

ITEM# 2.0

CONDITIONAL USE PERMIT RENEWAL: Sale & On-Site Consumption of Alcoholic Beverages – Mariscos El 7 Mares #2
2500 E. Expressway 83, Ste. 100
Lot 5B, Sharyland Place Subdivision
C-3
7 Mares Mexican Seafood Cocina, LLC

REVIEW DATA

The restaurant is located within the Kohl's Commercial Plaza approximately ¼ mile east of Shary Road along the south side of Expressway 83. The restaurant has been in business at this location since 2018. The last conditional use permit approved by P&Z at this location was on April 22, 2020 for a period of 3 years. The applicant would like to renew his permit so that he can continue offering alcoholic beverages with his meals. Staff notes that this would be the 2nd renewal for this location.

- **Days & Hours of Operation:** Monday – Sunday from 11am to 9pm
- **Employees:** 4
- **Parking & Landscaping:** There are a total of 64 seating spaces, which require 21 parking spaces (64 seats/1 space for every 3 seats = 21.3 parking spaces). It is noted that the parking area is held in common (657 existing parking spaces) and is shared with other businesses. The parking area is also connected and has access to Wal-Mart's existing, interlocking parking lots.
- **Sec.6-4:** This request is compliant with Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. There are none of this uses within the above radius (measured door to door for church, or hospital; measured lot line to lot line for schools.)

REVIEW COMMENTS: Staff requested a report from Mission PD in regards to the sale and on-site consumption of alcohol. Since this CUP was last seen, there have been no calls to PUD from this location. Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

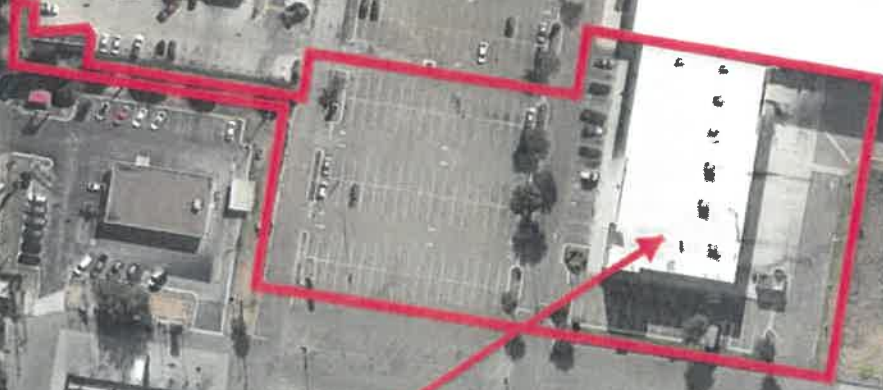
RECOMMENDATION: Staff recommends approval subject to:

- 1) Life of Use,
- 2) Must continue to comply with all City Codes (Building, Fire, etc.), and
- 3) CUP not to be transferable to others.

U.S. EXPRESSWAY 83 IH 2



**SITE
LOCATION**



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License #: BG1012401

AIMS License Type: BG

AIMS License #: 105654292

Trade Name: MARISCOS EL 7 MARES #2

Owner: 7 MARES MEXICAN SEAFOOD COCINA LLC

Location Address: 2500 E HIGHWAY 83
LOT 100

Mailing Address:

2500 E HIGHWAY 83
LOT 100

MISSION , TX
785729113
UNITED STATES

MISSION , TX
785729113

County: Hidalgo

Orig. Issue Date: 4/12/2018

Status: Active

Exp. Date: 4/11/2024

Wine Percent: Upto 17%

Location Phone No.:

Subordinates: FB

Related To:

Gun Sign: BLUE

SHARY
NAIL & SPA



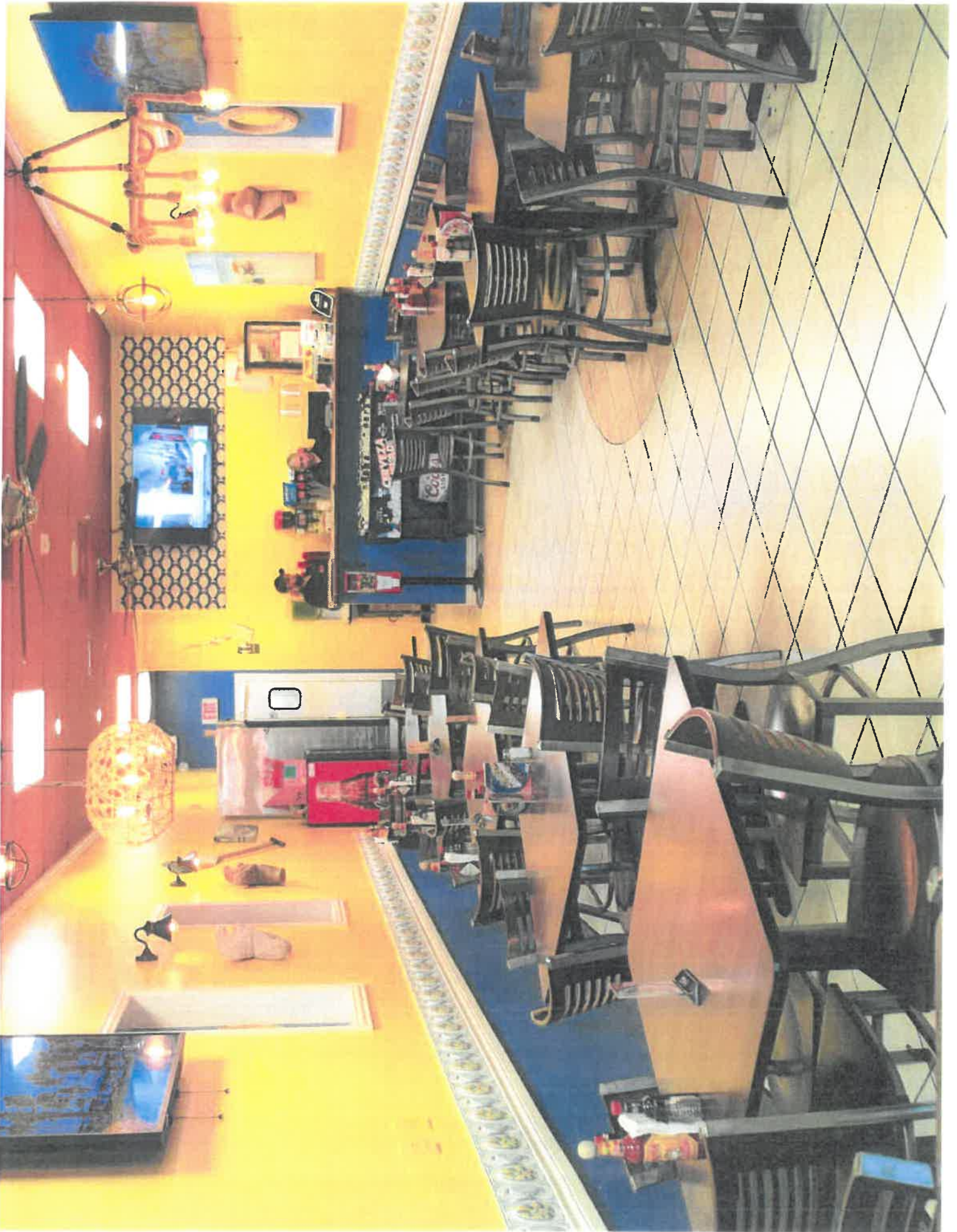
MARISCOS
EL 7 MARES



FIRE LANE PARKING PROHIBITED











S3003-00-000-0004-00 (505365)
CHARLIE'S FREEDOM LLC
3500 W EXPRESSWAY 83
HARLINGEN TX 78552

S3003-00-000-001A-00 (722791)
WAL-MART REAL ESTATE BUSINESS
PO BOX 8050
BENTONVILLE AR 72712

S3003-00-000-001B-00 (722793)
MURPHY OIL USA INC
PO BOX 7300
EL DORADO AR 71731

S3003-00-000-005A-00 (722796)
WEINGARTEN SHARY SOUTH JV
ATTN: KOHL'S DEPARTMENT STORES
PO BOX 2148
MILWAUKEE WI 53201

S3003-00-000-005B-00 (722797)
WEINGARTEN SHARY SOUTH JV
BILLBOX # 01-3704-704
PO BOX 924133
HOUSTON TX 77292

S3003-00-000-005C-00 (722798)
SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD STE 520
PRINCETON NJ 8540

S3014-00-000-000A-00 (713485)
COLORADO MISSION PARTNERSHIP LTD
107 E 27TH ST
HOUSTON TX 77008