

ITEM# 1.4

CONDITIONAL USE PERMIT RENEWAL:

La Muñequita Ranch Event Center in a
Property Zoned (AO-I) Agricultural Open Interim
3608 Compton Drive
The North 4 acres of Lot 35, and the South 1.98
acres of Lot 34, Bell-Wood Company's Subdivision "C"
AO-I
Dina Salinas-Valdez

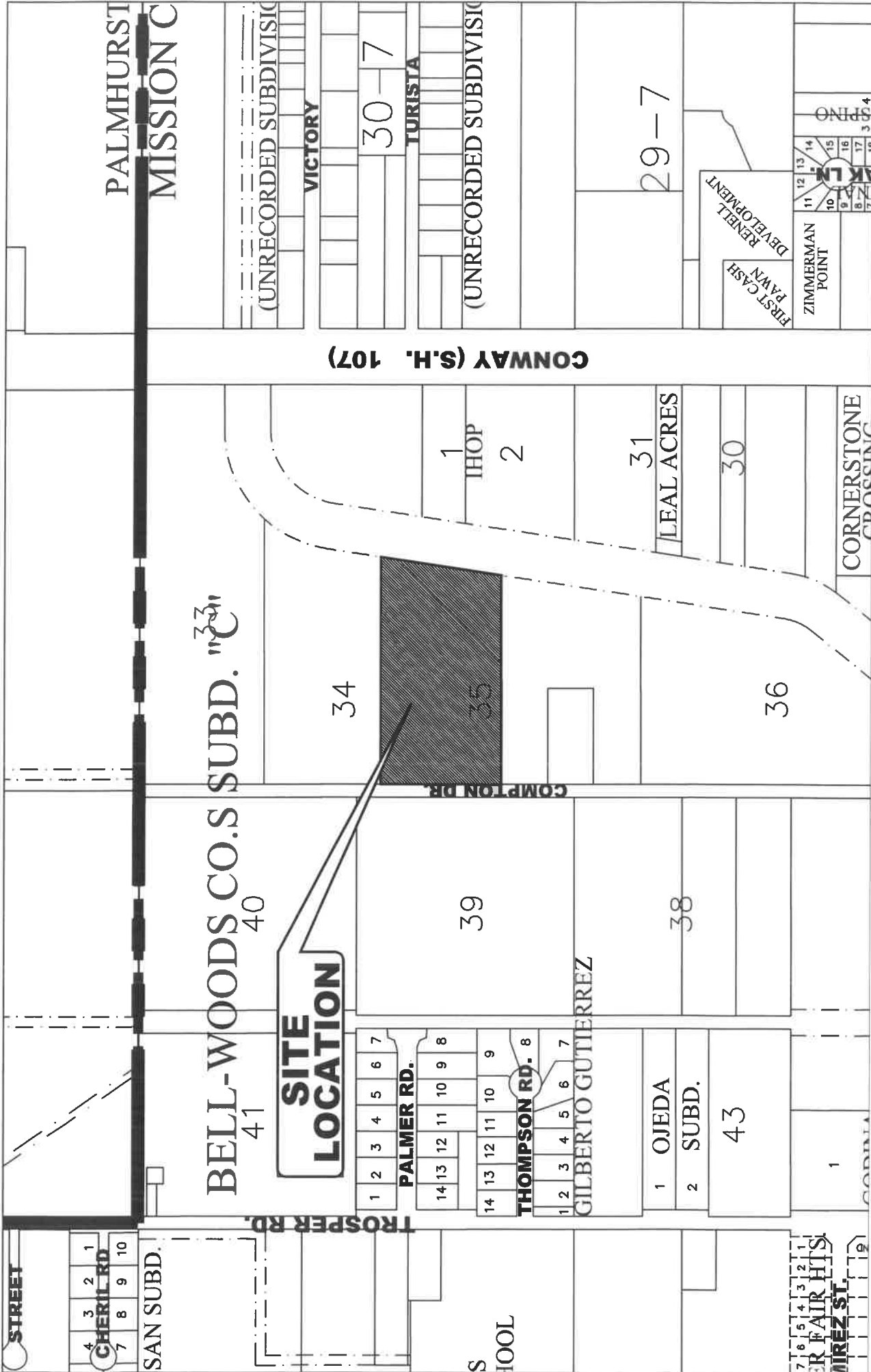
REVIEW DATA

The subject site is located ¼ mile north of 2 Mile Road along the east side of Compton Road. The applicant has been running La Muñequita Ranch for more than 16 years. This is a family operated property that has several amenities such as a pond, stage, and kitchen, used for private family and rental events such as outdoor birthday parties, small weddings, quinceañeras and sweet 16, and other gatherings. Access to the property is off of a dirt road off of Compton Road. The last CUP approved for this location was on March 14, 2022 for a period of 2 years after business license issuance.

- **Days/Hours of Operation:** Sunday – Thursday from 8 am – 5 pm due to property management and upkeep, and Friday & Saturday from 8 am to 1 am depending on scheduled events.
- **Parking:** The applicant proposed to have a maximum of 150 guests, which requires 50 parking spaces (1 parking space for every 3 seats). There is an area designated for parking within the property.

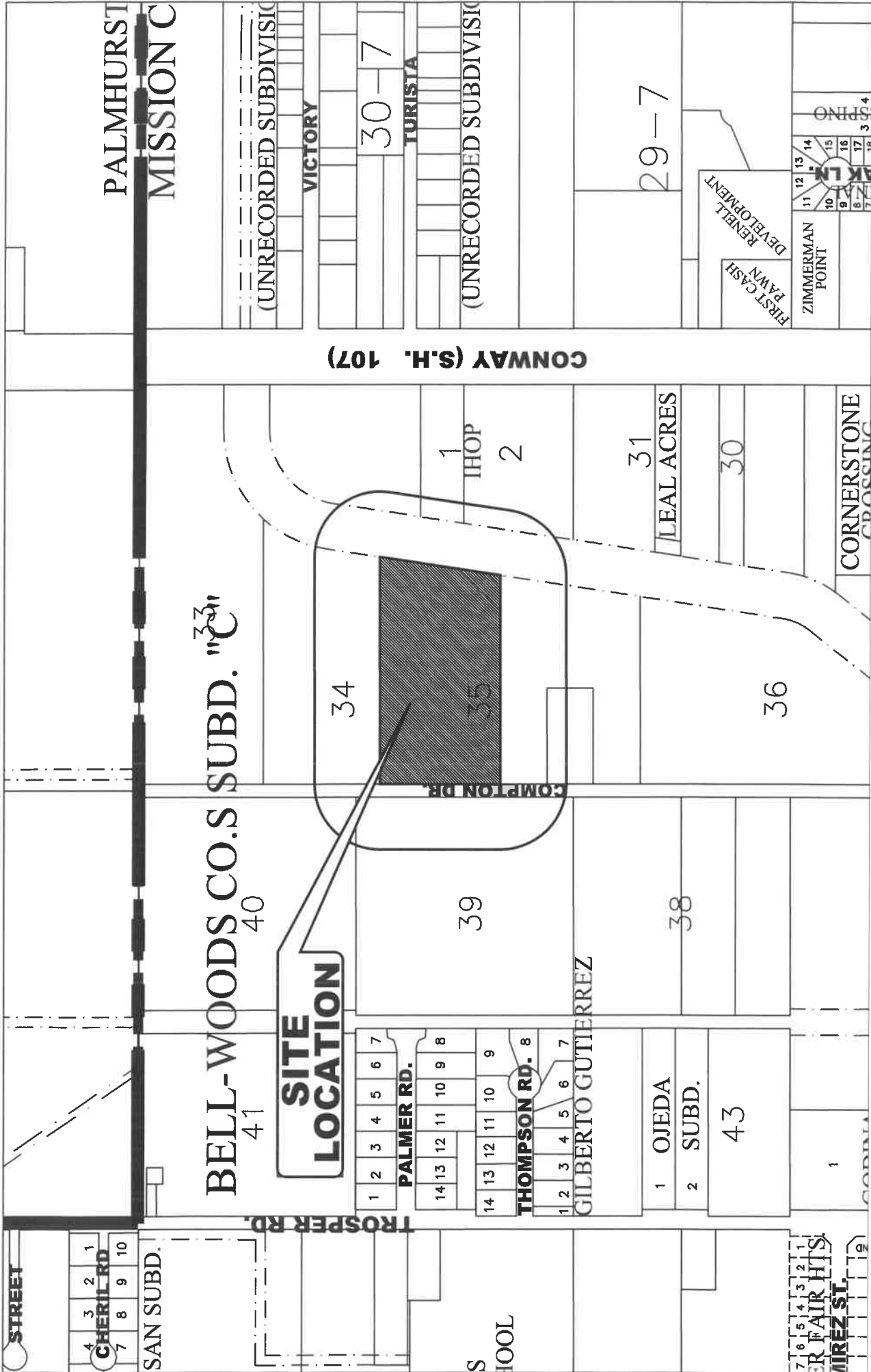
REVIEW COMMENTS: Staff mailed out 11 notices to property owners within 200' radius and as of this write-up staff has not received any comments in favor or against this request. Staff has checked with the Police Department for any complaints regarding this use and no reports have been filed. Since this business has been in operation for 16 years without any complaints, staff does not object to an extended approval tenure.

RECOMMENDATION: Staff recommends approval for life of use subject to:
1) Compliance with all City Codes, (Building, Fire, Health, Noise, etc.), and
2) CUP not to be transferable to others



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

No.



BELL-WOODS CO.S SUBD. ³³¹ C
40
41

**SITE
LOCATION**

CONWAY (S.H. 107)

COMPTON DR.

LEAL ACRES

CORNERSTONE
CROSSING



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

200' RADIUS MAILOUT

No.



**SITE
LOCATION**

N. CONWAY AVE. (S.H. 107)

COMPTON RD.



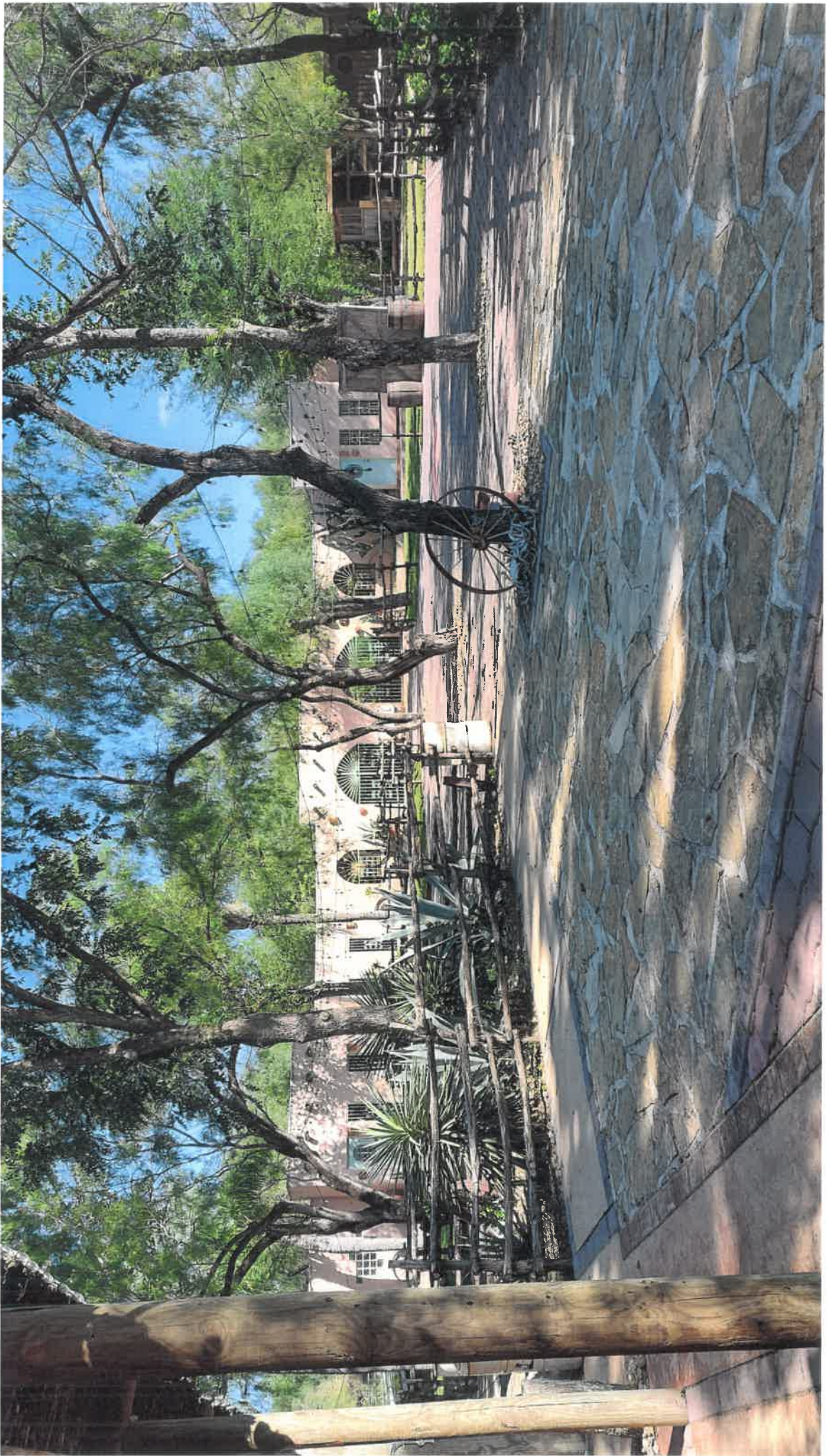
La Muñequita Ranch

Est. 1989













B2225-00-00C-0032-00 (123506)
VALDEZ PROPERTIES LLC
2308 SILVERADO SOUTH
MISSION TX 78573

B2225-00-00C-0034-00 (123510)
SALINAS-VALDEZ DINA
3608 COMPTON DR
MISSION TX 78573

B2225-00-00C-0034-10 (123511)
VALDEZ DANIELLE A
1901 S VOSS RD NO. 6
HOUSTON TX 77057

B2225-00-00C-0035-20 (123512)
SALINAS MA ESTER
715 MILLER ST
MISSION TX 78572

B2225-00-00C-0035-30 (123513)
PENA BERNARDO JR
C/O BERNARDO PENA SR
306 DOHERTY AVE
MISSION TX 78572

B2225-00-00C-0035-31 (123514)
SALINAS MARIA ESTER
715 MILLER AVENUE
MISSION TX 78572

B2225-00-00C-0039-00 (123521)
BALLI AARON
1620 E GRIFFIN PKWY
MISSION TX 78572

B2225-00-00C-0039-10 (123522)
DS 3 DEVELOPMENT LLC
3608 COMPTON DR
MISSION TX 78573

B2225-00-00C-0040-00 (123523)
DS 3 DEVELOPMENT LLC
3608 COMPTON DR
MISSION TX 78573

I2080-00-000-0002-00 (1559739)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR TX 78577

I2080-00-000-0001-00 (1559738)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR TX 78577