

ITEM# 1.6

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages—The Loretto at Mission
1233 E. Griffin Parkway
Lot 1 & the S. 25' of Lot 2, Block 1,
Bel-Aire Heights Subdivision
C-2
LAG Associates, LLC

REVIEW DATA

The subject site is located on the NW corner of Orange Drive and Griffin Parkway. The Loretto has been in operation since September 2015. Access to the restaurant is of a 36' driveway off of E. Griffin Parkway. The applicant would like to continue offering alcoholic beverages with their meals therefore the need for consideration. The last CUP approved for this location was on February 10, 2020 for a period of 4 years. Staff notes that this would be the applicants 4th request.

- **Hours of Operation:** Tuesday – Sunday from 10a.m. to 10p.m., Closed Mondays.
- **Staff:** 8
- **Parking:** The restaurant, which also includes a patio, requires 37 parking spaces for both patrons and staff. The applicant has 30 on-site parking spaces for patrons and the remaining 7 parking spaces are on the adjacent property and are used by staff.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for other similar businesses.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within a 200' radius of the site. As of the date of this write-up, staff has not received any comments in favor or against this request. Staff asked Mission PD for any incidents reported in relation to the sale of alcohol. There have not been any incidents reported to PD during the CUP's existing tenure. Since the restaurant is not open after 12a.m., and the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Continued compliance with all City Codes, (Building, Fire, Health, etc.),
- 2) Waiver of 300' separation requirement from residential neighborhoods, and
- 3) CUP not to be transferable to others.

DAKINES BIRDWELL
(AGAPE SCHOOL)

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2

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E. 24TH ST.

ROSE MARIE AVE.

SITE LOCATION

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13
14
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16
17
18
VALENCIA HI
LILAC
SUDR
KING JAMES BAPTIST
CHURCH SUBD.
SECURITY
FIRST
FCS

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1
ORANGE AVE.
HEIGHTS
YESSICA PEDRAZA
1
2
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5

BRYAN RD.

17
18

35
36

38

39

NE SUBD.
D. ONE
2
1

(F.M. 495)

2

AN RD.
AL PLAZA

ENCHANTED VALLEY

E. GRIFFIN PARKWAY

LOS LAURELES
SUBD. C
SIEGEL SUBD.
EMERALD
TONI LN.
BRYN LN.
INTOWNE
R LN.
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CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 9th Street
MISSION, TX 78702
PH: (956) 580-8672
FAX: (956) 580-8680



No.

**LOCATION
SITE**

ORANGE AVE.

GRIFFIN PARKWAY (F.M. 495)





The LORETTO
Senior Center | Events

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Master File Id: 2100041556

Legacy CLP: MB1124166

License Type: MB

License Id: 107205654

Trade Name: THE LORETTO AT MISSION

Owner: LAG ASSOCIATES LLC

Location Address: 1233 E GRIFFIN
PKWY
MISSION , TX
785722417
UNITED STATES

Mailing Address: 1233 E GRIFFIN PKWY
MISSION , TX 785722417
United States

County: Hidalgo

Original Issue Date: 7/7/2021

License Status: Active

Current Issued Date: 8/8/2023

Wine Percent:

Location Phone No.:

Status Change Date: 8/8/2023

Gun Sign: BLUE

Expiration Date: 7/6/2025

Subordinates (list): FB

B2150-00-001-0001-00 (123300)
LORETTO RESTAURANT GROUP FAMILY
1233 E GRIFFIN PKWY
MISSION TX 78572

B2150-00-001-0002-00 (123301)
MARTINEZ FRANCISCO JR & CARMEN
2309 ORANGE ST
MISSION TX 78574

B2150-00-001-0003-00 (123302)
SANTA ANA RAUL B
2321 ORANGE ST
MISSION TX 78574

B2150-00-001-0004-00 (123303)
CAVAZOS GERARDO
2325 ORANGE
MISSION TX 78574

B2150-00-002-0001-00 (123304)
GARCIA CARLOS A
1305 E GRIFFIN PKWY
MISSION TX 78572

B2150-00-002-0002-00 (123305)
ESPINOZA JOE O
2308 ORANGE ST
MISSION TX 78574

B2150-00-002-0003-00 (123306)
BELL LOU ANNE & ROBERT L
2314 ORANGE ST
MISSION TX 78574

E5800-01-000-0001-00 (170032)
CRUZ PEDRO JR
1302 E GRIFFIN PKWY
MISSION TX 78572

E5800-01-000-0002-00 (170034)
PINON MIGUEL C JR & IRMA
1306 E GRIFFIN PKWY
MISSION TX 78572

E5800-01-000-0004-00 (170036)
CAVAZOS DAVID ET AL
2113 TILLIE LN
MISSION TX 78572

S3420-00-000-0001-00 (513170)
LONGORIA RAYMOND & EDNA
2025 N CONWAY AVE
MISSION TX 78572

S3420-00-000-0002-00 (513172)
LONGORIA RAYMOND R & EDNA
2025 N CONWAY AVE
MISSION TX 78572

S3420-00-000-0003-00 (513173)
QUINTANILLA JOSE L & GRACIELA
1232 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-024-0011-03 (316957)
OCHOA CIRO JR & LILLIAN D
1208 E GRIFFIN PARKWAY
MISSION TX 78572

W0100-00-025-0011-01 (317022)
LORETTO RESTAURANT GROUP FAMILI
1233 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-025-0011-03 (317024)
LONGORIA RAYMOND & EDNA
2025 N CONWAY AVE
MISSION TX 78572