

ITEM# 1.6

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Hampton Inn & Suites
2505 Victoria Drive
Lot 1, Hampton Inn & Suites Subdivision
C-3
Victoria Heights, LLC
c/o Partiba Kasan

REVIEW DATA

The subject site is located 1,320' East of S. Shary Road along the North side of Victoria Drive. The applicant has a 4-story hotel, with 108 rooms, 2 meeting rooms, & 111 parking stalls that has been in business since October, 2008. Victoria Heights, LLC would like to incorporate the sale & on-site consumption of alcoholic beverages to the business. Access to the site will be off of two 26' driveways of Victoria Drive.

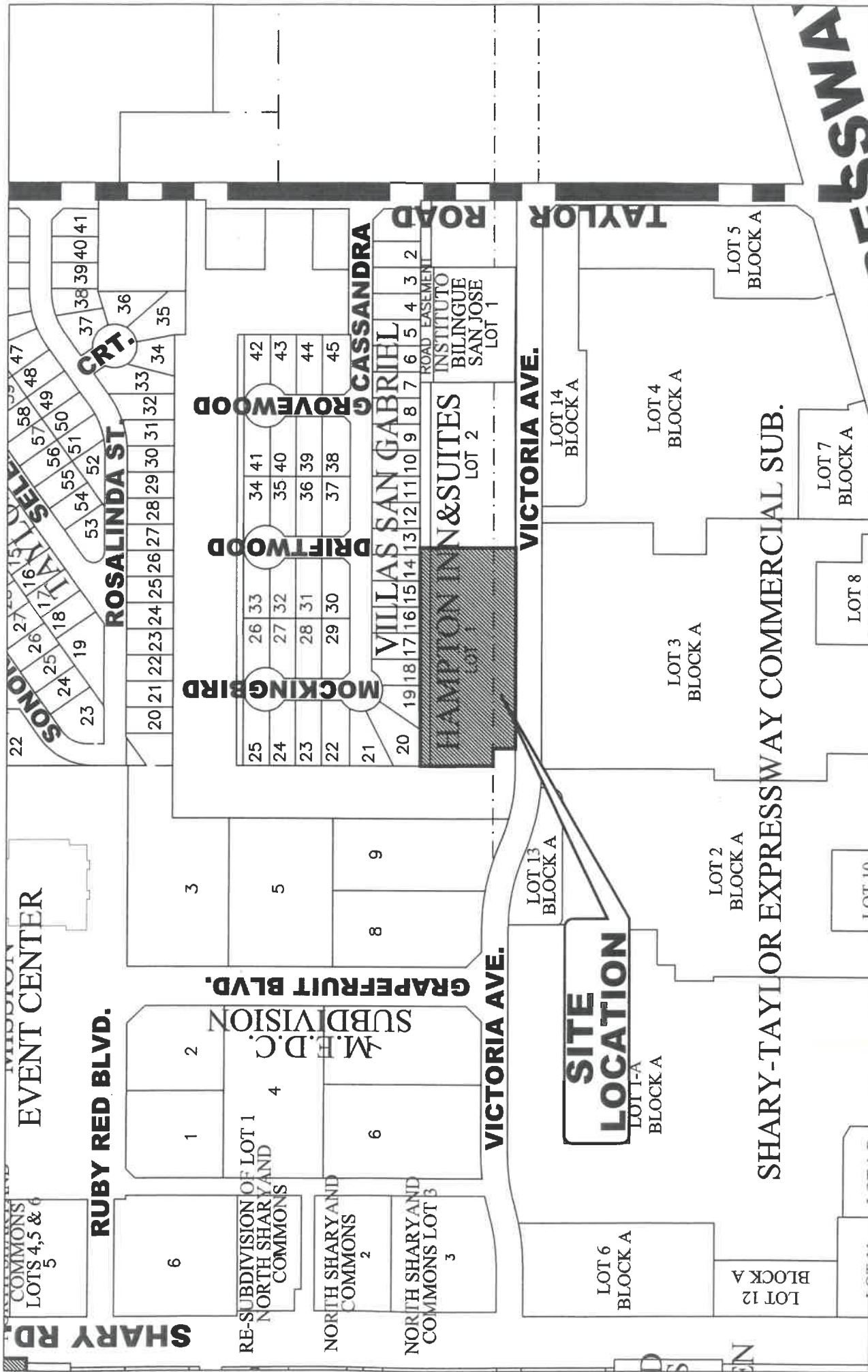
- **Hours of Operation:** Hotel hours of operation are 24 hours a day seven days a week, and Alcohol will be sold during state allowable hours.th
- **Staff:** 22 employees
- **Parking & Landscaping:** In reviewing the site plan, the 4-story building has 108 rooms, which requires 108 parking spaces (1 parking space x per room). The hotel has a total of 111 parking spaces, thus exceeding code. Landscaping is meeting code.
- **Sale of Alcohol (Section 6-4):** of the Zoning code requires such uses to be 300' from the nearest residence, church, school or publicly owned property. There are residential homes directly behind the alley that fall within the 300'; however, P&Z and City Council have waived this separation requirement in other similar CUP's approval.

REVIEW COMMENTS: Staff mailed 26 notices to property owners within a 200' radius of the site to solicit comments in favor or against this request. As of the date of this write-up, staff has not received any comments.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2-year re-evaluation at which time the applicant will have to renew his CUP and TABC license,
- 2) Waiver of the 300' separation requirement from residential homes,
- 3) Compliance with all City Codes (Building, Fire, Health, and Sign Codes),
- 4) CUP not be transferable to others, and
- 5) Wet zone

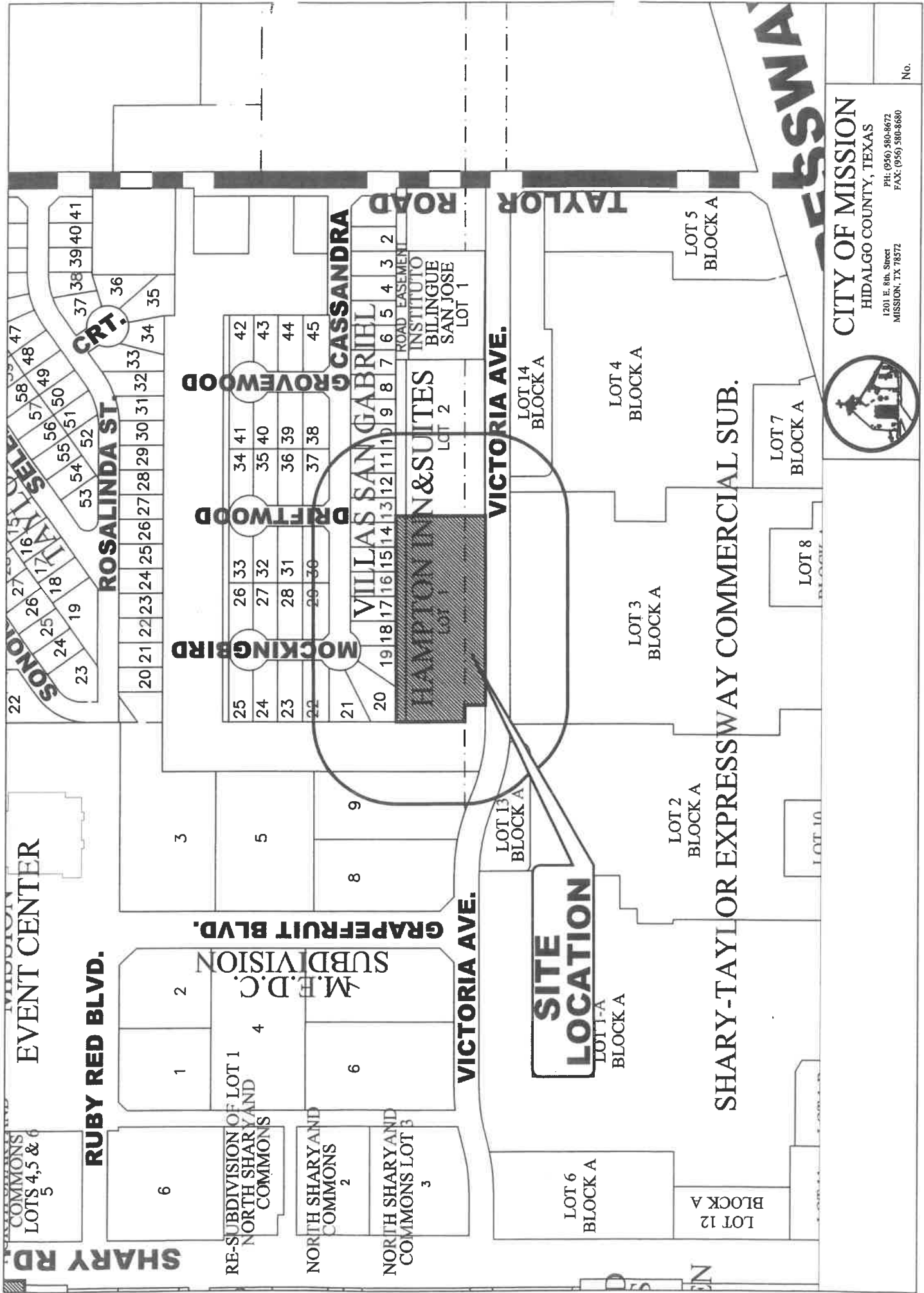
SITE LOCATION MAP



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

No.

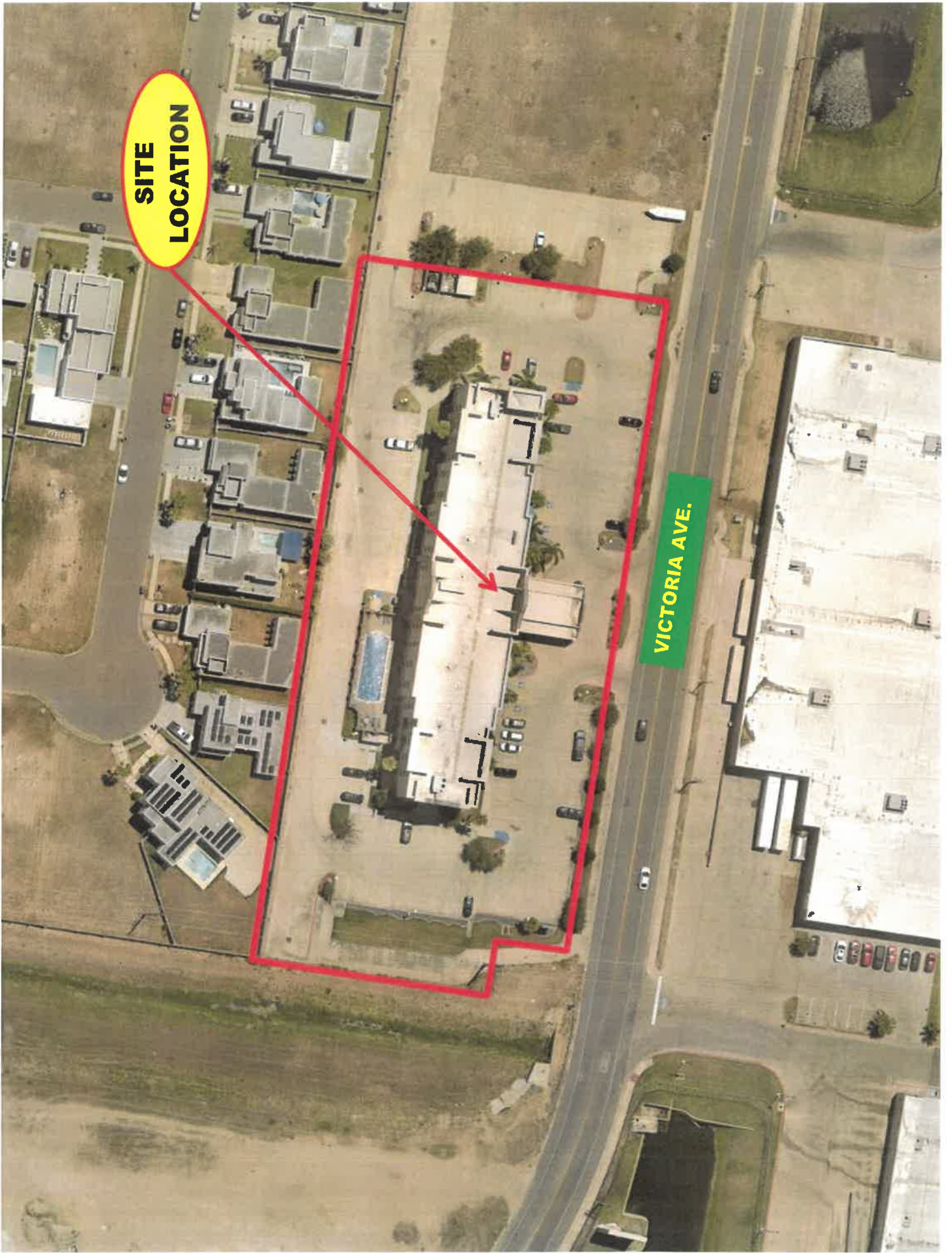
200' RADIUS MAILOUT MAP



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

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

No.



**SITE
LOCATION**

VICTORIA AVE.









NOTICE -
APPLICATION TO SELL
CONSUME ALCOHOLIC
BEVERAGES IS PROPOSED
FOR THIS LOCATION.
NAME OF APPLICANT:
ADDRESS OF APPLICANT:



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 372337

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 372337
Applicant Name: Victoria Heights LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability partnership
FEIN/SSN Number: 931348082
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805051323
Date Filed: 5/9/2023
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Pratiba
Legal Middle Name: Kasan
Email Address: accounting@ogihotels.com
Phone Number: 956-961-4678

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: Pratiba
Legal Last Name: Kasan
Email Address: accounting@ogihotels.com
Phone Number: 956-961-4678

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Victoria Heights LLC	Pratiba Kasan	Limited Partner	50

Basic Business information

Business/Trade Name: Hampton Inn & Suites
Business Type Hotel

Location's Phone Numbers

Business Phone Number 956-682-0313
Alternate Phone Number 956-961-4678

Location Address

Address: 2505 Victoria Dr, Mission, TX, United States, Hidalgo 78572
Is your location within city limits? Yes

Mailing Address Information

Address: 312 W Nolana Loop, Pharr, TX, United States, Hidalgo 78577

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? Yes

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? Yes

Location Additional Information

Is the proposed location in a hotel or motel?

Yes

Alcohol percentage

Up to 14%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 5/17/2024

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$1,800.00
Total Sales: \$1,800.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Are you operating under? None

Location Diagram

Will the license or permit embrace the entire location address? Yes

Bond Information

Fulfillment Type	Bond Category	Bond Amount	Status
Surety Provider	Conduct Surety Bond	\$10,000.00	New



CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
 - legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 - legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE

City Secretary/Clerk

City

, TEXAS

SEAL

S2979-00-00A-0002-00 (707592)
SHARY RETAIL LTD
PO BOX 924133
HOUSTON TX 77292

S2979-00-00A-0003-00 (707590)
TARGET CORPORATION
PROPERTY TAX DEPARTMENT
PO BOX 9456
MINNEAPOLIS MN 55440

S2979-00-00A-0004-00 (707593)
SHARY RETAIL LTD
PO BOX 924133
HOUSTON TX 77292

S2979-00-00A-0013-00 (707602)
SHARY RETAIL LTD
PO BOX 924133
HOUSTON TX 77292

S2979-00-00A-0014-00 (707603)
SHARY RETAIL LTD
PO BOX 924133
HOUSTON TX 77292

H0952-00-000-0001-00 (20827746)
VICTORIA HIEGHTS LLC
312 W NOLANA LOOP
PHARR TX 78577-8396

H0952-00-000-0002-00 (20827747)
RONQUILLO GRANOS & INSUMOS LLC
202 S DRIFTWOOD AVE
MISSION TX 78572

V3851-00-000-0010-00 (898492)
GARCIA CYNTHIA L & JESUS MARIA GARCIA PAYNE ALLISON RENEE & JESSE
2700 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0011-00 (898493)
PAYNE ALLISON RENEE & JESSE
6334 PITCHFORK RANCH DR
FRISCO TX 75036

V3851-00-000-0012-00 (898494)
ZEPEDA GILBERTO & MARIA DE JESUS
2606 CASSANDRA
MISSION TX 78572

V3851-00-000-0013-00 (898495)
GOMEZ GABRIELA
2604 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0014-00 (898496)
MUNOZ CARMEN JULIA
CALLE EMILIANO ZAPATA No 127 COL
TAMPICO TAMPAS CP 89344
MEXICO

V3851-00-000-0015-00 (898497)
DIZON JOHN C & BERNADETTE P
2600 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0016-00 (898498)
TREVINO IVAN DAVILA
2508 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0017-00 (898499)
GARCIA-TORRES JAIME H
2506 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0018-00 (898500)
CEPEDA RAFAEL
2504 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0019-00 (898501)
HERLINE MARTHA A LOPEZ &
FERNANDO VASQUEZ
616 CARDINAL
MCALLEN TX 78504

V3851-00-000-0020-00 (898502)
FERNANDEZ JORGE ANTONIO CASTILL
2500 CASSANDRA ST
MISSION TX 78572

V3851-00-000-0021-00 (898503)
D.A.D VELA INVESTMENTS LLC
1242 E BUS HWY 83 NO 7
MISSION TX 78572

V3851-00-000-0022-00 (898504)
D A D VELA INVESTMENTS LLC
1107 PAMELA DR STE. B
MISSION TX 78572

V3851-00-000-0029-00 (898511)
FLORES LUIS MANUEL &
MAYRA CAVAZOS SALAZAR
701 N INTERNATIONAL BLVD
HIDALGO TX 78557

V3851-00-000-0030-00 (898512)
RONQUILLO HECTOR S & MARIA A
202 S DRIFTWOOD AVE
MISSION TX 78572

V3851-00-000-0037-00 (898519)
RODRIGUEZ FRANCISCO TOBIAS
TORRES DE PISA NO 350 PARQUE
SALTILLO COAHUILA
MEXICO

V3851-00-000-000A-00 (898528)
VILLAS DE SAN GABRIEL HOMEOWNER
PO BOX 650853
DALLAS TX 75265

M0054-00-000-0000-00 (1241924)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M0054-00-000-009A-00 (1463021)
MISSION ECONOMIC DEVELOPMENT
801 N BRYAN RD
MISSION TX 78572