

ITEM# 1.5

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Carnes Asadas Nuevo León
2211 E. Griffin Parkway, Ste. 180
Lot 1, Elizondo 495 Plaza
C-3
Los Primos de Villa, LLC
c/o Nataly D. Barrera

REVIEW DATA

SITE: The site is located approximately 400' west of Citrus along the north side of Griffin Parkway (F.M. 495)—see **vicinity map**. The applicant has leased a 1,377 square feet suite for the carne asada restaurant and would like to offer Alcoholic Beverages in their menu. Access to the property is via 30' access drive of Griffin Parkway.

- **Hours of Operation:** Monday - Sunday from 11 am to 12 pm
- **Staff:** 5 Employees
- **Parking:** In viewing the floor plan, there are 48 total seating spaces, which require 16 parking spaces (48 total seating spaces/1 space for every 3 seats=16 parking spaces). It is noted that the parking is held in common (90 existing parking spaces) and are shared with all the businesses in this commercial plaza.
- Landscaping has been provided as a part of the overall commercial plaza.
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius); thus, a waiver of the separation requirement needs consideration.
- Must continue to comply with Fire and Health Codes.

REVIEW COMMENTS: This proposed CUP is for a family-oriented restaurant. There is no bar component. A total of 11 notices were sent out to property owners within 200' of the proposed restaurant. Staff has not received any calls or complaints in regards to the proposed business.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 2 years re-evaluation at which time the applicant will have to renew the CUP & TABC License,
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) Waiver of the 300' separation requirement from residential homes.



**SITE
LOCATION**

E. GRIFFIN PKWY

ROBERT GARZA
INSURANCE
Auto - Home - Commercial



CARNES
Asadas
NUEVO LEON

Butterfly is **Dream**
Spa & Nail Suite

PRE
MARTI



PAJITAS
COSTILLA
RIBEYE
POLLO ASADO

SUITE 100
Asadas
CARNES
NUEVO LEON

PAJITAS
COSTILLA
RIBEYE



SUITE 200





lunes a Domingo

11am - 12am

2211 E. Griffin Pkwy., Ste.18

Mission, Texas 78572

CARNES Asadas NUEVO LEON

"DIRECTO DE LAS MONTAÑAS"

ENTRADAS

- GUACAMOLE
- CHORRIQUESO
- TUETANOS A LA PARRILLA
- PANELA EN SALSA VERDE
- FRIJOLES CON VENENO
- FIDEO REGIO

PARRILLADAS

- PARRILLADA RGV
1 LB. DE FAJITA DE RES - 1 LB DE FAJITA DE POLLO
- PARRILLADA LA SILLA
1 LB. DE RIB EYE - 1 LB DE COSTILLA SUPREME
- PARRILLADA FRONTERA
1 LB. DE FAJITA DE RES - 1 LB DE SIRLOIN

INCLUYEN: CEBOLLA ASADA, SALCHICHA ASADA, FRIJOLES REFritos, ARROZ, TORTILLAS Y SALSAS

LIBRAS

- FAJITA
- RIBEYE
- SIRLOIN
- COSTILLA SUPREME
- T - BONE
- AGUJAS NORTEÑAS
- FAJITA DE POLLO

INCLUYEN: CEBOLLA ASADA, TORTILLAS Y SALSA

SIDES

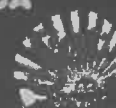
- FRIJOLES
- ARROZ
- SALCHICHA ASADA
- QUESADILLAS

BEBIDAS

- REFRESCO MEXICANO
- REFRESCO DE LATA
- BOTELLA DE AGUA

ADEMAS

- TACOS DE ASADA
- HAMBURGUESAS



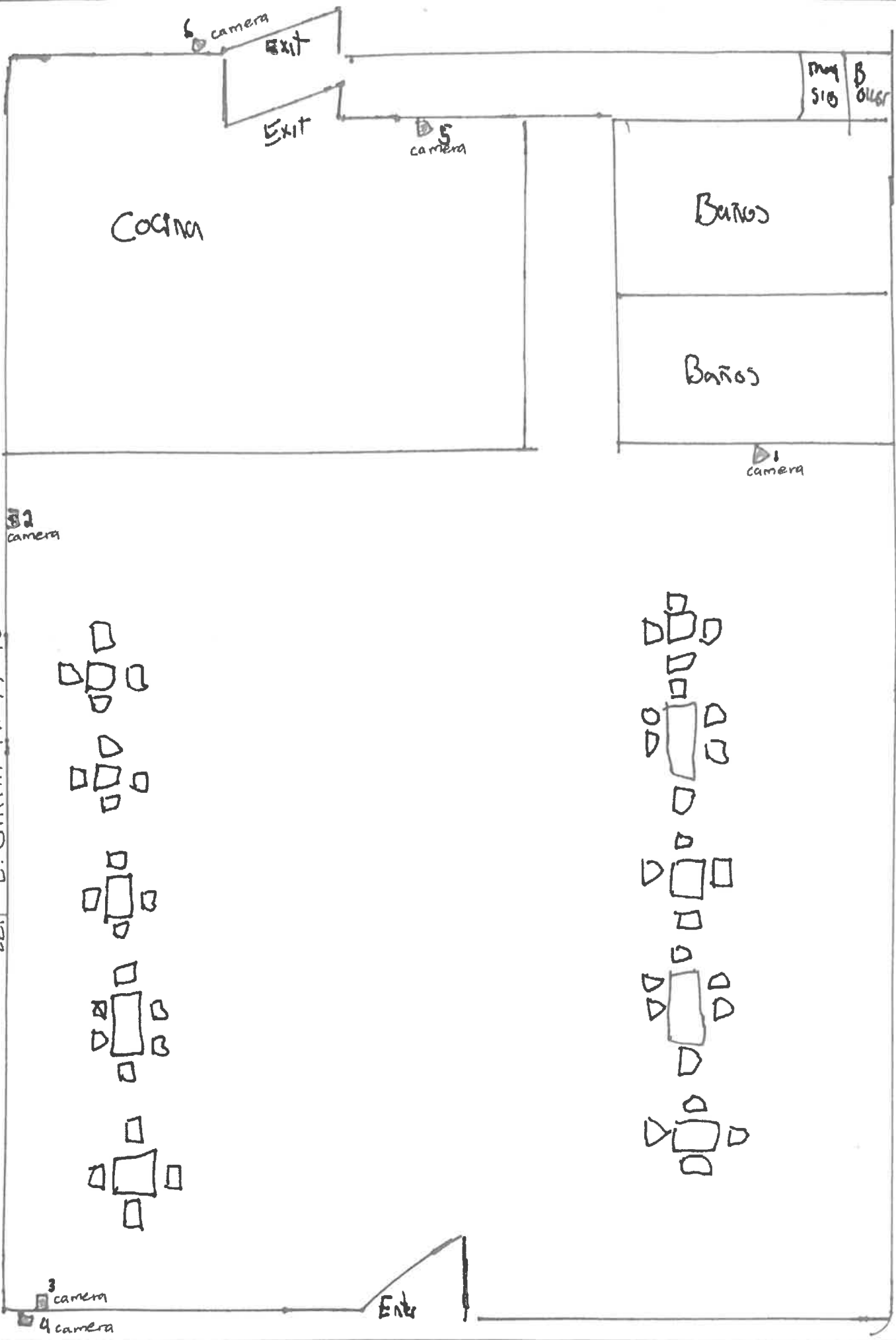
Carnes Asadas Nuevo Leon
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Emergency
Exit



- - Griffin Parkway - - -

Carnes Asadas Nuevo Leon
2211 E. Griffin Pkwy., Ste. 180





Document reference ID : 192781

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: 192781
Applicant Name: Los Primos de Villa LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 832090747
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: Nataly
Legal Middle Name: Daniela
Legal Last Name: Barrera
Email Address: Nataly.barrera@icloud.com
Phone Number: [956-458-8648](tel:956-458-8648)

B2950-00-000-0009-00 (125591)
LERMA MIGUEL ANGEL
2426 E 21ST ST
MISSION TX 78572

B2950-00-000-0010-00 (125592)
JHR INVESTMENTS LP
PO BOX 1078
EDINBURG TX 78540

G4300-00-000-0005-00 (179616)
DANI G LLC
1608 N 8TH ST
MCALLEN TX 78501

G4300-00-000-0007-00 (179618)
GARCIA DOLORES NANY LEE
PO BOX 1116
MISSION TX 78573

G4300-00-000-0009-00 (179620)
LUGO JOSE E & ARCELIA T CO-TRUSTEES
LUGO LIVING TRUST
7301 N 5TH ST
MCALLEN TX 78504

S2950-00-000-0254-35 (281288)
HARDISON JASEN
322 W NOLANA AVE
MCALLEN TX 78504

A6321-05-000-0001-00 (654762)
GREATER MISSION STAR STORAGE LIMITED
2805 S 77 SUNSHINE STRIP
HARLINGEN TX 78550

R2434-00-000-0001-00 (654576)
WORLD GREGORY F TRUSTEE
LISA L WORLD TRUSTEE
PO BOX 77469
SAN FRANCISCO CA 94107

S2950-00-000-0254-40 (960877)
ORNELAS INVESTMENTS LLC
3308 SAN ANGELO
MISSION TX 78572

T6801-00-000-0001-00 (959043)
TEXAS REGIONAL BANK
PO BOX 5555
MCALLEN TX 78502

E5175-00-000-0000-00 (1238510)
CAGE I PLAZA LLC
2208 LAWNSDALE RD
MISSION TX 78572