

ITEM# 1.9

CONDITIONAL USE PERMIT RENEWAL: Sale and On-Site Consumption of Alcoholic Beverages & Drive Thru Service Window
– El Ronco Servi-Car
1728 W. Griffin Parkway
Lot B, Girasol Estates Subdivision
C-3
Ismael Reyes

REVIEW DATA

The subject site is located on the NW corner of Salinas Drive & W. Griffin Parkway—see vicinity map. The applicant constructed a 3,000 sq. ft. drive-thru business with a drive-thru service window. Access to the site is via a 37' driveway along W. Griffin Parkway and a 24' driveway along Salinas Drive that will allow stacking for approximately 3 vehicles. The applicant has experienced that business is slow during the week so he takes orders and have them wait in the drive-thru window and during weekends push them to the parking stalls on the west side of the building. The applicant originally had 3 tables with 4 chairs each to allow his customers to be able to consume their snacks and drinks at the site, therefore the need for the conditional use permit for the sale and consumption of alcohol since then he has removed them but would still like to renew the conditional use permit just in case he gets a request from a customer to seat outside to enjoy his snacks. This CUP was previously approved on February 22, 2021 for a period of 2 years. Staff notes that this would be the 1st renewal.

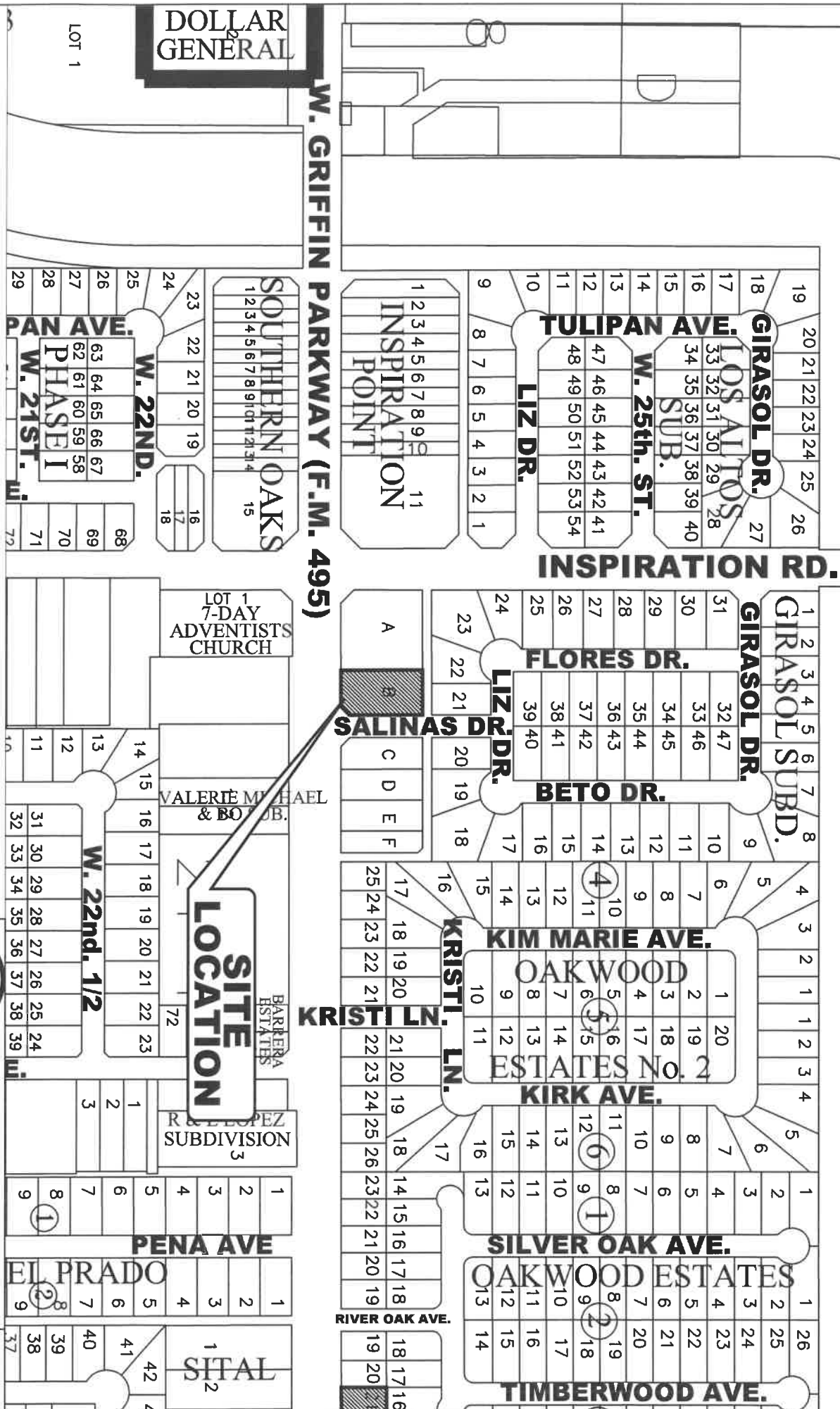
- **Hours of Operation:** Sunday – Thursday from 12 pm to 10 pm and Friday & Saturday from 12 pm to 11 pm
- **Employees:** 5 employees
- **Parking & Landscaping:** 11 parking spaces are required for a building this size. The applicant is providing 11, thus meeting code. Landscaping is meeting code.
- **Sale of Alcohol:** Such uses need to be 300' from nearest residence, church, school, or publicly owned property. There are residential homes and a church within the 300' radius, therefore a waiver of the 300' separation would be needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to property owners within a 200' radius of the site. As of the date of this write-up, the Planning Department has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

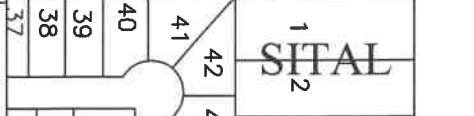
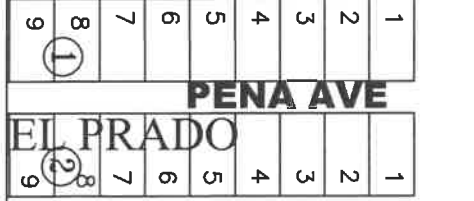
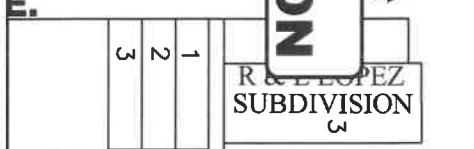
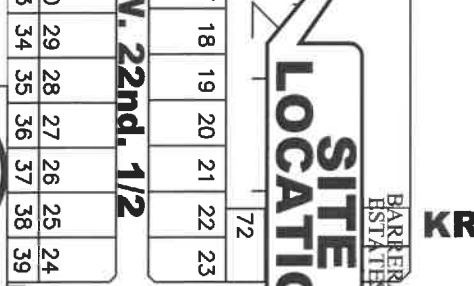
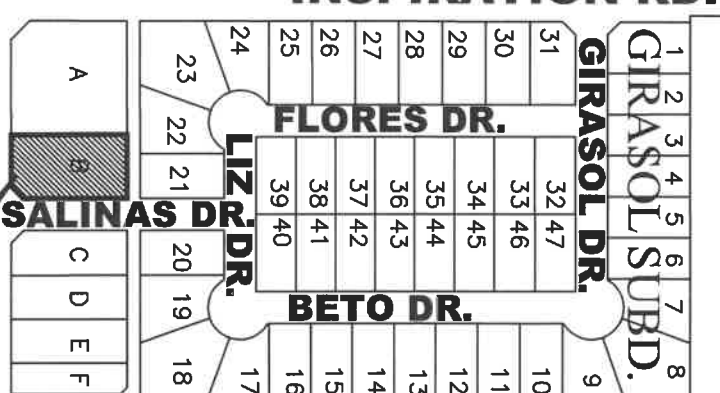
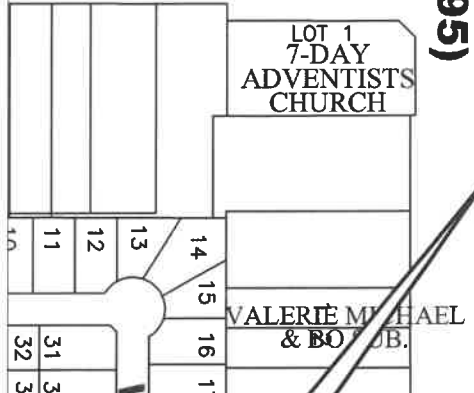
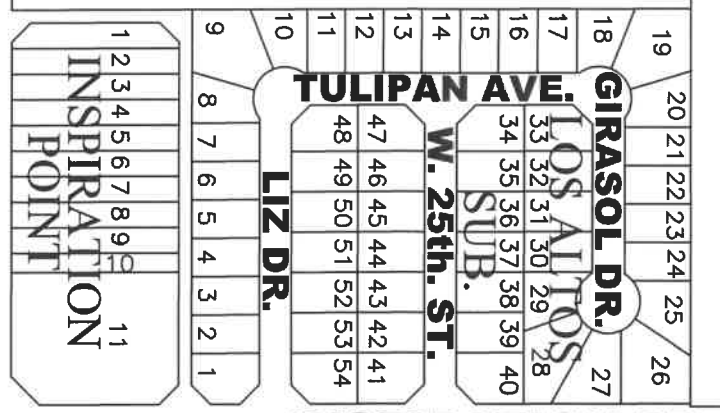
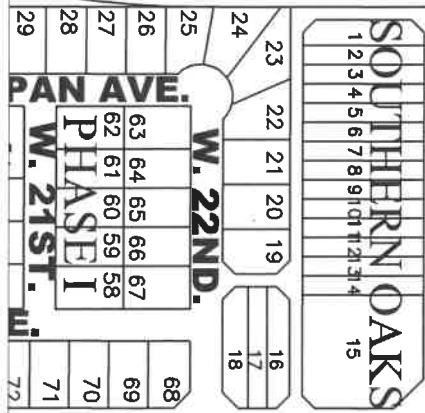
1. CUP to be valid from a period of 2 years at which time the applicant will need to renew their CUP and their TABC license,
2. Waiver of the 300' separation requirement from the residential homes, and
3. Must continue to comply with all Building, Fire, and Health Codes.

200' H.C.I.D. No. 1 EDINBURG MAIN



DOLLAR GENERAL

W. GRIFFIN PARKWAY (F.M. 495)



CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 9th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

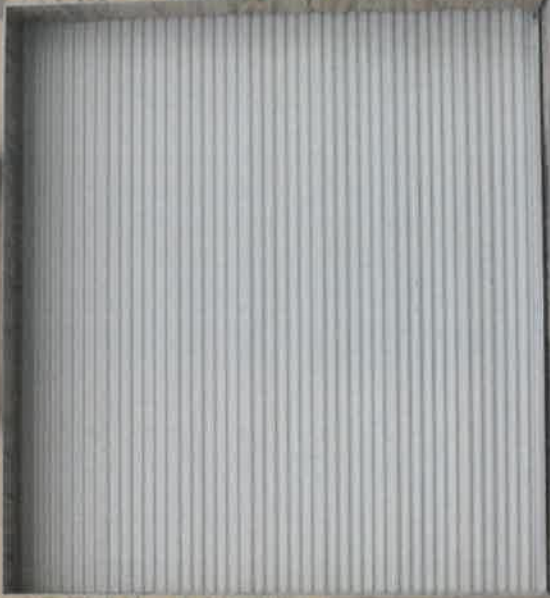
No.

**SITE
LOCATION**

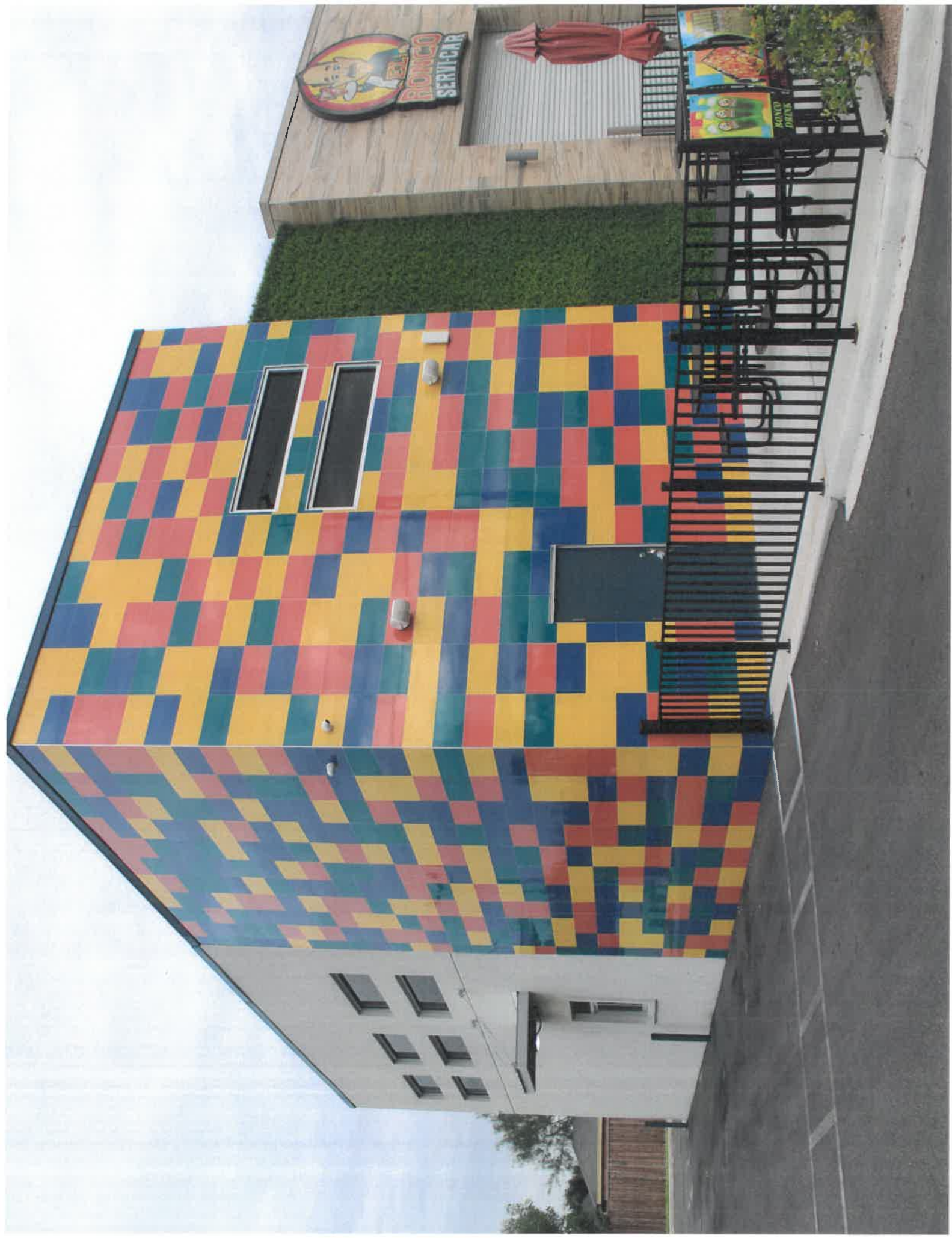
SALINAS DR.

W. GRIFFIN PKWY (F.M. 495)









RONCO SERVICE

RONCO DRINKS

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Master File Id: 2100035078
Legacy CLP: BG1124427
License Type: BG
License Id: 107188400
Trade Name: SERVI CAR EL RONCO #2
Owner: EL RONCO SERVI-CAR LLC
Location Address: 1728 W GRIFFIN PKWY
MISSION , TX 78572
UNITED STATES
Mailing Address: 1410 COCONUT PALM AVE
SAN JUAN , TX 785893936
United States
County: Hidalgo
Original Issue Date: 7/9/2021
License Status: Active
Current Issued Date: 7/13/2023
Wine Percent: Upto 17%
Location Phone No.:
Status Change Date: 7/13/2023
Gun Sign: BLUE
Expiration Date: 7/8/2025
Subordinates (list):

G3950-00-000-000A-00 (560366)
PRIMO REAL ESTATE LLC
PO BOX 4243
EDINBURG TX 78540

G3950-00-000-000B-00 (560367)
REYES ISMAEL
1410 COCONUT PAL AVE
SAN JUAN TX 78589

G3950-00-000-000C-00 (560368)
MARTINEZ JOSE S
710 W 24TH PL
MISSION TX 78574

G3950-00-000-000D-00 (560369)
MADKRIS LTD
3712 SANTA INEZ ST
MISSION TX 78572

G3950-00-000-0019-00 (560320)
VENECIA JOHN & NORMA
1703 LIZ DR
MISSION TX 78574

G3950-00-000-0020-00 (560321)
RAMOS HILARIO JR & ARSELIA G
1705 LIZ DR
MISSION TX 78574

G3950-00-000-0021-00 (560322)
GUZMAN PABLO JR
2309 BETO DR
MISSION TX 78574

G3950-00-000-0022-00 (560323)
LEAL DIANA
1709 LIZ DR
MISSION TX 78574

G3950-00-000-0023-00 (560324)
TRISTAN JULIO C & BATHSHEBA
1711 LIZ DR
MISSION TX 78574

G3950-00-000-0024-00 (560325)
ORTIZ FRANCISCO J & HERMELINDA
2301 FLORES DR
MISSION TX 78574

G3950-00-000-0039-00 (560340)
NEAVE LEODEGARIO & ELIZABETH
2304 FLORES DR
MISSION TX 78574

G3950-00-000-0040-00 (560341)
PINON TEODORO & MARIBEL
2303 BETO DRIVE
MISSION TX 78574

M5240-00-000-0001-00 (458629)
TEXAS CONFERENCE ASSOC OF SDA
PO BOX 800
ALVARADO TX 76009

T5900-02-024-0001-02 (305829)
ORTIZ ROSENDO
PO BOX 1135
MISSION TX 78573

T5900-02-024-0001-11 (305837)
OBREGON MONICA
1721 W GRIFFIN PKWY
MISSION TX 78572

T5900-02-024-0001-27 (590226)
GARCIA ELSA NORA & ALEJANDRO
ENSIGNIA
1900 W 17TH ST
MISSION TX 78572

V0551-00-000-0001-00 (648368)
CONFIDENTIAL
1717 W GRIFFIN PKWY AVE
MISSION TX 78572

V0551-00-000-0002-00 (648369)
GARZA MARIA ISABEL
1715 W GRIFFIN PKWY
MISSION TX 78572