

ITEM# 1.5

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Villa Del Mar Restaurant #1
207 E. Interstate Highway 2
Lot 3, El Pueblo Ph. II Subdivision
C-3
VIGA Restaurant Inc.

REVIEW DATA

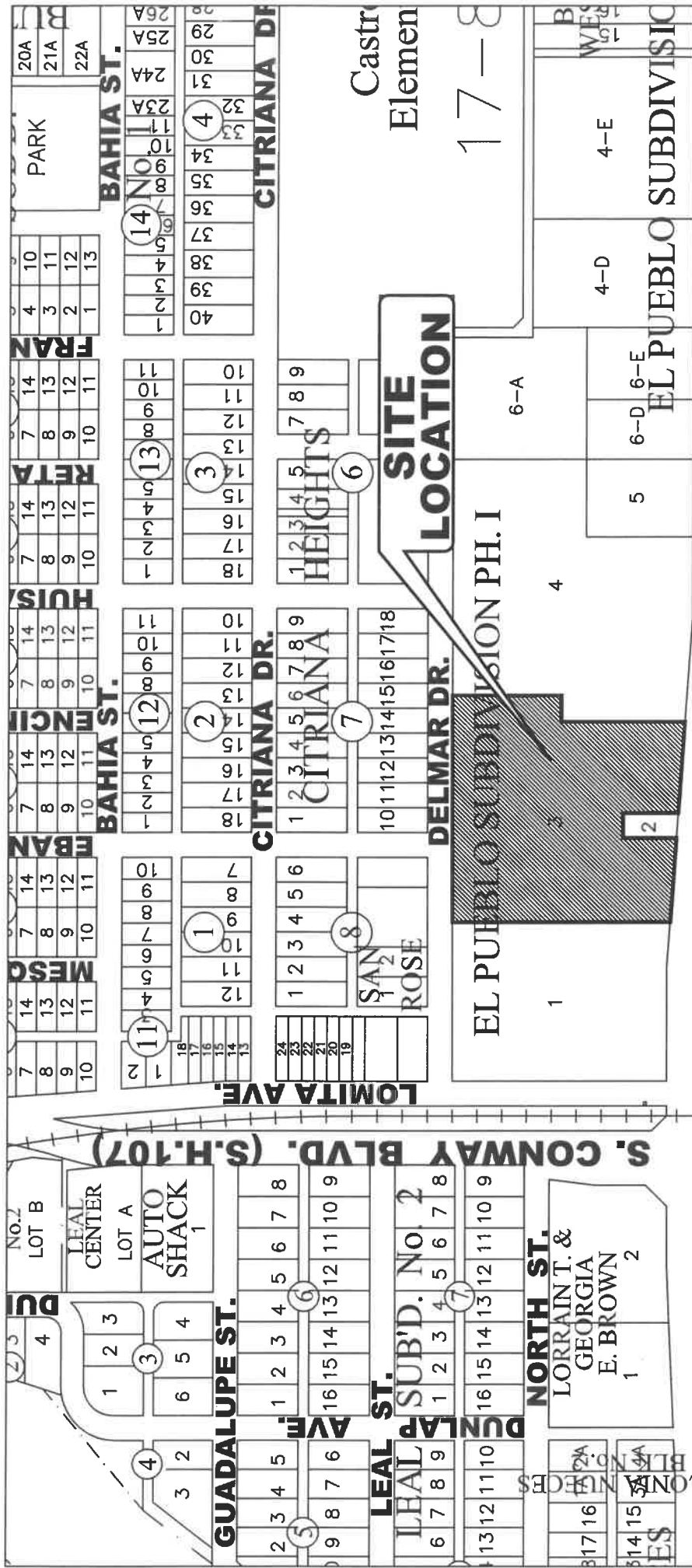
The 4,500 sq. ft. site is located within a commercial plaza approximately 600' east of Conway Avenue along the north side of the Frontage Road of Interstate Highway 2. Villa Del Mar has been operating and selling alcohol at this location since October 2010. The applicant would like to reapply for the conditional use permit. The last CUP approved for this location was on December 13, 2021 for a period of 2 years. that was last approved by the P&Z on October 23, 2019 for a period of 2 years. Staff notes that this would be the 6th time this request has been considered and approved.

- **Hours of operation:** Monday - Sunday from 11 a.m. to 9 p.m.
- **Employees:** 15 employees in different shifts
- **Parking:** There are 194 total seating spaces for the restaurant, which requires 65 parking spaces (194 total seating spaces/3 = 65 parking spaces). It is noted that the parking area is held in common (225 existing parking spaces) and is shared with other businesses. The parking area is also connected and has access to existing, interlocking parking lots. Staff notes that the parking lot has recently been resurfaced and re-striped.
- **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 residence within the 300' radius, however P&Z and City Council have waived this requirement for a similar business in this plaza.

REVIEW COMMENTS: The hours of operation are consistent with other family restaurant in the area. A total of 17 notices were mailed out to property owners within 200' of the restaurant. As of this time of the writing, staff has not received any calls in favor or against the CUP request. Staff does not object to a longer CUP tenure for this business.

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

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



U.S. EXPRESSWAY 83



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 800-8672
 FAX: (956) 800-8680

No.

**SITE
LOCATION**

E. U.S. EXPRESSWAY 83 (IH2)

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







C4550-02-000-0010-00 (136242)
GUTIERREZ ABEL JR & MARIA
201 DEL MAR ST
MISSION TX 78572

C4550-02-000-0011-00 (136243)
KITCHEN LETICIA & PATRICIA MELENDEZ
514 W 12TH ST
MISSION TX 78572

C4550-02-000-0012-00 (136244)
CARROLL ESMERALDA
205 DEL MAR ST
MISSION TX 78572

C4550-02-000-0013-00 (136245)
GARZA ALVARO & MA ESMERALDA
207 DEL MAR ST
MISSION TX 78572

C4550-02-000-0014-00 (136246)
RORIGUEZ EDITH
2017 W 21ST ST
MISSION TX 78573

C4550-02-000-0015-00 (136247)
GRANADOS GREGORIO
211 DEL MAR ST
MISSION TX 78572

C4550-02-000-0016-00 (136248)
GUERRA MARIA VERONICA
213 DEL MAR ST
MISSION TX 78572

C4550-02-000-0017-00 (136249)
GARZA MARIA ALICIA
215 DEL MAR ST
MISSION TX 78572

C4550-02-000-0018-00 (136250)
MARTINEZ ESMERALDA
2101 S STANDARD
SAN JUAN TX 78589

E4650-01-000-0001-10 (167497)
RACHELBYT CONWAY LLC & 501 CONWAY
4629 MACRO DR
SAN ANTONIO TX 78218

E4650-01-000-0002-10 (167498)
B-Y WESTERN VALLEY LTD
4629 MACRO
SAN ANTONIO TX 78218

E4650-01-000-0003-05 (167499)
B-Y WESTERN VALLEY LTD
4629 MACRO
SAN ANTONIO TX 78218

E4650-01-000-0004-00 (167500)
B-Y MISSION TEXAS WM LTD
ATT: REAL ESTATE
4629 MACRO
SAN ANTONIO TX 78218

S1185-01-000-0001-00 (526728)
ALONZO MARIA G
503 SALINAS DR
SULLIVAN CITY TX 78595

S1185-01-000-0002-00 (526729)
ALONZO MARIA G
503 SALINAS DR
SULLIVAN CITY TX 78595

C4550-00-008-0000-01 (136224)
CADENA JESSE
347 S 84TH ST
EDINBURG TX 78542

C4550-00-008-0000-06 (839448)
CADENA ARNOLDO
347 S 84TH ST
EDINBURG TX 78542