

ITEM# 1.8

CONDITIONAL USE PERMIT RENEWAL: Sale & On-Site Consumption of Alcoholic Beverages – Arelis Celebration Hall
1905 W. Griffin Parkway
Lots 1-4, Southern Oaks, Ph. I Subdivision
C-3
Daisy A. Vela

REVIEW DATA

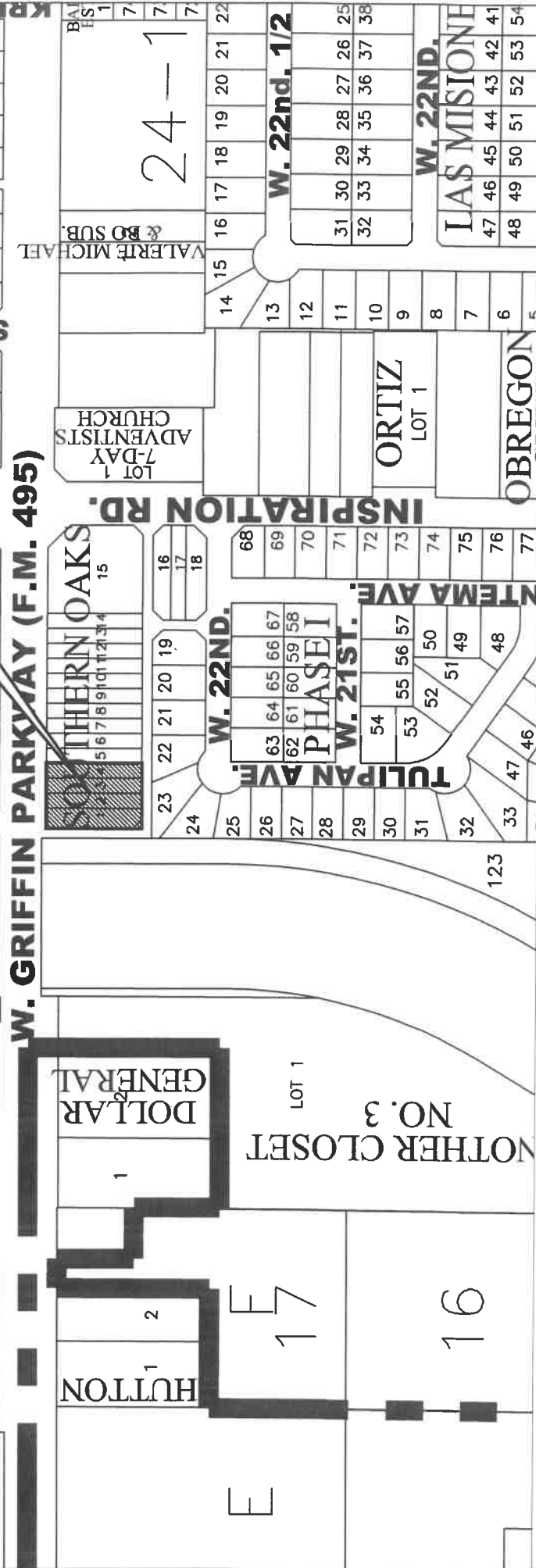
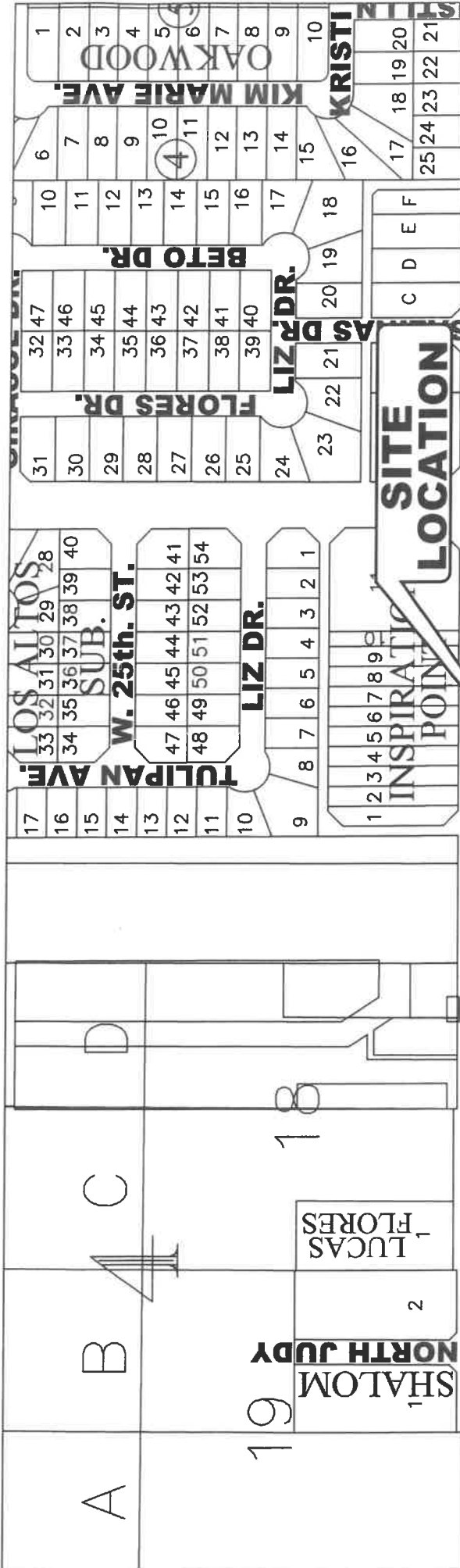
SITE: The subject site is located 500' west of N. Inspiration Road along the south side of W. Griffin Parkway — **see vicinity map**. The applicant has a Banquet/Party Hall for such activities as weddings, reunions, birthday parties, seminars, etc. The applicant has been in operation since June 2014 with no issues. The last CUP approved for the sale & on-site consumption of alcoholic beverages for this location was on September 13, 2021 for a period of 2 years. Staff notes that this would be the applicant's 4th renewal.

- **Hours of Operation:** The hours of operation vary depending on the type of activity; however, most events are during the evenings and on weekends and typically take place during the hours of 6:00 p.m. till 2:00 a.m.
- **Staff:** 2 employees & 1 security officer
- **Parking:** There are 16 tables assuming that 10 seats are proposed per table, 53 parking spaces are required for the hall ($160/3 \text{ seats} = 53.3$). There is a total of 114 parking spaces held in common at this development. Since activities are proposed to be held at later hours and only on weekends, when most businesses at this development should be closed. There have not been any complaints regarding the number of parking.
- **Landscaping:** There is landscaping and parking lighting that has been installed by the applicant.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within this radius; P&Z and City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Staff mailed out 23 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff has asked PD for a report of incidents. Only one incident has been reported to PD for public intoxication during the CUP tenure.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Waiver of the 300' separation requirement from residential neighborhoods,
- 2) Continue Compliance with all City Codes (Building, Fire, Health, etc.), and
- 3) CUP not to be transferable to others.



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

No.



**SITE
LOCATION**

E. GRIFFIN PARKWAY (F.M. 495)



Arellis
CELEBRATION HALL





I4049-01-000-0001-00 (582863)
GARCIA FAUSTINO
1801 W PALMA VISTA DR
PALMVIEW TX 78572

I4049-01-000-0002-00 (582864)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78574

I4049-01-000-0003-00 (582865)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78574

I4049-01-000-0004-00 (582866)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78574

I4049-01-000-0005-00 (582867)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78574

I4049-01-000-0006-00 (582868)
OK CORRAL ENTERPRISES LLC
1812 W GRIFFIN PKWY
MISSION TX 78572

I4049-01-000-0007-00 (582869)
RAMIREZ GUILLERMO & LETICIA
3421 N MOOREFIELD RD
MISSION TX 78574

I4049-01-000-0008-00 (582870)
RAMIREZ GUILLERMO & LETICIA
3421 N MOOREFIELD RD
MISSION TX 78574

S4846-01-000-0001-00 (582909)
MARTINEZ EDUARDO & DAISY A VELA
509 S RESPLANDOR ST
MISSION TX 78572

S4846-01-000-0005-00 (582913)
MARTINEZ EDUARDO
509 S RESPLANDOR
MISSION TX 78572

S4846-01-000-0006-00 (582914)
ALANIZ ROBERT
2413 LAKEHURST DR
AUSTIN TX 78744

S4846-01-000-0007-00 (582915)
DUQUE CESAR TREVINO
839 RICARDO AVE
MISSION TX 78574

S4846-01-000-0008-00 (582916)
T FREIGHT LLC
1901 W GRIFFIN PKWY
MISSION TX 78572

S4846-01-000-0009-00 (582917)
MARTINEZ EDUARDO
509 S RESPLANDOR ST
MISSION TX 78572

S4846-01-000-0019-00 (582927)
VILLARREAL NESTOR ALEJANDRO
4516 VERMONT AVE
MCALLEN TX 78503

S4846-01-000-0020-00 (582928)
ROBLES ELIGIO G & CLARISSA A
1808 W 22ND ST
MISSION TX 78572

S4846-01-000-0021-00 (582929)
OROZCO LOURDES
1900 W 22ND ST
MISSION TX 78572

S4846-01-000-0022-00 (582930)
HASKE JOSEPH D & BERTHA J
1902 W 22ND ST
MISSION TX 78572

S4846-01-000-0023-00 (582931)
GUERRERO GILBERTO & LISA
1904 W 22ND ST
MISSION TX 78572

S4846-01-000-0024-00 (582932)
MENDOZA JOE ANTHONY
2109 TULIPAN AVE
MISSION TX 78572

S4846-01-000-0025-00 (582933)
RODRIGUEZ JUAN J
2107 TULIPAN AVE
MISSION TX 78572

S4846-01-000-0063-00 (582971)
ORNELAS RAMON & SAN JUANITA
PO BOX 1811
MISSION TX 78573

S4846-01-000-0064-00 (582972)
VILLARREAL ARMANDO
5312 N MOOREFIELD RD
MISSION TX 78574