

ITEM# 1.5

CONDITIONAL USE PERMIT RENEWAL:

To have a Restaurant in a C-2 zone
The Magnolia Tea Room
1022 E. Griffin Parkway, Ste. 107B
Lot 1, Bryan Road Medical Plaza Subdivision
C-2
Elizabeth M. Romero

REVIEW DATA

The subject site is located on the southwest corner of E. Griffin Parkway (F.M. 495) and Bryan Road. The applicant leased a 1,740 sq. ft. suite within this commercial plaza to have The Magnolia Tea Room. The Magnolia Tearoom strives to bring you a high tea experience that warms your heart with their decadents' teas, delicious food and excellent service. The items that will be served include: cake, pastries, small sandwiches, salads, soups, hot/cold teas, coffee and sparkling water. The property is zoned Neighborhood Commercial (C-2). Sec. 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 approved for this location was on March 13, 2023 for a period of 1 year.

- **Hours of Operation:** Tuesday - Saturday from 10 am to 6 pm
- **Staff:** 2 employees
- **Parking:** The restaurant will have a total of 40 seats which requires 13 parking spaces (40 seats/3 = 13.3 parking spaces). The site currently has a total of 150 parking spaces held in common. The parking will need to be re-striped.
- **Landscaping:** Landscaping is existing and meeting code.

REVIEW COMMENTS: Staff mailed out 17 notices to property owners within 200' radius and has not received any comments in favor or against the request. Staff does not object to the 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.),
- 3) CUP not to be transferable to others.

36	35	34	27	25
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36	27	26	25	24
37	26	25	24	23

E. PALM CIR.

27	25	24	23	22	21	20	19
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36	35	34	33	32	31	30	29
37	36	35	34	33	32	31	30
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39	38	37	36	35	34	33	32

WOODIE

RIO CONCHO

WARJE

**BODINE SUBD.
NO. ONE**

25-10

25-11

5	4	3	2	1
13	12	11	10	9
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48	47	46	45	44
49	48	47	46	45

ROSE MARIE
BEL-AIRE
ORANGE AVE.
HEIGHTS

E. GRIFFIN PARKWAY (F.M. 495)

CAMILLIAS SUBDIVISION

**BRYAN RD.
MEDICAL PLAZA**

BRYAN RD.

**SITE
LOCATION**

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
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76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

JUSTINTOWNE

ROBYN LN.

SUBD.

CLINTON AVE.

SUGAR LN.

TONI LN.

LAS BRIS

ING GLEN

E. 22nd ST.

ALICIA LI



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.



E. GRIFFIN PKWY (F.M. 495)

**SITE
LOCATION**

N. BRYAN RD.







B3350-01-000-0001-00 (126391)
CAVAZOS NORMA LYDIA
2301 N BRYAN RD
MISSION TX 78574

B3350-01-000-0002-00 (126392)
BARRERA ALICIA YOLANDA
1021 E GRIFFIN PKWY
MISSION TX 78572

B3350-01-000-0003-00 (126393)
MISSION REAL PROPERTIES INC
PO BOX 949
MISSION TX 78573

C0630-00-000-0001-00 (129704)
CARRERAS JOSE R
1313 ST CLAIRE BLVD
MISSION TX 78572

J9600-00-001-0001-00 (201300)
LONGORIA ALEJANDRO R & MARIA M
2216 N BRYAN RD
MISSION TX 78572

J9600-00-001-0002-00 (201301)
VILLASANA SERGIO
2212 N BRYAN RD
MISSION TX 78572

J9600-00-001-0003-00 (201302)
BRYAN FIRST INVESTMENT LLC
PO BOX 142
SAN JUAN TX 78589

J9600-00-001-0004-00 (201303)
SOLIS NORBERTO JR
2204 N BRYAN RD
MISSION TX 78572

W0100-00-024-0010-01 (316944)
RODRIGUEZ RUBEN JR & MARLENA LI
1316 ENCANTO BLVD
MISSION TX 78574

W0100-00-024-0010-02 (316945)
CARRERAS JOSE R
1016 E GRIFFIN PKWAY
MISSION TX 78572

W0100-00-024-0010-03 (316946)
CARRERAS JOSE R
1016 E GRIFFIN PKWAY
MISSION TX 78572

W0100-00-024-0011-00 (316955)
ANZALDUA MARIO R
1700 TRINITY ST
MISSION TX 78572

W0100-00-024-0011-08 (316962)
ANZALDUA FAMILY LP
1700 TRINITY ST
MISSION TX 78572-7441

W0100-00-025-0010-03 (317014)
SCHROEDER JANN E TRUSTEE
JAMES J SCHROEDER MARTIAL TRUST
PO BOX 909
MISSION TX 78573

B4860-00-000-0002-00 (653657)
GALEN DEVELOPMENT LLC
1113 E GRIFFIN PKWY
MISSION TX 78572

A1130-00-000-103B-00 (667824)
ONE MARINA LIMITED PARTNERSHIP
3506 OAK RIDGE LN
MISSION TX 78573

A1130-00-002-0000-00 (667846)
ONE MARINA LTD PRTNSHP
C/O MARTHA INTERIANO
1022 E GRIFFIN PKWY STE 204
MISSION TX 78572