



MEETING DATE: February 4, 2026
PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning
AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo Leon Restaurant in a (C-3) General Business District, being Elizondo 495 Plaza Subdivision, located at 2211 E. Griffin Parkway, Suite 180, Applicant: Los Primos de Villa LLC, – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 13, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – 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.
- February 04, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 400 feet West of Citrus Street along the North East side of Griffin Parkway.
- Access to the site is via a 30-foot access driveway off of Griffin Parkway
- Per the 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 most recent conditional use permit for this location was approved by the City Council on February 13, 2023, for a period of two years; however, the applicant did not proceed with the sale of alcohol and is now seeking reconsideration of the conditional use permit.
- The applicant is leasing a 1,377 sq. ft. suite within a commercial plaza for a restaurant that has been in business since January 25, 2023, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables, 44 chairs, and 6 barstools with a total of 50 seating spaces, which requires 17 parking spaces. There is a total of 136 existing parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Sunday from 11:00 a.m. to 11:00 p.m.
- **Staff:** 5 employees
- **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are some residences within this radius thus, a waiver of the separation requirement needs consideration.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (12) 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. Permit for two (2) years to continue to assess this operation
2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
3. Must comply with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with noise ordinance.
7. Hours of operation to be as follows: Every day from 11:00 a.m. to 11:00 p.m.
8. Maximum occupancy is ___ people.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

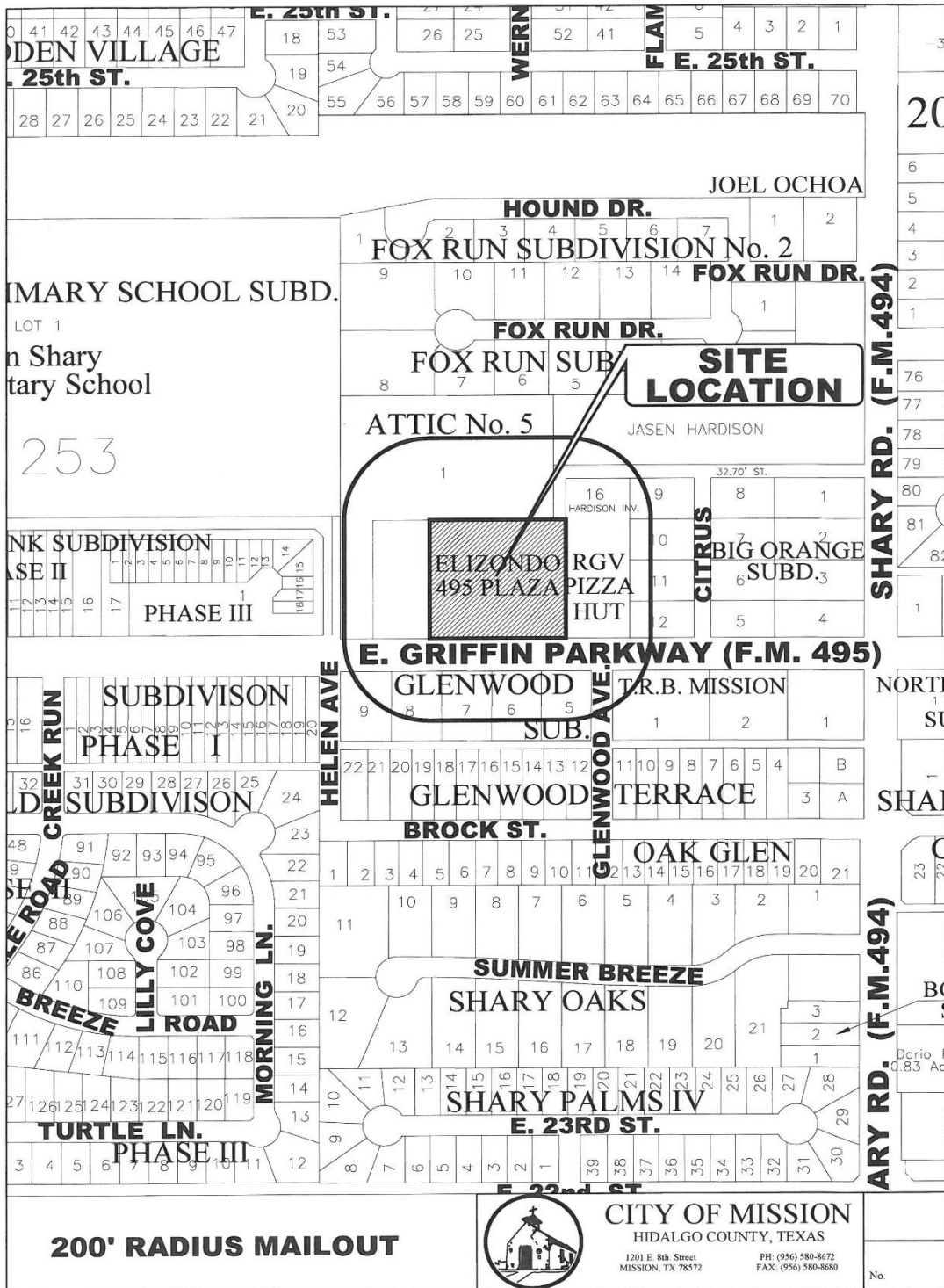
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



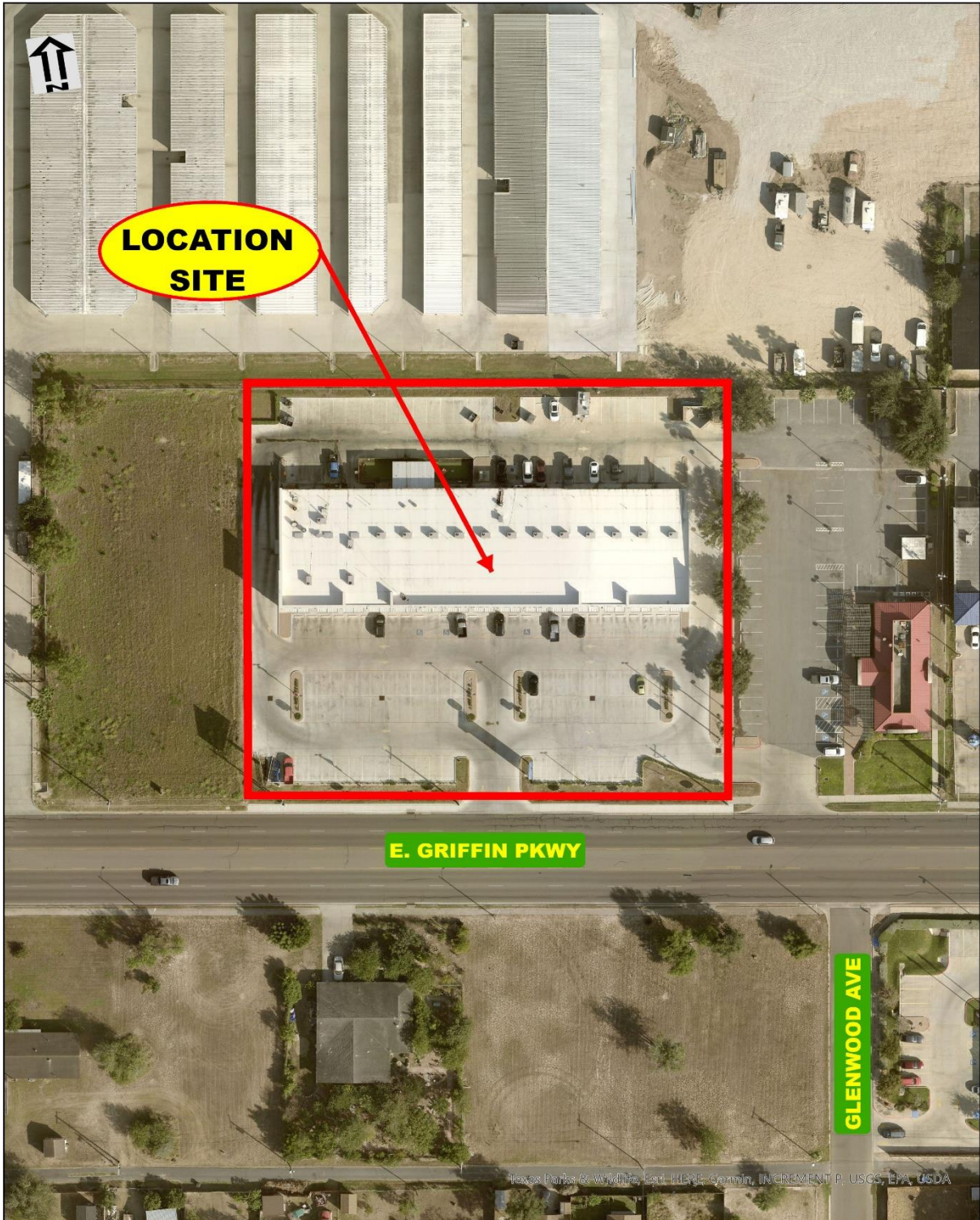
200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



**LOCATION
SITE**

E. GRIFFIN PKWY

GLENWOOD AVE

PHOTO



PHOTO



PHOTO



MENU

CARNES
Asadas
NUEVO LEON

ENTRADAS

- GUACAMOLE \$12.00
- CHORIZO \$12.00
- QUESO DIVORCIADO \$12.00
- FRIJOL CON VENENO \$9.00
- FIDEO REGIO \$59.00
- CHAMPINONES AL AJILLO \$12.00
- AGUACHILE RIBEYE \$28.00
- AGUACHILE DE CAMARON \$24.00
- CHICHARRON DE RIBEYE \$28.00
- MICKIES (4) \$10.00
- MOLLEJAS TOREADAS \$12.00

PARRILLADAS

- PARRILLADA RGV \$45.00**
1 LB FAJITA Y 1 LB DE FAJITA DE POLLO
- PARRILLADA LA SILLA \$50.00**
1 LB RIBEYE Y 1 LB DE COSTILLA SUPREME
- PARRILLADA FRONTERA \$55.00**
1 LB FAJITA Y 1 LB DE RIBEYE
- PARRILLADA SANTIAGO \$75.00**
1 LB FAJITA DE POLLO, 1 LB SIRLOIN, 1 LB RIBEYE Y 1/2 SALCHICHA CHORIZO ASADO
- PARRILLADA ALDAMA \$85.00**
1 LB TABLITA DE RIBEYE, 1 LB AGUZA, 1 LB COSTILLA, Y 1/2 SALCHICHA CHORIZO ASADO

TODAS PARRILLADAS INCLUYEN: FRIJOL REFritos, ARROZ, CEBOLLA

CARNES
Asadas
NUEVO LEON

LIBRAS

- FAJITA**
1 LB \$28.00 1/2 LB \$20.00
- AGUJAS NORTEÑAS**
1 LB \$26.00 1/2 LB \$19.00
- COSTILLAS SOLAS O AL PLOVIN**
1 LB \$27.00 1/2 \$20.00
- TABLITAS DE RIBEYE**
1 LB \$30.00 1/2 \$23.00
- SIRLOIN**
1 LB \$26.00 1/2 \$19.00
- FAJITA DE POLLO**
1 LB \$18.00 1/2 \$13.00
- T-BCNE** VENTA X LIBRA (1) \$29.00



CARNES
Asadas
NUEVO LEON

A LO REGIO

- TACOS DE CARNE ASADA \$11.00
- HAMBURGUESA MEXICANA \$11.00
- TACOS MIXTOS DE CARNE ASADA Y SALCHICHA \$14.00
- CHICKEN PLATE \$16.00
- PLATO REGIO (CHULETON, FAJITA, COSTILLA) \$25.00
- PAPA ASADA \$15.00
- MOLCAJETE A LA LUMBRE \$26.00
- TROMPO ALA PARRILLA \$16.00
- CORTE RIBEYE PRIME (INCLUDE DOS SIDES) \$45.00
- BILLIONARIO TOMAHAWK \$100.00

SIDES

- FRIJOL REFritos \$53.00 L \$5.00
- ARROZ \$53.00 L \$5.00
- SALCHICHA ASADA 1/2 \$7.00 1 LB \$12.00
- QUESADILLAS (3) \$6.00
- FRIJOL CHARROS \$55.00 L \$9.00
- PURE DE PAPA \$8.00
- ESPARRAGOS \$6.00
- PAPAS FRITAS \$5.00
- CHORIZO ASADO \$5.00

POSTRES

- PAN DE ELOTE NEVADO \$10.00
- CARLOTA \$10.00
- PASTEL DE CHOCOLATE \$10.00

BEBIDAS

- REFRESCO MEXICANO \$4.00
- REFRESCO DE LATA \$3.00
- BOTELLA DE AGUA \$3.00

ESPECIAL



CORTE DE ORO \$100.00

KIDS MENU

- TACOS DE FAJITA (2) \$7.00
- TACOS DE POLLO (2) \$6.00
- CHEESE BURGER \$6.00
- CHICKEN NUGGETS \$6.00
- PIZZA \$6.00

© CARNES ASADAS NUEVO LEON TX

+1-(956)-561-1470

2501 PAREDES LINE, BROWNSVILLE TEXAS 77829

+1-(956)-205-2906

2211 E. GRIFFIN PKWAY, MISSION TX





TABC APPLICATION



Document reference ID : 571187

Application Summary

You must review your application and confirm that the information displayed here is correct. If all of the information is correct, select **Download**, print and save a copy for your records, then select **Next**. If the information is not correct, select **Back** to return to the application and make edits.

Application ID: 571187
Applicant Name: Los Primos de Villa LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 832090747
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No

Subordinate Licenses

License Number	License Type	License Status
150026510	Late Hours Certificate (LH)	Active

TABC APPLICATION

Basic Business information

Business/Trade Name: BETA HOUSE BAR & BILLIARDS

Business Type Bar

Location's Phone Numbers

Business Phone Number 956-458-8648

Alternate Phone Number 956-458-8648

Location Address

Address: 325 S 17TH ST, MCALLEN, TX, UNITED STATES, Hidalgo Hidalgo
78501

Is your location within city limits? Yes

Proposed Location Address

Address: 2211 E Griffin Pkwy, Ste 180, Mission, TX, United States 78572

Proposed Phone Number

Phone: 956-205-2906

MAILOUT LIST

PROP_ID	geold	name	addrDelive	addrCity	addrState	addrZip
125591	B2950-00-000-0009-00	LERMA MIGUEL ANGEL	2426 E 21ST ST	MISSION	TX	78572-3391
654576	R2434-00-000-0001-00	WORLD GREGORY F TRUSTEE	PO BOX 77469	SAN FRANCISCO	CA	94107-0469
125592	B2950-00-000-0010-00	JHR INVESTMENTS LP	PO BOX 1078	EDINBURG	TX	78540-1078
179616	G4300-00-000-0005-00	DANI G LLC	1608 N 8TH ST	MCALLEN	TX	78501-2436
179618	G4300-00-000-0007-00	GARCIA DOLORES NANY LEE	PO BOX 1116	MISSION	TX	78573-0018
179620	G4300-00-000-0009-00	LUGO JOSE E & ARCELIA T CO-TRUSTEES	7301 N 5TH ST	MCALLEN	TX	78504-1856
654762	A6321-05-000-0001-00	GREATER MISSION STAR STORAGE LIMITED PARTNERSHIP	322 W NOLANA AVE	MCALLEN	TX	78504-2528
281288	S2950-00-000-0254-35	HARDISON JASEN	322 W NOLANA AVE	MCALLEN	TX	78504-2528
959043	T6801-00-000-0001-00	TEXAS REGIONAL BANK	PO BOX 5555	MCALLEN	TX	78502-5555
960877	S2950-00-000-0254-40	ORNELAS INVESTMENTS LLC	3308 SAN ANGELO	MISSION	TX	78572-0531
1464900	B2950-00-000-0016-00	HARDISON INVESTMENTS LLC	322 W NOLANA AVE	MCALLEN	TX	78504-2528
1238510	E5175-00-000-0000-00	CAGE I PLAZA LLC	2208 LAWDALE RD	MISSION	TX	78572-3397