



MEETING DATE: May 7, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – J.A.L.L.’s Sports Bar & Grill, being Lots 7 & 8, Inspiration Point Subdivision Phase I in a (C-3) General Business District, located at 1810 W. Griffin Parkway, Suites B, C, & D, Applicant: J.A.L.L.’s Sports Bar & Grill –Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 1, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- May 7, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 12, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The site is located along the North side of W. Griffin Parkway approximately 300 feet West of Inspiration Road.
- As per the applicant, the sales of alcohol are greater than the sales of food. Therefore, this business is considered a bar.
- Per Code of Ordinance, the Sale and On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation at this location since May 2014. Access to the site is from Griffin Parkway. The last conditional use permit approved for this location was on March 27, 2023, for 2 years. Staff notes that this would be their 4th re-evaluation.
- The proposed hours of operation are as follows: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am
- Staff: 3 employees
- Parking: In reviewing the floor plan, the sports bar has 59 total seating spaces, which require 20 parking spaces (59 total seating spaces/3 = 19.6 parking spaces). There are 98 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Landscaping: There are existing green areas and landscape islands with trees within the parking lot along Griffin Parkway that must be maintained by the property owner or the applicant.
- Sale of Alcohol: The applicant does have a full bar available. Section 1.56(3)(a) states that bars must be at least 300’ from the nearest residence. Staff notes that there is an existing residential subdivision along the north side of the site.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) legal notices to surrounding property owners.

- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 2-year re-evaluation to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
3. Waiver of the 300' separation requirement from the residential neighborhoods.
4. Uniform Security must be provided only during special events
5. CUP is not to be transferable to others.
6. Hours of operation: Monday–Friday from 4:00 pm to 12:00 am, Saturday from 4:00 pm to 1:00 am, and Sunday from 5:00 pm to 12:00 am

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



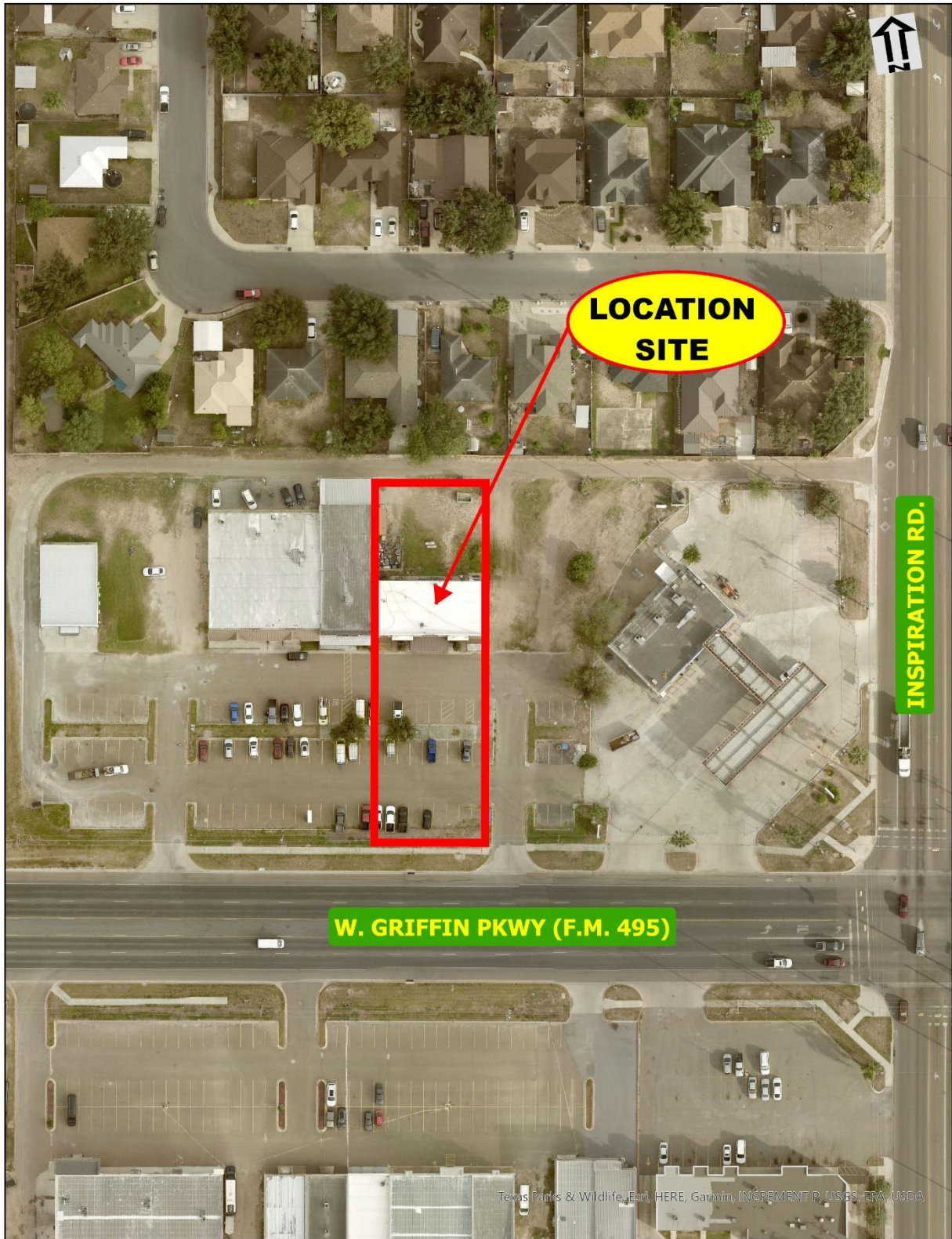
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

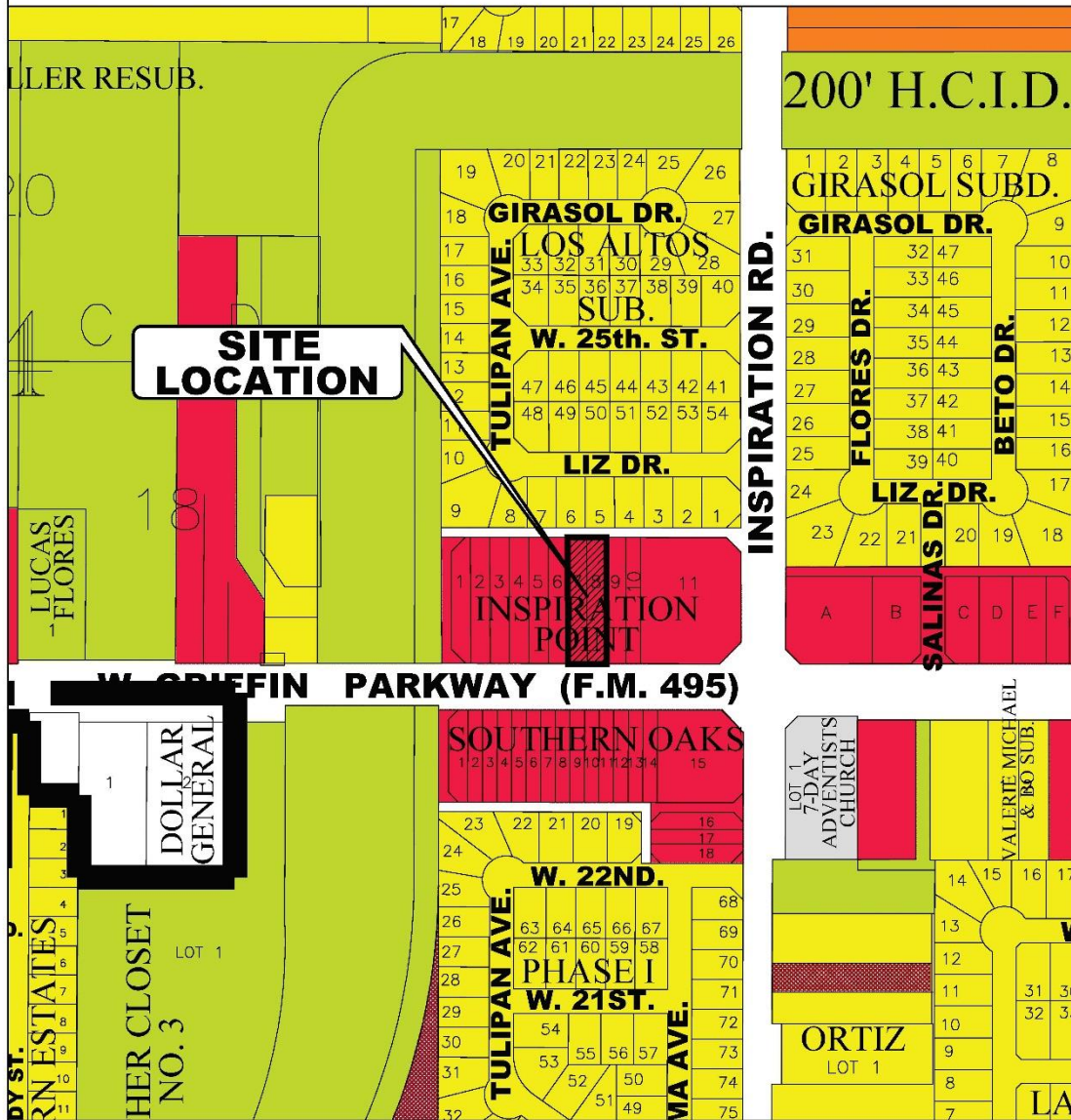
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



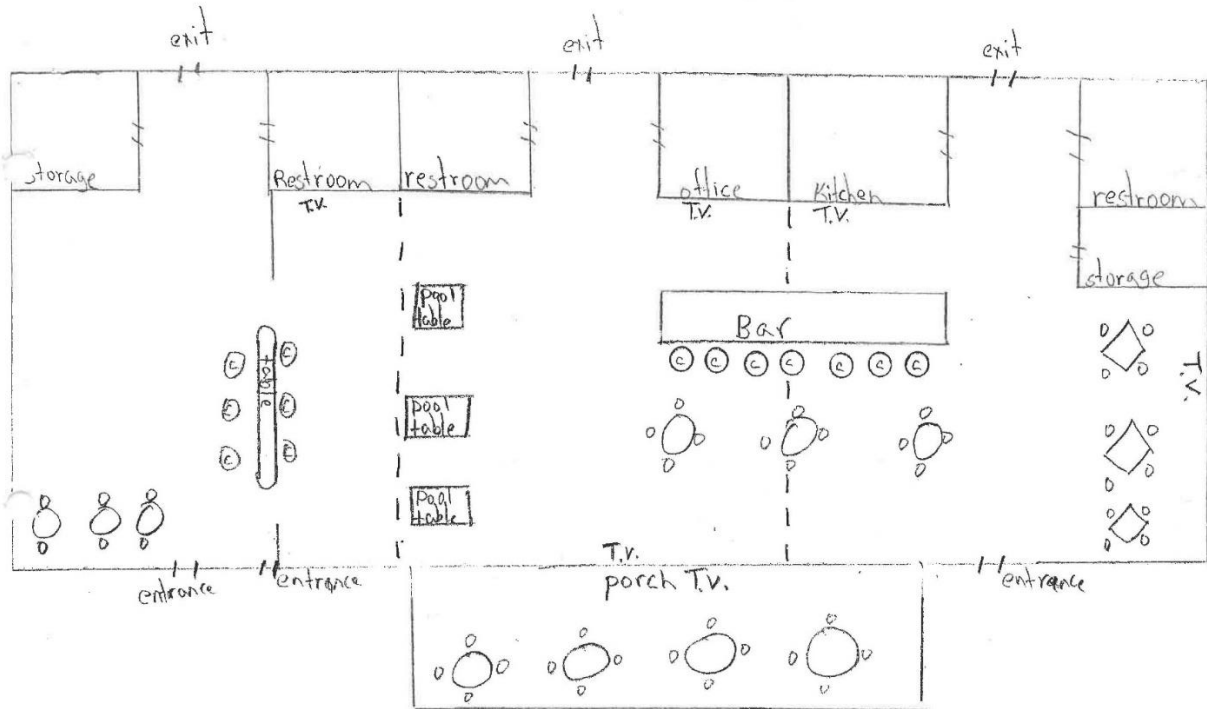
ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC



FLOOR PLAN

59 seating spaces \div 3 seats = 19.6 = 20 parking spaces req.

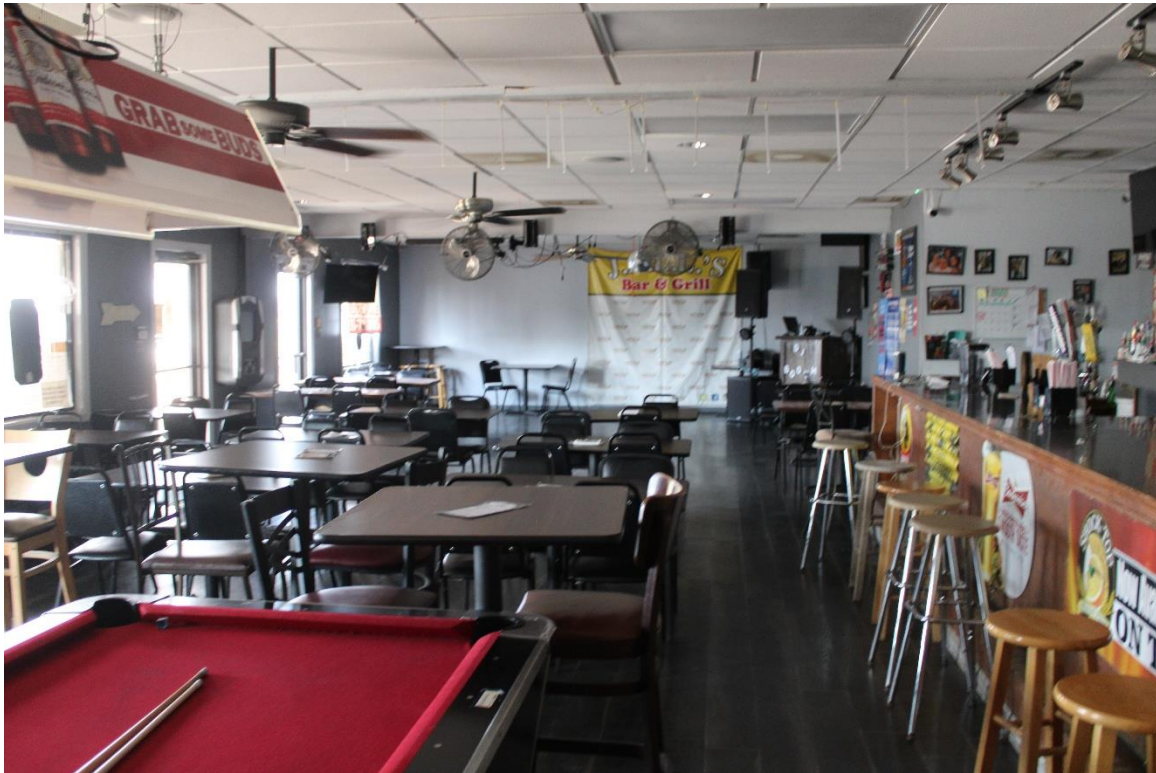


J.A.L.L.'S
Sports-Grill-Bar

PICTURES



PICTURES



MENU

Menu

Appetizers

Pretzel Bites	\$9
Onion Rings with Fries	\$10
Mozzarella Sticks with Fries	\$8
Fried Pickles top with Fries	\$8
Jalapeño Poppers with Fries	\$8
Order of Fries	\$5
Cheese Fries /Chili Cheese Fries	\$8
Bacon Loaded Fries (Cheese, Ranch, Bacon Bites)	\$9
Buffalo Fries (Chicken, Sauce, Ranch)	\$9
Triple Dip (White Cheese, Avocado, Salsa)	\$12

Meals

12" Flat Pepperoni Pizza	\$12
Chicken Tender with Fries	\$10
All American Cheese Burger	\$9.5
Southern-Style Chicken Burger (Lettuce, Tomatoe, Pickle)	\$9
Egg Rolls (2)	\$7
Panchos (Chicken, Beans, Cheese, Lettuce, Tomatoe, Sour Cream)	\$12
Chicken Quesadilla (Chicken, Bell Pepper, Cheese)	\$10
Wings with Fries (Mild, Hot Mix, Lemon Pepper, BBQ)	
10 Wings	\$13
15 Wings	\$17
Combo #2 6 Wings, 6 Onions Rings with Fries	\$15
Combo #3 5 Wings, 3 Chicken Strips with Fries	\$15
Combo # 5 5 Wings, 3 Jalapeño Poppers, 3 Cheese Sticks w/Fries	\$17

ALL DAY SPECIALS

FIREBALL	\$3
MARGARITA SHOT	\$4
MEXICAN LOLLIPOP	\$5

HAPPY HOUR

TUESDAY- FRIDAY
4-8 P.M.

TABC LICENSE

4/25/25, 2:38 PM

Public Inquiry System

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License #:	MB892249		
AIMS License Type:	MB		
AIMS License #:	104158257		
Trade Name:	J.A.L.L.'S SPORTS BAR AND GRILL		
Owner:	Leticia Ramirez		
Location Address:	1810 W GRIFFIN PKWY STE B MISSION , TX 785727358 UNITED STATES	Mailing Address:	3421 N MOOREFIELD RD MISSION , TX 785745008 United States
County:	Hidalgo	Orig. Issue Date:	12/5/2014
Status:	Active	Exp. Date:	12/4/2026
		Wine Percent:	
Location Phone No.:			
Subordinates:	LH		
Related To:		Gun Sign:	RED

MAILOUT LIST

PROP_ID	Property Owners (CUP 25-17)	addrDeliveryLine	addrCity	addrState	addrZip
582921	SANTIAGOS SELVIN & ERIKA	905 W B ST	MISSION	TX	78572-6170
592273	GOMEZ JAIME G & IRASEMA	1806 LIZ DR	MISSION	TX	78574-7351
592271	NAVA REYNALDO M RAMIREZ & MARIA I	1810 LIZ DR	MISSION	TX	78574-7351
582873	ATCP MISSION LLC	3578 LA PLAZA DR	BREA	CA	92823-6379
592227	VAUGHN CORNELIUS ALEXANDER	1809 LIZ DR	MISSION	TX	78574-7328
592225	LOPEZ ANGEL M	202 CASTILLOS & DIAMANTES	MISSION	TX	78572
582909	MARTINEZ EDUARDO & DAISY A VELA	509 S RESPLANDOR ST	MISSION	TX	78572-9736
592223	HERNANDEZ GUSTAVO C & CAMILA GARZA	1801 LIZ DR	MISSION	TX	78574
592274	RAYA SALVADOR JR & ADRIANA E	1804 LIZ DRIVE	MISSION	TX	78574-7351
592272	RODRIGUEZ MARTHA M	1808 LIZ DR	MISSION	TX	78574-7351
592270	BROWNING EDWARD LEE & MONICA DE LA ROSA	1812 LIZ DR	MISSION	TX	78574-7351
592226	GARZA HECTOR & SANDRA	1807 LIZ DR	MISSION	TX	78574-7328
592224	GARCIA ROEL G & ENEDELIA	592 POSADA ST	RIO GRANDE CITY	TX	78582-6467
592231	TREVINO MYRNA A	1817 LIZ DR	MISSION	TX	78574-7328
592230	ZAMORA RUBEN & JUANITA TAYLOR	1815 LIZ DR	MISSION	TX	78574-7328
592229	AP PROPERTIES LP	11916 N BRYAN ROAD	MISSION	TX	78573-6763
592228	ESPINOZA NIDIA E	1811 LIZ DR	MISSION	TX	78574-7328
582915	DUQUE CESAR TREVINO	839 RICARDO AVE	MISSION	TX	78574-5210
582920	RIO CREATIVE	727 W PALMA VISTA DR STE A	MISSION	TX	78572-2124
582913	MARTINEZ EDUARDO	509 S RESPLANDOR	MISSION	TX	78572-9736
582916	T FREIGHT LLC	1901 W GRIFFIN PKWY	MISSION	TX	78572-7365
582914	ALANIZ ROBERT	1903 W GRIFFIN PKWY	MISSION	TX	78572
582923	VALERIA'S BAKERY LLC	716 E JERSEY MEADOW AVE	MCALLEN	TX	78503-1929
582864	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582869	RAMIREZ GUILLERMO & LETICIA	3421 N MOOREFIELD RD	MISSION	TX	78574-5008
582871	CASTILLO AURORA & JESUS D	1710 BARNES ST	MISSION	TX	78572-7217
582863	GARCIA FAUSTINO	1801 W PALMA VISTA DR	PALMVIEW	TX	78572-1887
582870	RAMIREZ GUILLERMO & LETICIA	3421 N MOOREFIELD RD	MISSION	TX	78574-5008
582872	CASTILLO AURORA & JESUS D	1710 BARNES ST	MISSION	TX	78572-7217
582865	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582866	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582867	MAROMATO LLC	1905 JIM SCHRODER DR	MISSION	TX	78573-8409
582868	OK CORRAL ENTERPRISES LLC	1812 W GRIFFIN PKWY	MISSION	TX	78572-7350
582917	MARTINEZ EDUARDO	509 S RESPLANDOR ST	MISSION	TX	78572-9736