

## ITEM# 2.2

**CONDITIONAL USE PERMIT RENEWAL:** Restaurant in a C-2 Zone – Don Ponchitos Café #5, LLC  
800 E. 1<sup>st</sup> Street  
Lots 88 & 89, Mayberry Plaza UT No. 3  
C-2  
Jenny Hernandez

### REVIEW DATA

The subject site is at the SE corner of Mayberry Road and E. 1<sup>st</sup> Street—see vicinity map. The property currently has a commercial building with a nail shop within. The applicant intends to open a Mexican 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). The last CUP for the restaurant at this location was approved on March 3, 2023 for a period of 1 years.

- **Days/Hours of Operation:** Monday - Sunday from 7:00 a.m. to 10:00 p.m.
- **Number of Employees:** 3
- **Parking:** The restaurant will have a total of 44 seats which require 15 parking spaces (44 seats/3 = 14.6 spaces). Currently the property has a total of 17 parking spaces that are held in common with the other business. The applicant has submitted a written agreement from the adjoining businesses granting permission to utilize their parking.
- **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.
- Must comply with all Building, Fire, and Health Codes

**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) 3 yr. re-evaluation in order to assess this new operation, 2) Must comply with all City Codes (Building, Fire, etc.), and 3) CUP not 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.

**SITE  
LOCATION**

**E. 1ST STREET**

**S. MAYBERRY RD.**







RESTAURANT  
ADRIANO  
CALLE 17A, 100  
TEL: 981-234-5678

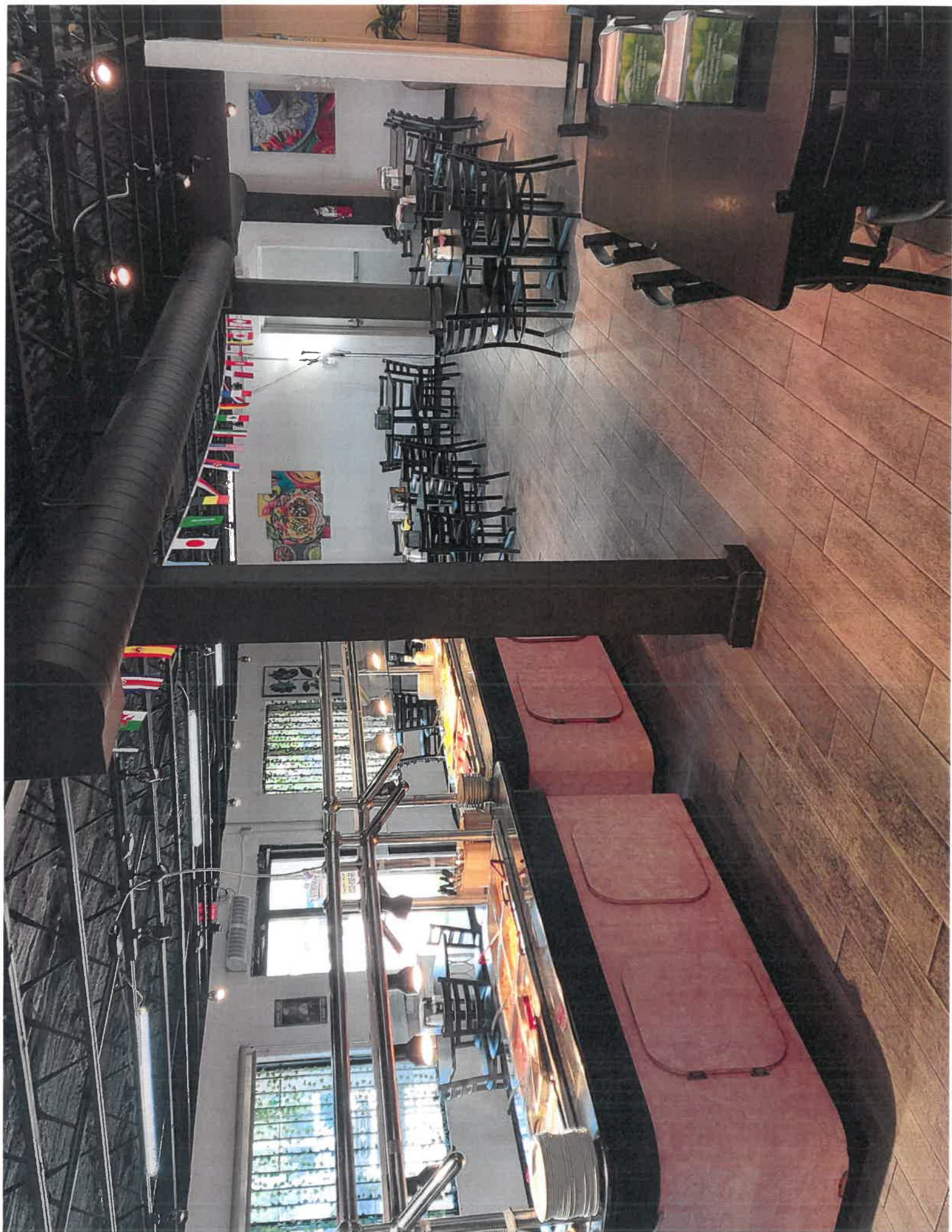
NOW OPEN











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