

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES –EL ITACATE RESTAURANT IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 2, SHARY TOWN PLAZA SUBDIVISION, LOCATED AT 301 N. SHARY ROAD, SUITE 240.

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of Wednesday, October 1, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. on Tuesday, October 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
301 N. Shary Road, Suite 240 Being Lot 2, Shary Town Subdivision	The Sale & On-site Consumption of Alcoholic Beverages – El Itacate Restaurant	1. Two years with the understanding that the permit could be revoked due to noncompliance 2. Continue to comply with all City Codes (Building, Fire, Health, Sign codes, etc.) 3. CUP is not transferable to others 4. Hours of operation are Monday thru Sunday from 7:00 a.m. to 12:00 a.m.

READ, CONSIDERED AND PASSED, this the 28th day of October, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBT "A"



PROJECT NAME:

EL ITACATE

PLAN: PROPOSED FLOOR PLAN

ADDRESS:

El Itacate Mexican Eatery #3, Mission, TX

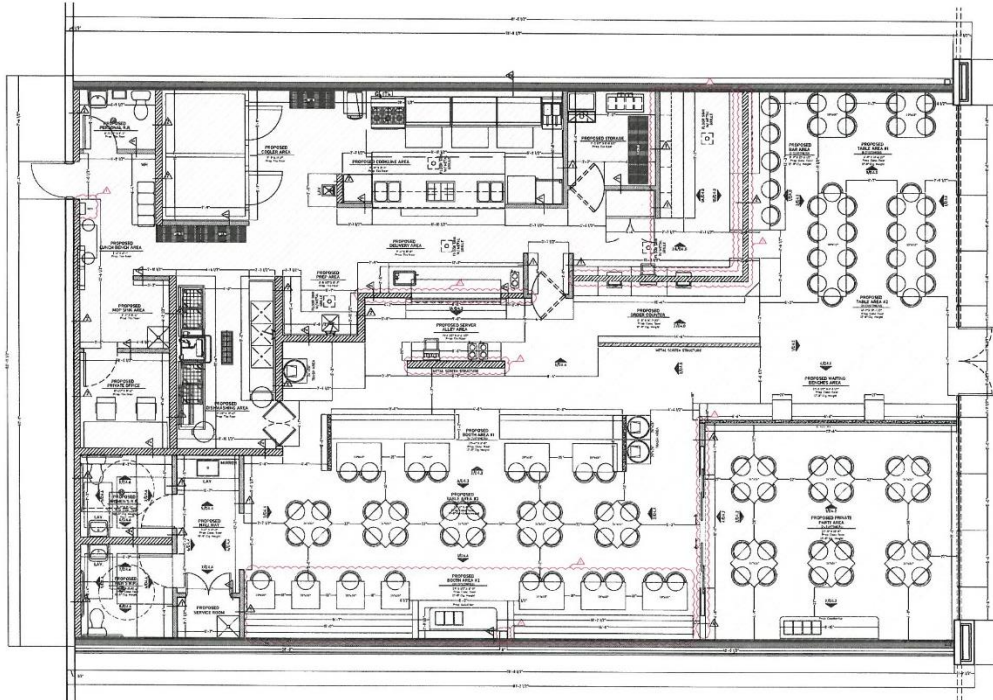
PROJECT No. F24-032
PHASE: CD
ISSUE DATE: 10/16/2024
DRAWN BY: LJ
CHECKED BY: EF

ADD#1 10-15-2024

PLAN NUMBER:

D3.0

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FANTICH DESIGN BUILD



PROPOSED FLOOR PLAN

SC: 1/4"=1'-0"

SPACE FOR 113 CUSTOMERS

HATCH LEGEND

KITCHEN AREA= 1,428.217 SQ. FT.
PUBLIC AREA= 2,571.7830 SQ. FT.

WALL LEGEND

- PROPOSED 5/8" GYPSUM BOARD, 3-5/8" 20 GA. STEEL STUDS, 16" O.C., 3-1/2" R-13 INSULATION.
- PROPOSED 5/8" GYPSUM BOARD (MOISTURE RESISTANT @WET AREAS), 6" 20 GA STEEL STUDS @16 INCH O.C., SOUND BATT INSULATION.
- PROPOSED 2 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD, 6" 20 GA STEEL STUDS @16 INCH O.C. FIRESTOP SEALANT.
- PROPOSED 2 LAYERS 5/8", 6" 20 GA STEEL STUDS @16 INCH O.C., SPLIT STUDS. SPACE FOR POCKET DOORS.
- PROPOSED DECORATIVE BLOCK WALL.
- PROPOSED METAL SCREEN STRUCTURE.
- PROPOSED GLASS WALL.