

ITEM# 1.6

CONDITIONAL USE PERMIT: For a Social Club/Night Club
Blackout Private Social Club
1512 E. Expressway 83, Suite 109,
Lot 109, Re-Plat of Lots 3 & 4, Stewart Plaza Subdivision
C-3
Yair Cruz

REVIEW DATA

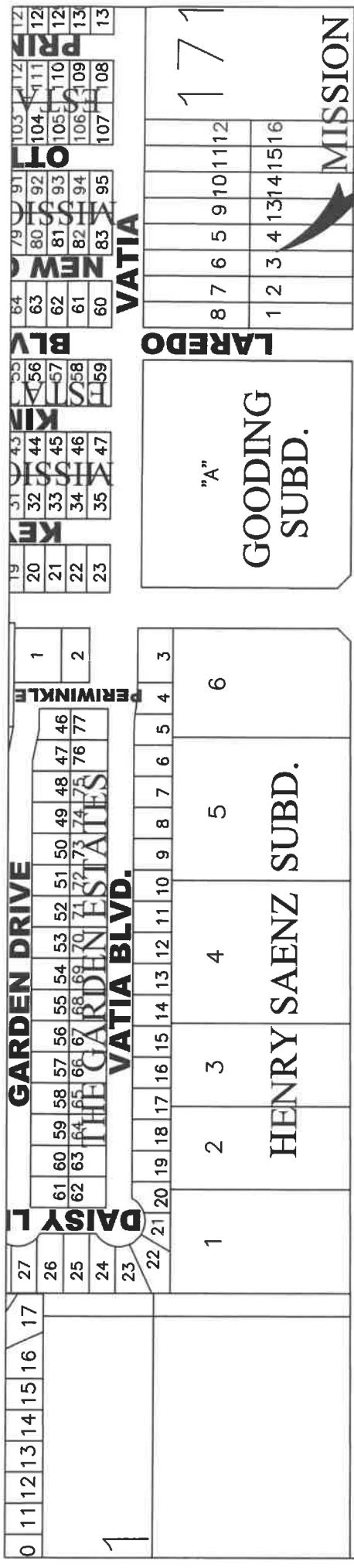
The subject site is located on the SW corner of Stewart Road and Expressway 83. Access to the site is provided from a 38' driveway off of Expressway 83 Frontage Road. The applicant leased a 1,400 sq.ft. suite within a commercial plaza to be used for a private social club only members can attend. They propose to host different types of social gatherings such as members birthday parties, school's locking for fundraisers, quinceaneras, private concerts, and after concert meet and greets, etc. It is noted that a social club/nightclub is an allowable use under the General Business Zone (C-3), as long as they apply for a conditional use permit. The last conditional use permit for this location was approved on February 24, 2020 for a period of 4 years for Sr. Mostacho.

- **Days/Hours of Operation:** 24 hours a day, 7 days a week (depending on the event)
- **Number of Employees:** 10
- **Parking:** In reviewing the floor plan, there are a total of 147 seating spaces between tables and sofas, which require 49 parking spaces (147 seats/3 = 49 spaces). It is noted that the parking area is held in common (219 existing parking spaces) that are shared with the other businesses in this commercial plaza.
- **Landscaping:** The landscaping requirement is meeting code.
- Must continue to comply with all City Codes.

REVIEW COMMENTS: The social club/nightclub includes a 'bar' component and a stage. Although no alcohol will be sold only the setups. This will be a BYOB business. Section 1.56(3a) of the Zoning code requires a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There are no churches, schools, publicly owned property or residences within the 300'. The applicant has 8 securities on-site to monitor the overall operation of the business. Staff mailed out 11 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has not received any comments in favor or against this request.

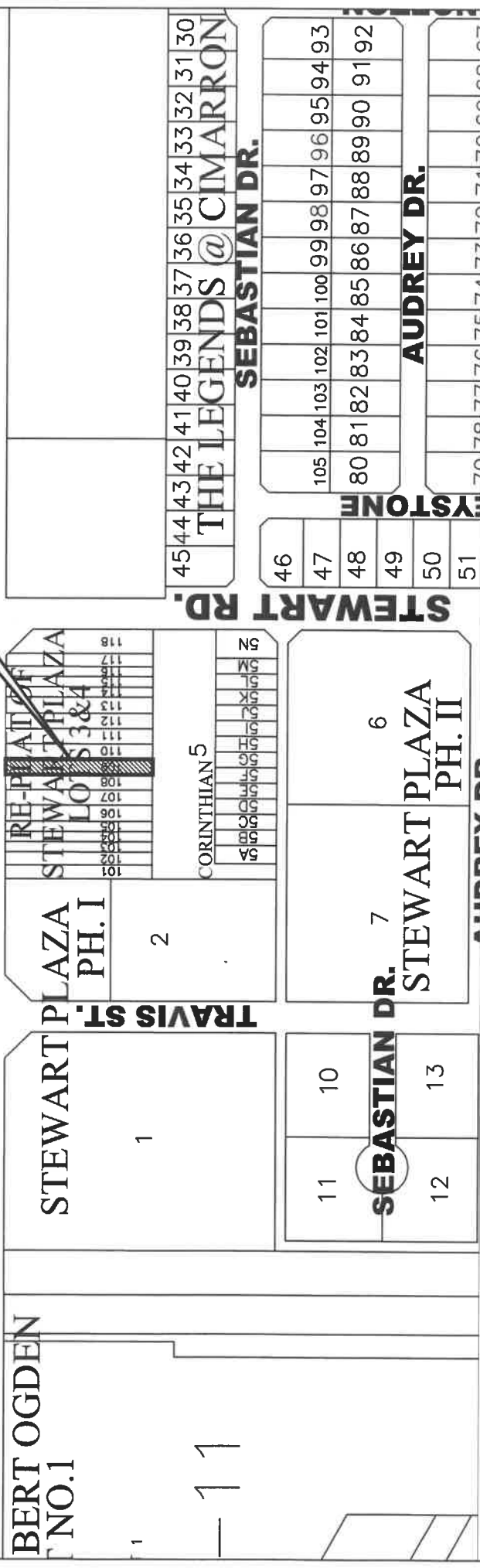
RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Noise, Building, Fire, etc.), and
- 3) Must acquire a business license prior to occupancy.



U.S. EXPRESSWAY 83

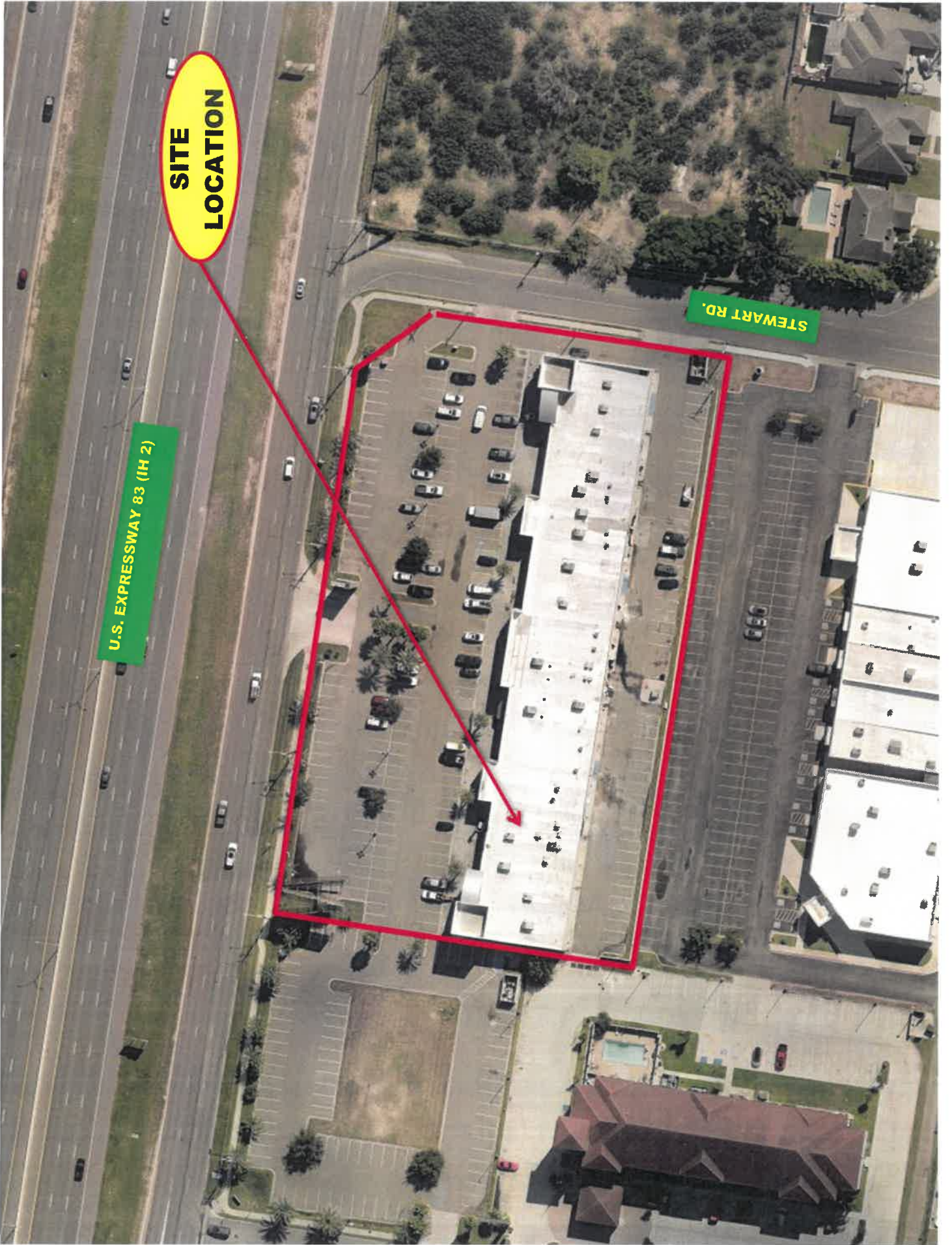
SITE LOCATION



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.



**SITE
LOCATION**

STEWART RD.

U.S. EXPRESSWAY 83 (IH 2)

BLACKOUT PRIVATE SOCIAL CLUB

Business is located on 1512 e. expressway 83 Mission TX, nature of business is a private social club only members can attend , we host different type of social gatherings such as members b-day party, schools lockings for found raising, Quinceaneras , private concerts and after concert meet and greets etc.

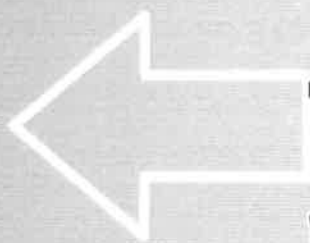
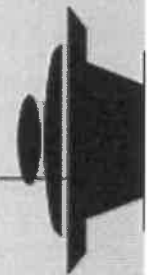
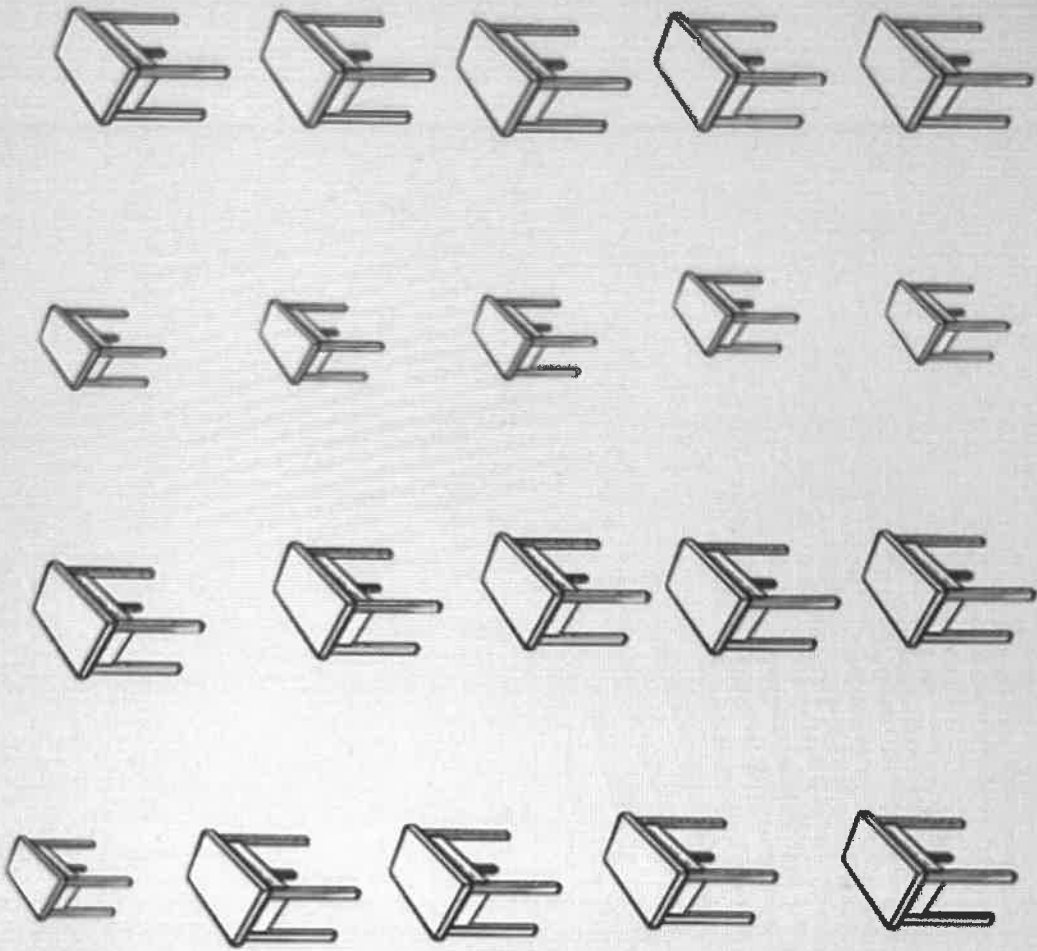
Security: We work with A Security Company; they provide us with 8 security guards wearing tactic equipment and properly trained by their company.
Door control: there will be security search for any weapons or illegal drugs, also will be counting the amount of members in the building not to exceed capacity, Venue's Each of the exits are secured with one or two guards throughout the night. All other guards are at their assigned posts and constantly analyzing the outcome of the night. Hours of operation are twenty four seven every day of the week depend on the event, The establishment counts with 16 cameras 2 of them on the outside part of the building, this includes the alley, parking and front the rest are in the interior. sound would not exceed the 65 decibels at 200 meters from the building.

Lightning: a up to scale plan was submitted to the city, attached you'll find a floor plan marking all sources of light and emergency lights each guard have a carry-on flashlight to guide patrons incase of emergency.

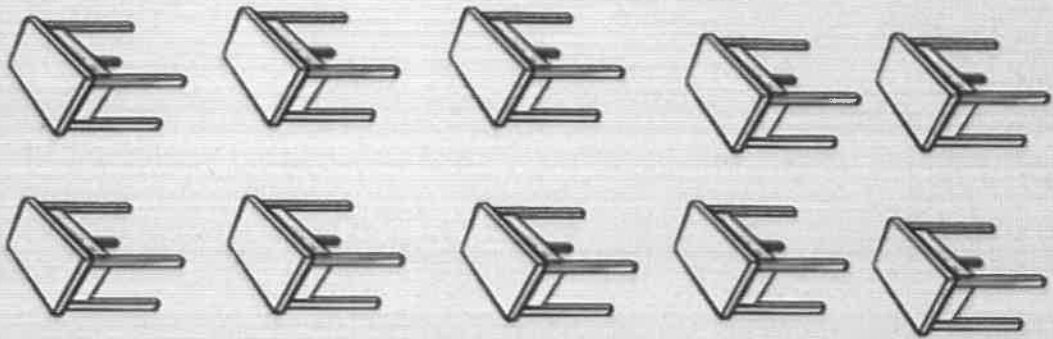
Litter: The personnel who is in charge of cleaning the establishment comes around 2 hours before operation for final touches, stays to clean after operation and comes in everyday to clean the whole establishment, trash would be placed in bins according to utility agreements.

Thank you

BARRA



Kitchen



MENU

BLACKOUT

PANCHOS \$15

TOTOPOS CUBIERTOS CON QUESO MOZARELLA, FRIJOLES ,PICO GALLO, CHILES EN VINAGRE Y FAJITA

TACOS CARNE ASADA \$15

5 TACOS CARNE ASADA CON CEBOLLA ASADA LIMONES Y SALSA

CHESSE BURGER \$10

HAMBURGUESA DE RES CON QUESO CHEDAR Y PAPAS FRITAS

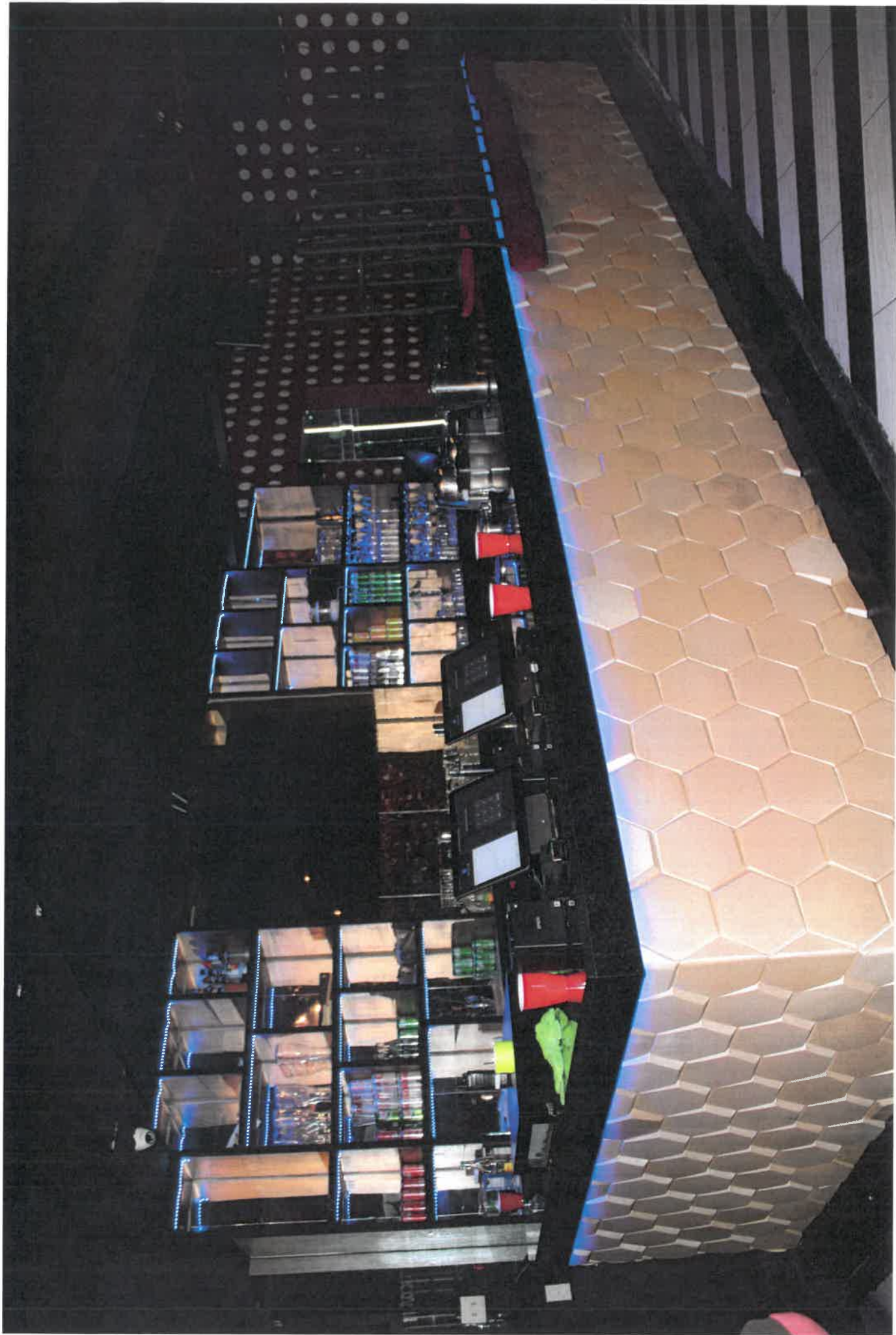
HOT DOGS \$10

SALCHICHA VIENA EN PAN MEDIAS NOCHES ACOMPAÑADO DE PAPAS FRITAS

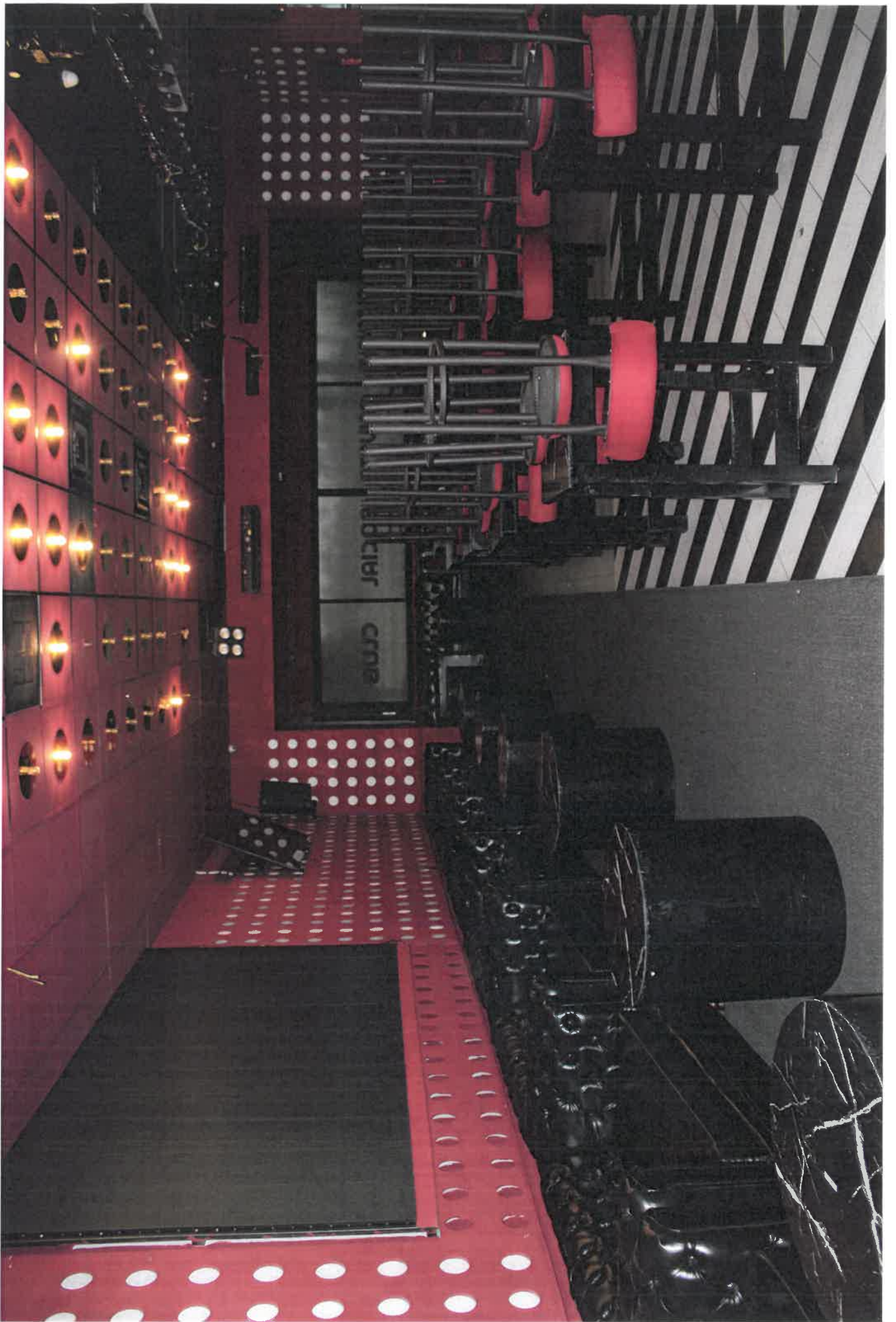
WINGS \$15

5 ALITAS MARINADAS CON SU SALSA A ELECCION Y PAPAS FRITAS

REFRESCOS \$2









S6215-00-000-0005-00 (686765)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS STREET
MISSION TX 78572

S6215-00-000-002A-00 (686778)
CANTERA ENTERPRISES LLC
902 E BUGAMBILIA AVE
HIDALGO TX 78557

S6215-00-000-002B-00 (686779)
BLUE SUNRISE INVESTMENTS LLC
312 W NOLANA LOOP
PHARR TX 78577

S6215-00-000-005A-00 (686792)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS ST
MISSION TX 78572

S6215-00-000-005F-00 (686784)
LESKKO REAL ESTATE INVESTORS LTD
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MISSION TX 78572

S6215-00-000-005G-00 (686785)
DLT DEVELOPMENT LLC
3907 SANTA VERONICA
MISSION TX 78572

S6215-00-000-005H-00 (686786)
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CARDENAS OSCAR & LESVIA
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S6215-00-000-005J-00 (686787)
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S6215-00-000-005M-00 (686790)
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MISSION TX 78572

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CANTERA ENTERPRISES LLC
902 E BUGAMBILIA AVE
HIDALGO TX 78557