

## **ITEM# 1.9**

**CONDITIONAL USE PERMIT RENEWAL:** Sale & On-Site Consumption of Alcoholic Beverages – Arelis Event Center  
1809 W. Griffin Parkway  
Lots 9-11, 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**. This is the second of two event centers that the applicant operates at this commercial plaza. The Banquet/Party Hall is used for such activities as weddings, reunions, birthday parties, seminars, etc. The applicant has been in operation since October 2016 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 4<sup>th</sup> 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 a total of 10 tables. Assuming that 10 seats are proposed per table, 33 parking spaces are required for the hall ( $100/3 \text{ seats} = 33.3$ ). 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. Staff does not believe that there will be any complaints regarding the number of parking.
- **Landscaping:** Landscaping meets code.
- **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 32 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. There has been no incident reported to PD for this location 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.





INSPIRATION RD.

**SITE  
LOCATION**

E. GRIFFIN PARKWAY (F.M. 495)





Arcadis  
EVENT CENTER

1809

249

15-5716













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**Master File Id:** 2100020546  
**Legacy CLP:** BG970039  
**License Type:** BG  
**License Id:** 105077716  
**Trade Name:** ARELIS EVENT CENTER  
**Owner:** Arelis Event Center LLC  
**Location Address:** 1809 W GRIFFIN PKWY  
MISSION , TX 785727352  
UNITED STATES

**Mailing Address:** 509 RESPLANDOR ST  
MISSION , TX 785729736  
UNITED STATES

<b>County:</b>	Hidalgo	<b>Original Issue Date:</b>	1/24/2017		
<b>License Status:</b>	Expired - Original Required	<b>Current Issued Date:</b>	3/12/2021	<b>Wine Percent:</b>	Upto 17%
<b>Location Phone No.:</b>		<b>Status Change Date:</b>	2/23/2023	<b>Gun Sign:</b>	BLUE
		<b>Expiration Date:</b>	1/23/2023		

**Subordinates (list):**



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

I4049-01-000-0009-00 ( 582871)  
CASTILLO AURORA & JESUS D  
1710 BARNES ST  
MISSION TX 78572

I4049-01-000-0010-00 ( 582872)  
CASTILLO AURORA & JESUS D  
1710 BARNES ST  
MISSION TX 78572

I4049-01-000-0011-00 ( 582873)  
ATCP MISSION LLC  
3578 LA PLAZA DR  
BREA CA 92823

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

S4846-01-000-0012-00 ( 582920)  
RIO CREATIVE  
727 W PALMA VISTA DR STE A  
MISSION TX 78572

S4846-01-000-0013-00 ( 582921)  
SANTIAGOS SELVIN & ERIKA  
905 W B ST  
MISSION TX 78572

S4846-01-000-0015-00 ( 582923)  
VALERIA'S BAKERY LLC  
579 S WATERMELON DR  
PUEBLO WEST CO 81007

S4846-01-000-0016-00 ( 582924)  
LGAR ENTERPRISES LLC  
7250 N MILE 5 1/2  
WESLACO TX 78599

S4846-01-000-0018-00 ( 582926)  
GARCIA LETICIA L  
OLGA G LOPEZ  
1901 N GLASSCOCK RD LT 77  
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

S4846-01-000-0063-00 ( 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

S4846-01-000-0065-00 ( 582973)  
GARCIA IGNACIA M & JESUS H ZAPATA  
ESTELA G ZAPATA  
1809 W 22ND ST  
MISSION TX 78572

S4846-01-000-0066-00 ( 582974)  
SHOCKLEY AURORA  
1613 SEBASTIAN DR  
MISSION TX 78572

S4846-01-000-0067-00 ( 582975)  
DOVER HERBERT W JR & ALICIA M  
1805 W 22ND ST  
MISSION TX 78572