

ITEM# 1.4

CONDITIONAL USE PERMIT: Restaurant in a C-2 Zone – Lola Seafood
800 E. 1st Street
Lots 88 & 89, Mayberry Plaza UT No. 3
C-2
Victor Guerrero Cardenas

REVIEW DATA

The subject site is at the SE corner of Mayberry Road and E. 1st Street. The property currently has a commercial building with a nail shop within. The applicant is proposing to open a Seafood Restaurant on the property. The property is currently zoned Neighborhood Commercial (C-2 zone). Section 1.42(3)(e) of the Zoning Code states that restaurants require a CUP if in a Neighborhood Commercial Zone (C-2). Since, CUP's are not transferable, the applicant would like to apply for the conditional use permit for his restaurant. The last CUP for the restaurant at this location was approved on April 3, 2024 for a period of 3 years.

- **Days/Hours of Operation:** Monday - Sunday from 11:00 a.m. to 9:00 p.m.
- **Number of Employees:** 4
- **Parking:** The restaurant will have a total of 36 seats which require 12 parking spaces (36 seats/3 = 12 spaces). Currently the property has a total of 17 parking spaces that are held in common with the other business. The parking lot will need to be re-striped.
- **Landscaping:** The site has minimal green space. Staff would ask for them to install additional landscaping and that once installed it be maintained and irrigated.

REVIEW COMMENTS: P&Z has seen previous requests for restaurants in a C-2 zone without creating a negative impact to the surrounding areas. Staff mailed out 19 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) Acquisition of a business license prior to occupancy,
- 3) Must comply with all City Codes (Building, Fire, etc.), and
- 4) CUP not to be transferable to others

SITE LOCATION MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 380-6672
 FAX: (956) 380-6680

No.

200' RADIUS MAILOUT MAP



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. 1ST ST.

S. MAYBERRY RD.

MENU

*Eat
Tasty*

Lola

Seafood



- SALMON ON MANGO SAUCE.....\$15.00
(stewed in butter with mango and spices).

- SALMON AL GUACAMOLE.....\$18.00
(buttered salmon placed on a bed of avocado, dipped in a sauce of your choice).



OCTOPUS

- OCTOPUS MARINATED IN GARLIC.....\$15.00
(Stewed with garlic and butter sauce).

- OCTOPUS IN GARLIC.....\$15.00
(Sautéed with bell pepper, cascabel chili, onion and spices).

- OCTOPUS WITH BUTTER\$15.00
(Steamed with butter and spices).

- OCTOPUS ANS SHRIMP IN GARLIC.....\$18.00
(Sautéed with bell pepper, cascabel chili, onion and spices).

- OCTOPUS IN CHIPOTLE SAUCE.....\$18.00
(Stewed in butter with chipotle chili and spices).

- OCTOPUS A LA DIABLA.....\$15.00
(Octopus sautéed in butter, tree chilli sauce, tomato, onion and spices).



SHRIMPS

- EMPANIZADOS.....\$12.00
(With salad and rice).

- COSTA AZUL SHRIMPS.....\$15.00
(Bacon wrapped, cheese stuffed and breaded).

- PHILADELPHIA SHRIMPS.....\$18.00
(Filled with Philadelphia cheese and breaded).

- CHEF'S SHRIMPS.....\$18.00
(Wrapped in bacon, stuffed with Philadelphia cheese, bathed in a 3-cheese sauce).

- GUACAMOLE SHIMPS.....\$18.00
(Butter shrimp with a touch of white wine, placed on a bed of guacamole).

- BACON SHRIMPS.....16.00
(Grilled shrimp in bacon, served with salad, potatoes and rice).

- SHRIMPS IN GARLIC.....\$12.00
(Stewed in butter with garlic sauce and spices).

- SHRIMPS A LA DIABLA.....\$12.00
(Sautéed with butter, tree chilli sauce, tomato, onion and spices).

- IN CHIPOTLE SAUCE\$12.00
(Stewed in butter, with tomato sauce, onion, chipotle and spices).

- IN GARLIC.....\$12.00
(Sautéed with bell pepper, cascabel chili, onion and a touch of white wine).

- RANCHEROS.....\$11.00
(Stewed in tomato sauce, onion, chili and spices).

- AL MADRAZO.....\$18.00
(Stewed in cream with chard, manchego cheese, chipotle and a touch of white wine).

- BOSTON SHRIMPS,\$18.00
(Shrimp wrapped in bacon, bathed in 3 cheese cream).

- AL MAR DE PLATA.....\$18.00
(Sautéed in butter, with pieces of Manchego cheese, bathed in a 3-cheese cream, with a touch of white wine).

- GRATIN.....\$18.00
(Sautéed in butter, with pieces of bacon and bathed in 3 cheeses).

BUFFET

-\$35.00

B5450-00-00C-0027-00 (128355)
HERNANDEZ CELESTINA
1210 MIRACLE LN
MISSION TX 78572

B5450-00-00C-0032-00 (128358)
SALINAS BEATRIZ ALICIA
1000 S 16TH AVE
EDINBURG TX 78539

B5450-00-00C-0035-00 (128359)
SALDANA SIXTO
C/O ABELARDO SALDANA
114 S MAYBERRY ST
MISSION TX 78572

B5450-00-00C-0037-00 (128360)
HERNANDEZ CELESTINA
1210 MIRACLE LN
MISSION TX 78572

M1900-02-000-0036-00 (228135)
TREVINO FELIX M & ESTHER
101 NARANJO ST
MISSION TX 78572

M1900-02-000-0037-00 (228136)
OCHOA CESARIA
101 NARANJO ST
MISSION TX 78572

M1900-02-000-0038-00 (228137)
GARZA DOMINGA
109 NARANJO ST
MISSION TX 78572

M1900-02-000-0051-00 (228150)
RODRIGUEZ MANUEL & BEATRIZ
1624 E GASTEL CIR
MISSION TX 78572

M1900-02-000-0052-00 (228151)
RODRIGUEZ MANUEL & BEATRIZ
1624 E GASTEL CIR
MISSION TX 78572

M1900-02-000-0053-00 (228152)
AGADIR PROPERTIES LLC
900 TRAVIS ST APT 51
MISSION TX 78572

M1900-03-000-0084-00 (228183)
SALINAS MIRNA TRUSTEE
2500 S 26 1/2 ST
MCALLEN TX 78503

M1900-03-000-0085-00 (228184)
PRADO JOSE JR
808 E 1ST ST
MISSION TX 78572

M1900-03-000-0086-00 (228185)
YEWELL MICHAEL
806 E 1ST ST
MISSION TX 78572-5904

M1900-03-000-0087-00 (228186)
VAQUERA VICTOR & MAYRA C
804 E 1ST ST
MISSION TX 78572

M1900-03-000-0088-00 (228187)
AGADIR PROPERTIES LLC
900 TRAVIS ST APT 51
MISSION TX 78572

M5200-00-029-0007-00 (238762)
BUENTELLO ALBERTO
LOU ANN LUIS A & LEONEL A LOPEZ
1602 TONI LN
MISSION TX 78572

M5200-00-029-0008-00 (238763)
DE ANDA MARIA DE JESUS
MARIA DE ANDA
711 W STONEGATE DR
MISSION TX 78574

M5200-00-029-0009-00 (238764)
SANCHEZ MIGUEL A & MARIA M
105 N MAYBERRY AVE
MISSION TX 78572

W0100-00-018-0009-00 (591540)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572