

ITEM# 1.9

CONDITIONAL USE PERMIT: Restaurant in a C-2 Zone – Le Petite Pastries
1821 N. Shary Road, Ste. 7
Lot 1, Bannworth Business Center
C-2
Cesia Alfaro

REVIEW DATA

The subject site is located along the west side of Shary Road between Village Drive and Mulberry Street. - **see vicinity map**. The applicant leased a 1,152 sq.ft. suite for her restaurant Le Petite Pastries. The applicant will be offering coffee, cookies, brownies, cheesecakes and others in her menu. The last CUP for a restaurant on this location was approved by P&Z on November 16, 2022 for a period of 1 year. Since the use is not transferable to others a new CUP must be considered. Access to the site is via a 30' access driveway off of Shary Road. The property is currently zoned Neighborhood Commercial (C-2). Sec. 1.42(3)(e) of the Zoning Code states that restaurants require a conditional use permit.

Days/Hours of operation: Monday – Sunday from 7am to 8pm

Staff: 2 employees will man this operation

Parking: Based on the square footage of the suite, this restaurant requires 7 parking spaces. It is noted that the parking area is held in common there are 58 existing parking spaces shared with other businesses, thus meeting code.

REVIEW COMMENTS: Staff has considered other Restaurants in a C-2 zone without creating a negative impact to the surrounding areas. Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 year re-evaluation to assess the new business,
- 2) Compliance with all City Codes (Building, Health, Fire, etc.),
- 3) Acquisition of a business license, and
- 4) CUP not to be transferable to others



**SITE
LOCATION**

N. SHARY RD (F.M. 494)



Body

10000 N. J.

M E N U

AMERICANO	4	COOKIES	4
LATTE WITH COLD FOAM	7	MOSTACHON	5
REGULAR LATTE	6	MACARONS	2.50
MATCHA LOVE	7	BROWNIES	3
SPECIAL CHAI	7	MUFFIN	3
BOBA MILK TEA	7.50		
		CREME BRÛLÉE CHEESECAKE	5
		CHOCOLATE CROISSANT	4
		HOMEMADE CINNAMON ROLL	4
		PISTACHIO CAKE ROLL	5
		CREAM CHEESE PUFF PASTRY	3

S2950-00-000-0235-00 (281198)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

S2973-01-000-0032-00 (534286)
MAGNIFICAT HOLDINGS LLC
3225 MCLEOD DR STE 777
LAS VEGAS NV 89121

S2973-01-000-0033-00 (534287)
RODRIGUEZ ESTHER APOLONIA PEREZ
2310 E 20TH ST
MISSION TX 78572

S2973-01-000-0034-00 (534288)
PANIAGUA JOHNNY
12011 E BORDER OAK DR
MAGNOLIA TX 77354

S2973-01-000-0035-00 (534289)
KELLEY DONALD E JR & MARY F
2314 E 20TH ST
MISSION TX 78572

S2973-01-000-0036-00 (534290)
MARIN JHIMMY & GUADALUPE
217 E KIWI ST
MCALLEN TX 78504

S2973-01-000-0037-00 (534291)
RODRIGUEZ ALFREDO & MARIA C
ALMA R RODRIGUEZ
2000 GRANITE AVE
MISSION TX 78572

S2973-01-000-0038-00 (534292)
BECERRA LAURA LUZ
500 WICHITA AVE UNIT #80
MCALLEN TX 78503

S2973-03-000-0103-00 (539973)
GALVAN AGUSTIN & RAQUEL
2308 E 19TH ST
MISSION TX 78572

S2973-03-000-0104-00 (539974)
VIELMA MAURO A & ELIZABETH E
2310 E 19TH ST
MISSION TX 78572

S2973-03-000-0105-00 (539975)
TREVINO JOSE ANGEL
2404 E 20TH ST
MISSION TX 78572

S2973-03-000-0106-00 (539976)
AGUIRRE MARTHA T
2312 E 19TH ST
MCALLEN TX 78505

S2973-03-000-0107-00 (539977)
ZOROLA JESUS R & LUZ M
2313 E 19TH ST
MISSION TX 78572

S2973-03-000-0108-00 (539978)
GONZALEZ NICHOLAS & CRISTINA A
2311 E 19TH ST
MISSION TX 78572

S2973-03-000-0109-00 (539979)
HINOJOSA ROLANDO
LUZ MARIA ESPARZA
2309 E 19TH ST
MISSION TX 78572

S3010-00-000-0001-00 (283654)
GONZALEZ JESUS F & MARIA D ROSARIO
617 BEAUMONT AVE
MCALLEN TX 78501

S3010-00-000-0003-00 (283656)
BAZAN CHRISTOPHER D
2309 VILLAGE DR
MISSION TX 78572

S3011-00-000-0001-00 (672803)
TREVINO MIGUEL A & JENNIFER LEE
2219 KARINA DR
MISSION TX 78572

S3011-00-000-0065-00 (672882)
ONIVERT INVESTMENTS FAMILY LIMITED
2211 MONACO DR
MISSION TX 78573

B1556-00-000-0001-00 (1238476)
T-JAM DEVELOPMENT LTD
2409 S 23RD ST
MCALLEN TX 78503