



MEETING DATE: July 16, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Medelina's Restaurant in a (C-4) Heavy Commercial District, being 1.08 acres of land, out of a portion of Lot 204, John H. Shary Subdivision, located at 2224 E. Business Highway 83, Applicant: Medelinas Restaurant LLC, c/o Sandalio R. Garcia - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 18, 2025 – Application for Conditional Use Permit ("CUP") submitted to the City for processing.
- July 2, 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.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the southwest corner of Glenwood Avenue and East Business Highway 83.
- Per Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating a First-Class Family Oriented Mexican Restaurant with top quality food since February 2023. The applicant would like to incorporate a mobile unit that is set in the back of the restaurant during evening hours in which he will offer cooked meats. He is proposing to continue offering alcoholic beverages with their meals in the restaurant and in the mobile unit. Access to the site is from 2 – 24' driveways off of Business Highway 83.
- The proposed days and hours of operation are Monday–Sunday from 7:00 am to 12:00 am
- The restaurant will be open from 7:00 am to 3:00 pm and the Mobile Unit from 5:00 pm to 12:00 am
- Staff: 16 employees in different shifts
- Parking: There are a total of 84 seats in the restaurant, which require 28 parking spaces (84 seats/3= 28 parking spaces). It is noted that there are 36 parking spaces available that are shared with other businesses.
- Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for similar businesses.
- Since the majority of the sales are food items, and there have been no police reports staff recommends approval of the permit renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (24) 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:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year permit approval to continue to assess this restaurant.
2. Compliance with Section 1.56-3a of the Zoning Ordinance.
3. Continued compliance with all City Codes (Building, Fire, Sign codes, etc.)
4. Waiver of the 300' separation requirement from the residential neighborhood.
5. Compliance with TABC requirements
6. CUP is not transferable to others
7. Hours of operation to be as follows: Monday – Sunday from 7:00 am to 12:00 am
8. Noise from the establishment must not be heard by the homes to the south

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

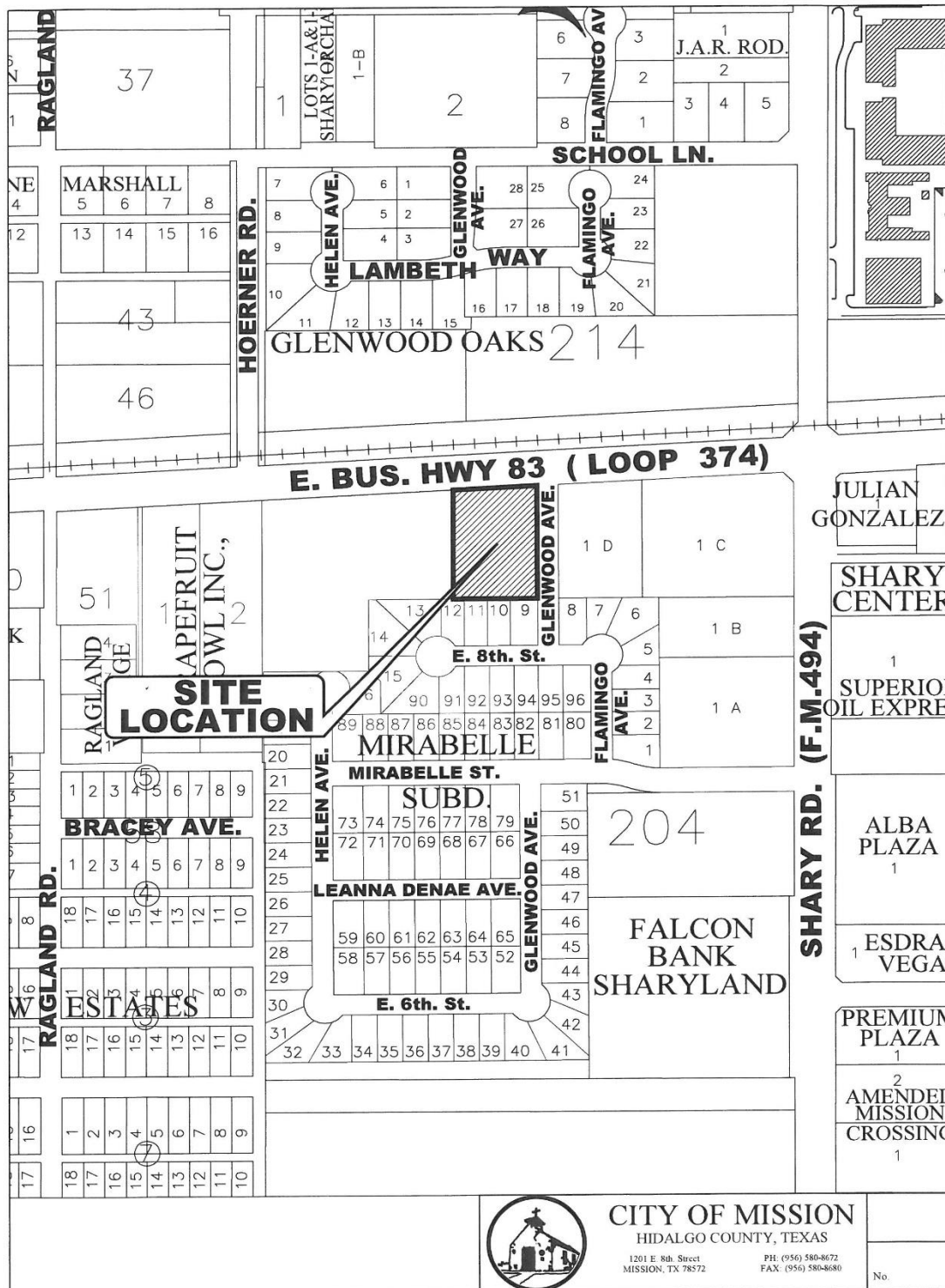
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E 8th Street
MISSION, TX 78572

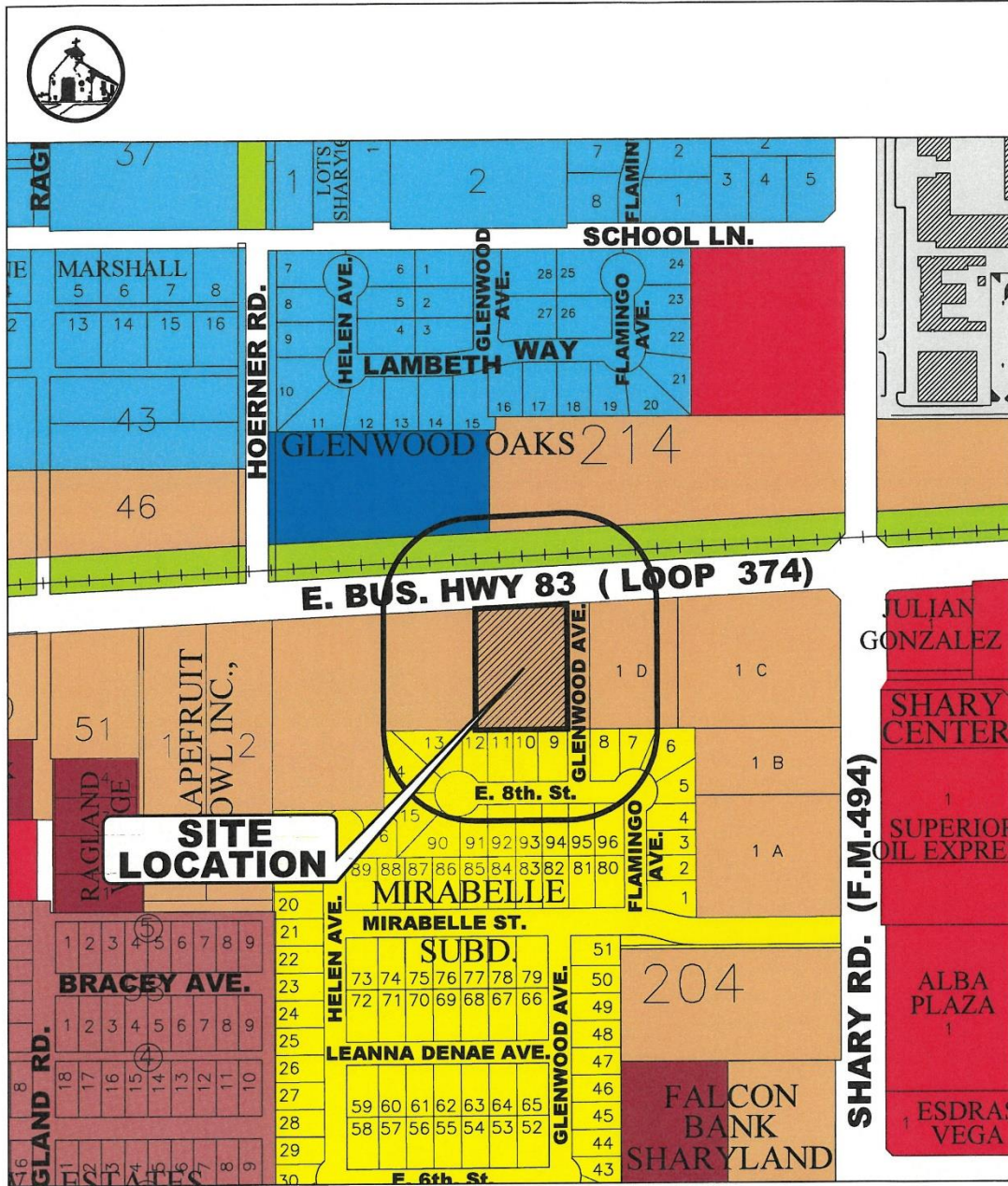
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



ZONING LEGEND

| | | | | | |
|--|----------------------------------|--|---------------------------------|--|------------------------------|
| | A0-I AGRICULTURAL OPEN INTERIM | | R-3 MULTI-FAMILY RESIDENTIAL | | C-4 HEAVY COMMERCIAL |
| | A0-P AGRICULTURAL OPEN PERMANENT | | R-4 MOBILE & MODULAR HOME | | C-5 ADAPTIVE COMMERCIAL |
| | R-1A LARGE LOT SINGLE FAMILY | | R-5 HIGH DENSITY MFCT'D HOUSING | | I-1 LIGHT INDUSTRIAL |
| | R-1T TOWNHOUSE RESIDENTIAL | | C-1 OFFICE BUILDING | | I-2 HEAVY INDUSTRIAL |
| | R-1 SINGLE FAMILY RESIDENTIAL | | C-2 NEIGHBORHOOD COMMERCIAL | | PUD PLANNED UNIT DEVELOPMENT |
| | R-2 DUPLEX-FOURPLEX RESIDENTIAL | | C-3 GENERAL BUSINESS | | P PUBLIC |

ATTACHMENTS



ATTACHMENTS



ATTACHMENTS



Medelina's Menu

Breakfast

| | |
|--|--------------|
| Huevos Rancheros | 8.50 |
| <i>Two eggs over easy on a crispy corn tortilla topped with ranchera salsa</i> | |
| Huevos a la Mexicana | 8.50 |
| <i>Two scrambled eggs with chile-onions and tomato</i> | |
| Chorizo con Huevos | 8.50 |
| <i>Two scrambled eggs with a Mexican sausage</i> | |
| Machacado con Huevos | 11.00 |
| <i>Eggs with shredded dry beef</i> | |
| Papas con Huevos | 8.50 |
| <i>Scrambled eggs with potatoes</i> | |
| Dos Huevos Estrallados | 8.50 |
| <i>With your choice of bacon or ham</i> | |
| Migas | 9.95 |
| <i>Scrambled eggs mixed with chopped corn tortillas</i> | |

(All plates come with beans tortillas and papas fritas)

Pancakes

| | |
|---|--------------|
| 2 Pancakes 2 Eggs | 10.00 |
| <i>With Bacon stripes or Ham</i> | |
| 3 Pancakes | 8.00 |
| <i>With Bacon or Ham</i> | |
| 3 Pancakes | 8.50 |
| <i>With Strawberry or Bananas on top</i> | |
| Oatmeal w/ Toast | 5.00 |
| Waffles | 6.50 |
| <hr/> | |
| Quesadillas | 9.50 |
| <i>Flour or corn with mozzarella cheese</i> | |
| Mexican Plate | 12.00 |
| <i>2 Enchiladas 1 Taco 1 Tostada</i> | |
| Fish Plate | 12.00 |

Special Plates

| | |
|--|--------------|
| MONDAY - Pollo a la Reyna | 12.00 |
| TUESDAY - Creamy Chicken Enchiladas | 12.00 |
| WEDNESDAY - Fried Chicken | 13.00 |
| THURSDAY - Envueltos | 12.00 |
| FRIDAY - Mexican Enchiladas | 12.00 |
| Soups (Specialty of the House) | |
| Caldo Tlalpeño Bowl | 8.50 |
| Caldo Tlalpeño Cup | 3.50 |
| Saturdays - Barbacoa Tacos | 3.50 |
| Menudo | 8.50 |

Chicken

| | |
|----------------------------|--------------|
| Chicken Enchiladas | 12.00 |
| Chicken Flautas | 12.00 |
| Grill Chicken Plate | 12.00 |
| Chicken Tenders | 10.00 |
| Milanesa de Pollo | 12.00 |
| Pollo Toreada | 15.00 |



ATTACHMENTS

Burgers

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|----------------------|-------|
| Mexican Burger Combo | 11.00 |
| Cheese Burger Combo | 10.00 |
| Regular Burger Combo | 9.00 |

Kid's Menu

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|---|------|
| Nuggets (6) <i>With Fries</i> | 5.95 |
| 2- Enchiladas <i>With Rice & Beans</i> | 6.95 |

Salads

Salad Plate – 2 sides and Greens 11.00 **OR** 1 side and Greens 8.00
Single Scoops 4.00

Chicken and Grapes w/ Almonds
Macaroni Ham-Cheese
American Chicken

Italian Pasta
Chicken Chipotle
Raw Veggies

| | |
|--------------------------------|-------|
| Crispy Chicken Salad | 10.00 |
| Buffalo Crispy Salad | 10.50 |
| Grill Chicken Salad | 10.00 |
| Buffalo Grill Chicken Salad | 10.50 |
| Loaded Grilled or Crispy Salad | 15.00 |



Tacos

| | |
|---------------------|------|
| Chorizo and Egg | 2.50 |
| Papas and Egg | 2.50 |
| Machacado | 3.00 |
| Chorizo and Beans | 2.50 |
| Ham and Egg | 2.50 |
| Papa a la Mexicana | 2.50 |
| Bacon and Egg | 2.50 |
| Bean and Egg | 2.50 |
| Huevo a la Mexicana | 2.50 |



Beef

| | |
|--------------------|-------|
| Beef Enchiladas | 12.00 |
| Carne Guizada | 12.00 |
| Beef Tacos | 11.00 |
| Milanesa de Rez | 12.00 |
| Tacos Rojos (Beef) | 11.00 |
| Fajita Tacos | 14.00 |
| Fajitas Toreada | 15.00 |

Drinks

| | |
|---------------|------|
| Coffee | 2.00 |
| Mexican Sodas | 3.50 |
| Sweet Tea | 3.50 |
| Milk | 2.00 |
| Unsweet Tea | 3.50 |
| Orange Juice | 2.50 |
| Sodas | 2.00 |
| Lemonade | 4.00 |
| Apple Juice | 2.50 |

ATTACHMENTS

7/9/25, 12:38 PM

Public Inquiry System

[Back](#)

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License #:

AIMS License Type: BG

AIMS License #: 200103040

Trade Name: Medelina's Restaurant

Owner: Medelinas Restaurant LLC

| | | | |
|--------------------------|-------------------------|-------------------------|-------------------------|
| Location Address: | 2224 E U.S. Business 83 | Mailing Address: | 2224 E U.S. Business 83 |
| | Mission , TX | | Mission , TX |
| | 785729104 | | 785729104 |
| | United States | | United States |

County: Hidalgo

Orig. Issue Date: 11/6/2023

Status: Active

Exp. Date: 11/5/2025

Wine Percent: Up to 17%

Location Phone No.:

Subordinates:

| | | |
|--------------------|------------------|------|
| Related To: | Gun Sign: | BLUE |
|--------------------|------------------|------|

MAILOUT LIST

| 'ROP_ID | file_as_na | addrDeliveryLine | addrCity | addrState | addrZip |
|---------|--|---------------------------|--------------|-----------|------------|
| 346146 | GAMANIAA PROPERTIES LLC | 2801 SANTA LYDIA ST | MISSION | TX | 78572-7676 |
| 281117 | MISSION FOOD FACTORY LLC | 2140 E BUS HWY 83 | MISSION | TX | 78572-9208 |
| 281118 | VALLEY SHAMROCK INC | PO BOX 52085 | PHOENIX | AZ | 85072-2085 |
| 281115 | GONZALEZ A G | 2121 SUNSET LN | MISSION | TX | 78572-4633 |
| 281116 | GONZALEZ ALBERTO | 2121 SUNSET LN | MISSION | TX | 78572-4633 |
| 1070339 | BIC DEVELOPMENT CORP | 3910 W FREDDY GONZALEZ DR | EDINBURG | TX | 78539-9308 |
| 1308157 | TREVINO NORMA ALICIA | 2206 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308158 | ALVARADO KRISTIAN GERARDO AND ANDREA DALI GALVAN | 2208 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308159 | SILVA JUAN CESAR CIENFUEGOS | DAVID A SIQUEIRIOS NO 506 | REYNOSA | MX | 88770 |
| 1308160 | ZARATE LUIS E RODRIGUEZ & ROSA C | 700 HACKBERRY AVE | MISSION | TX | 78572-1985 |
| 1308161 | RIVERA IRMA ISABEL PRUNEDA & LIZBETH DE LEON | 2214 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308076 | ARNETT CARLOS IRAN | 2207 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308075 | FALAMINA LLC | 2209 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308074 | TRIGO JONATHAN SIMON CHAPA | 2211 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308077 | TAYLOR MARIA G | 2205 E 8TH | MISSION | TX | 78572-9129 |
| 1308078 | VALDEZ JOAQUIN H & ROSINA B | 2203 E 8TH ST | MISSION | TX | 78572-9210 |
| 1308079 | GUTIERREZ GABRIEL | 2201 E 8TH ST | MISSION | TX | 78572 |
| 1308080 | ORTEGON JOSE & BRENDA MARTINEZ | 2200 E 8TH ST | MISSION | TX | 78572 |
| 1308155 | PIETRZAK ISAAC GABRIEL & EMILY ANN | 2202 E 8TH ST | MISSION | TX | 78572 |
| 1308156 | SANTOS ALEXANDRA SORAYA | 2204 E 8TH ST | MISSION | TX | 78572-9129 |
| 1308071 | SANTOS ADOLFO IV | 905 E AZUCAR AVE | PHARR | TX | 78577 |
| 1308072 | ARANZAZU AMARILIS & ODWIN LEAL | 2703 SAN ESTEBAN ST | MISSION | TX | 78572-1632 |
| 1308073 | FONSECA ALBERTO & MARIA T PATINO | 2301 E 8TH ST | MISSION | TX | 78572-9130 |
| 1308165 | VALLEY BELL ENTERPRISES LLC | 101 E CHEROKEE ST | JACKSONVILLE | TX | 75766-4807 |