

ITEM# 1.3

CONDITIONAL USE PERMIT RENEWAL: Sale & On-Site Consumption of Alcoholic Beverages – La Cruda
1702 E. Griffin Parkway, Ste. A
Being the E. 51' of Lot 8B,
Stewart Village, Phase I
C-3
Sylvia S. Luque

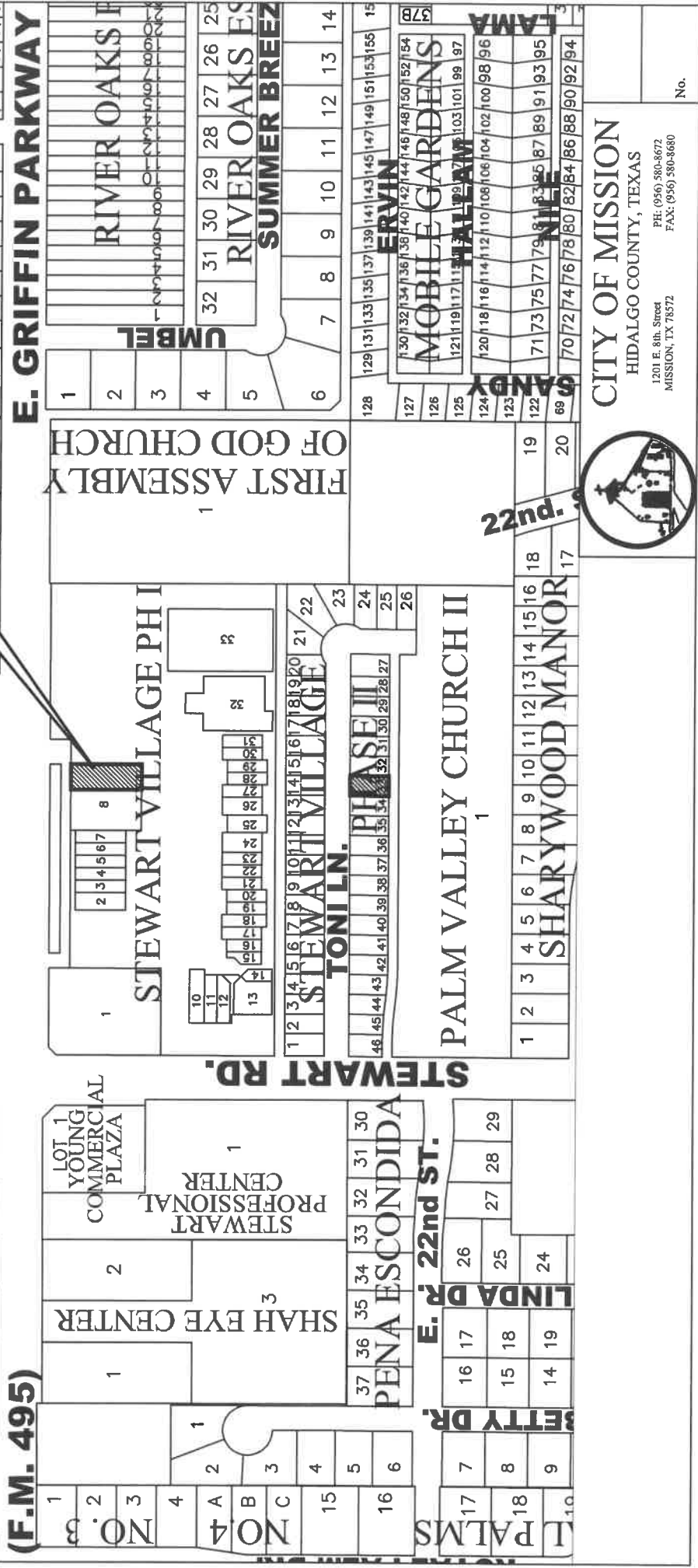
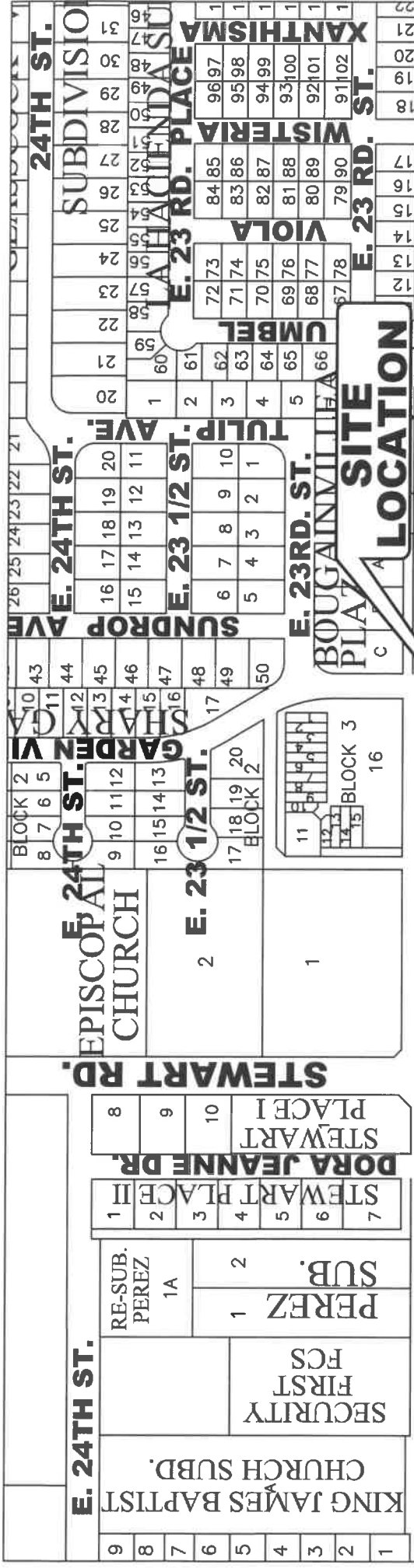
REVIEW DATA

The subject site is located near the SE corner of Stewart and F.M. 495 at the Stewart Village Commercial Plaza—see vicinity map. The applicant has leased a suite within the plaza for a ceviche snack bar. Access to the site is off of Griffin Parkway. The applicant would like to continue to offer alcoholic beverages in her menu. The last CUP approved for this location was on August 23, 2021 for a period of 2 years. The applicant would like to renew her conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages.

- **Days/Hours of Operation:** Tuesday – Sunday from 11:00 a.m. to 8 p.m.
- **Staff:** 2 employees plus owner and manager
- **Parking & Landscaping:** In reviewing the floor plan, the applicant proposed 29 seating spaces (5 tables with 4 chairs, 1 table with 2 chairs and 7 bar stools), which require 10 parking spaces (29 seats/1 space for every 3 seats = 10 parking spaces). It is noted that the parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping complies to code.
- **Sale of Alcohol** – Such uses need to be 300' from residential uses. There are no residences within this radius.

REVIEW COMMENTS: Since the sale of alcohol does not seem to be the primary intent, it does not have a “drinking bar” component and would not be open after 8 p.m. staff does not object to the renewal. Additionally, notices were sent to property owners within a 200' radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

RECOMMENDATION: Staff recommends approval subject to: 1) 2-year re-evaluation at which time the applicant will have to renew her CUP and TABC License, and 2) Compliance with all city requirements including Health and Fire.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-8680

No.

**SITE
LOCATION**

E. GRIFFIN PARKWAY





La Cueva
TODO PARA REVIVIR T.M.A.

NOW OPEN
COUSINE
258-8818

La Cueva
OPEN
956-598-6220

SUITE A
FRIG. & SHELTER
1000 SQ. FT.

MANTAS
TOSTADAS
CAJITAS
PESCADO

AVANT







S2780-00-003-0016-00 (574186)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S6260-01-000-0006-00 (605555)
DELEON JORGE
2002 ROYAL PALM DR
MISSION TX 78572

S6260-01-000-0007-00 (605556)
DE LEON JORGE & MINERVA
2002 ROYAL PALM ST
MISSION TX 78572

S6260-01-000-0009-00 (605559)
PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0022-00 (605572)
LITTLE CRAYONS INT LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0023-00 (605573)
LITTLE CRAYONS INT LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0024-00 (605574)
LITTLE CRAYONS INSTITUTE LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0026-00 (605577)
BALLI AARON H JR
1620 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0028-00 (605579)
SSB HOMES INC
321 S MAIN ST
MCALLEN TX 78501

S6260-01-000-0029-00 (605580)
SSB HOMES INC
321 S MAIN ST
MCALLEN TX 78501

S6260-01-000-0030-00 (605581)
MARIN EFRAILAN
5112 GUMWOOD AVE
MCALLEN TX 78501

S6260-01-000-0031-00 (605582)
JJAB LIMITRD PARTNERSHIP
PO BOX 279
MISSION TX 78573

S6260-01-000-0032-00 (605583)
ORNELAS ALBERT
1716 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0033-00 (605584)
STORE MASTER FUNDING I LLC
ATTN CORNERSTONE FITNESS
1201 E RIDGE ROAD STE E
MCALLEN TX 78503

S6260-01-000-009A-00 (605558)
PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008A-00 (670768)
RRCP CO INVESTMENTS HOLDINGS I LLC
8872 HSC PARKWAY STE 401
BRYAN TX 77807

S6260-01-000-008B-00 (670769)
BALLI AARON
1624 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008C-00 (670770)
BALLI AARON
1624 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008B-05 (899158)
SPCD PROPERTIES LLC
PO BOX 6804
MCALLEN TX 78502