *MK* Engineers

Firm #16127
PO Box 17507
San Antonio, TX 78217



PILATES
PLATINUM

OPENING
SOON

Lab Cafe

ES
UM



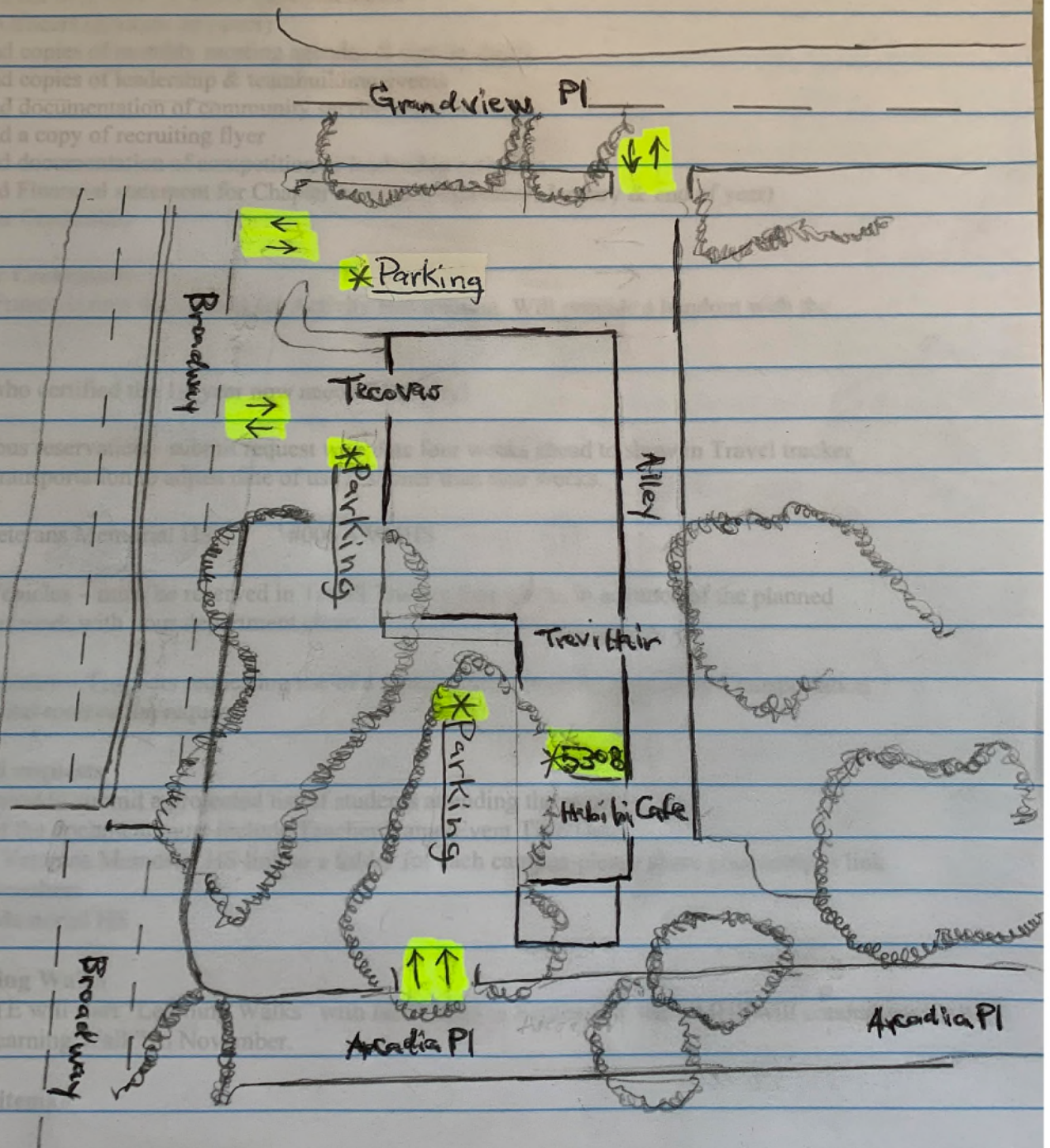




* Sipit - Broadway, LLC
5308 Broadway
San Antonio, TX 78209

* Parking = 58 spaces / 3 Handicap

↔ = Entry and Exit points









5300

Habibi
Cafe

PILATES
PLATINUM



SHOP

WHIT JORDAN
210.985.7321
SHOPCOMPANIES.COM

