



MEETING DATE: August 5, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Coffee Shop – Gray Avenue Coffee in a property zoned (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center Subdivision, located at 1821 N. Shary Road, Suite 8. Applicant: Grecia Ramirez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 07, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 5, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located along the West side of Shary Road between Village Drive and Mulberry Street.
- Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit.
- The applicant is leasing a 1,180 sq. ft. suite and is proposing to open a Coffee Shop.
- The Coffee Shop will offer both sit-down and to-go services
- Access to the site is via a 30’ access driveway off of Shary Road.
- The hours of operation are as follows: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.
- Staff: 2 employees per shift
- Parking: There are a total of 51 seating spaces proposed, which require 17 parking spaces (51 seating spaces/3 = 17 parking spaces). It is noted that the parking area is held in common; there are 48 existing parking spaces shared with other businesses, thus meeting code.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- 2-year reevaluation to continue to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Acquire a business license prior to occupancy
- CUP is not transferable to others.
- Hours of operation: Monday – Wednesday, 6:30 a.m. to 6:00 p.m.; Thursday, closed; Friday, 6:30 a.m. – 6:00 p.m.; Saturday, 8:00 a.m. to 7:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

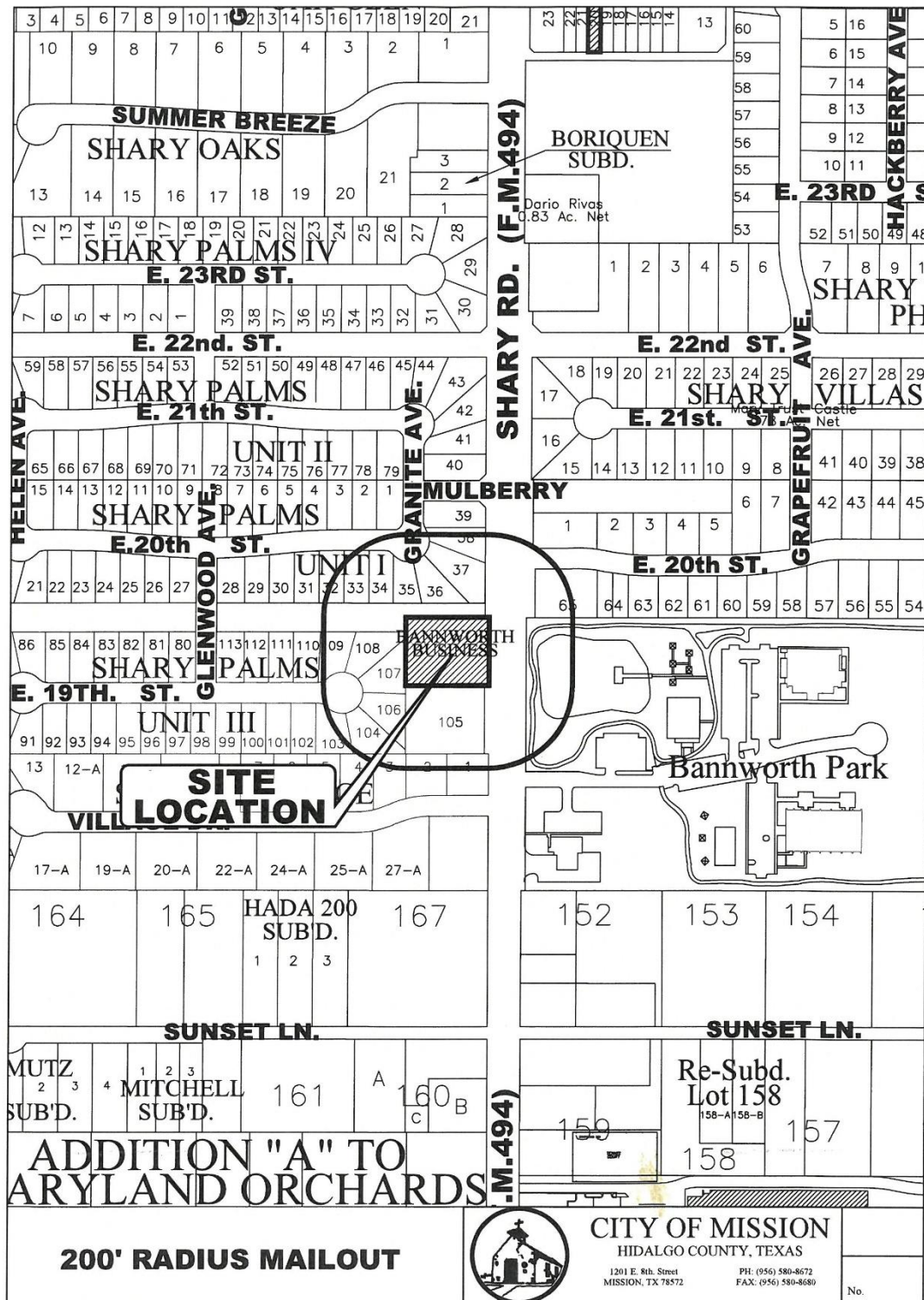
TABLED: _____

_____ AYES

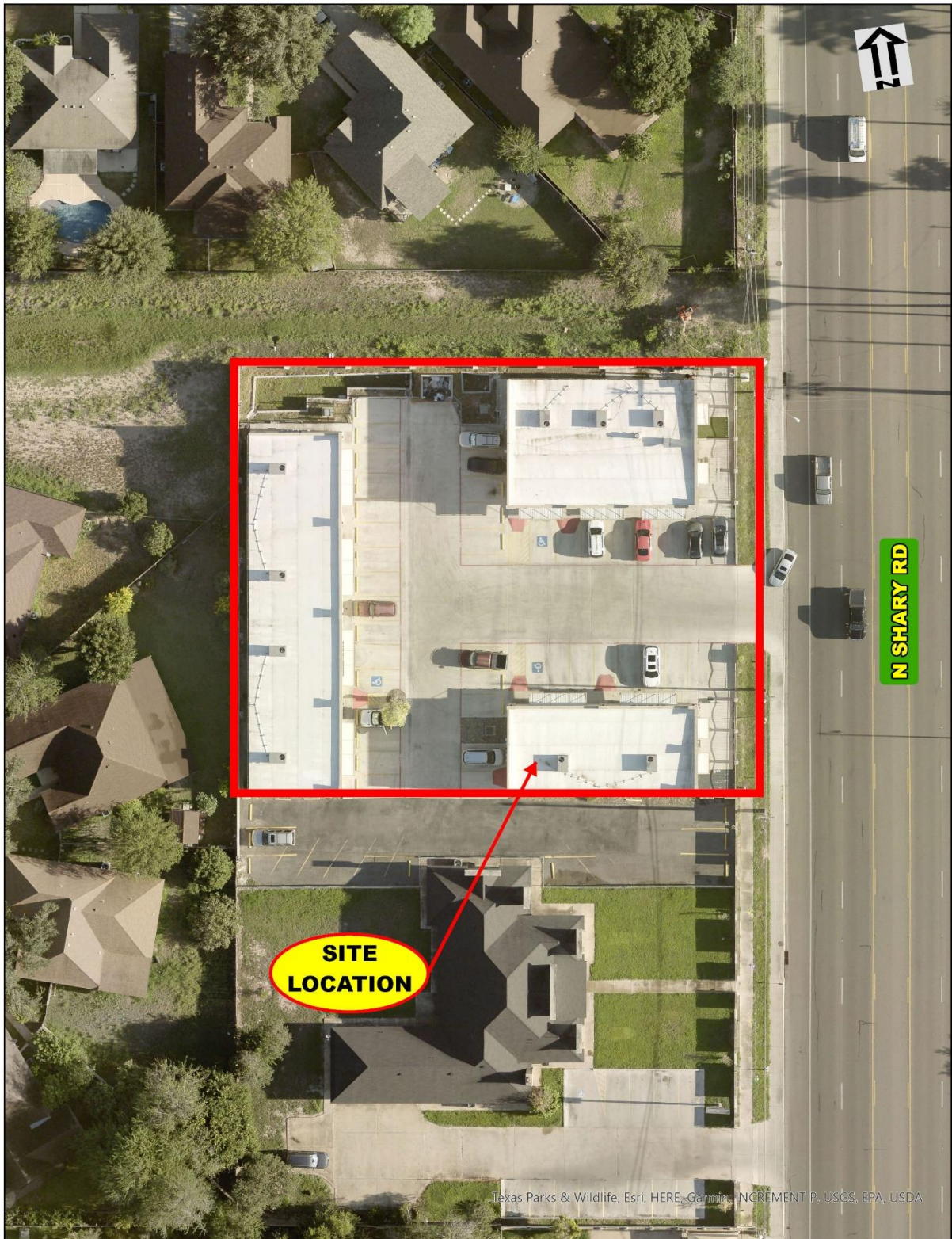
_____ NAYS

_____ DISSENTING _____

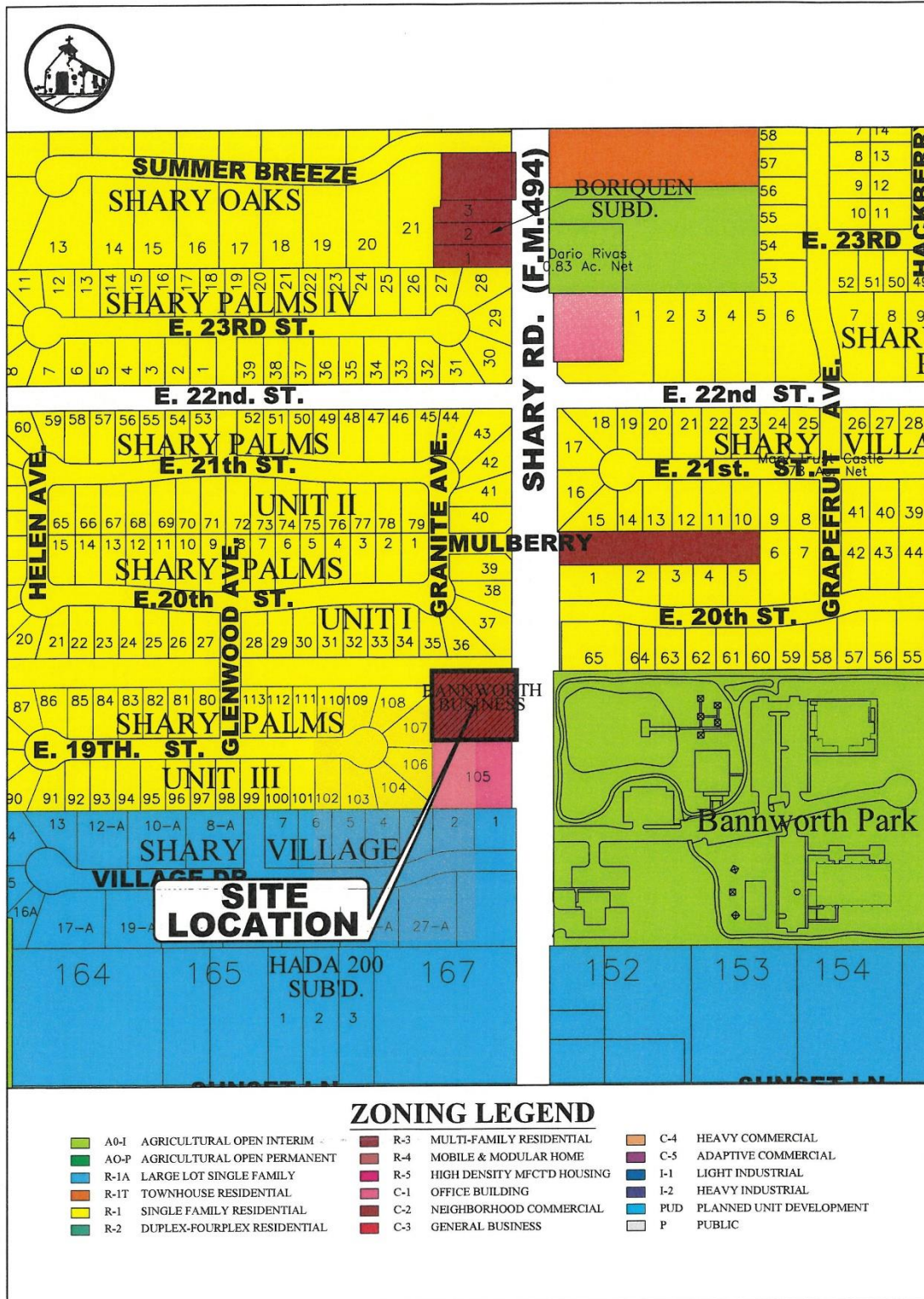
LEGAL NOTICE MAP



AERIAL MAP

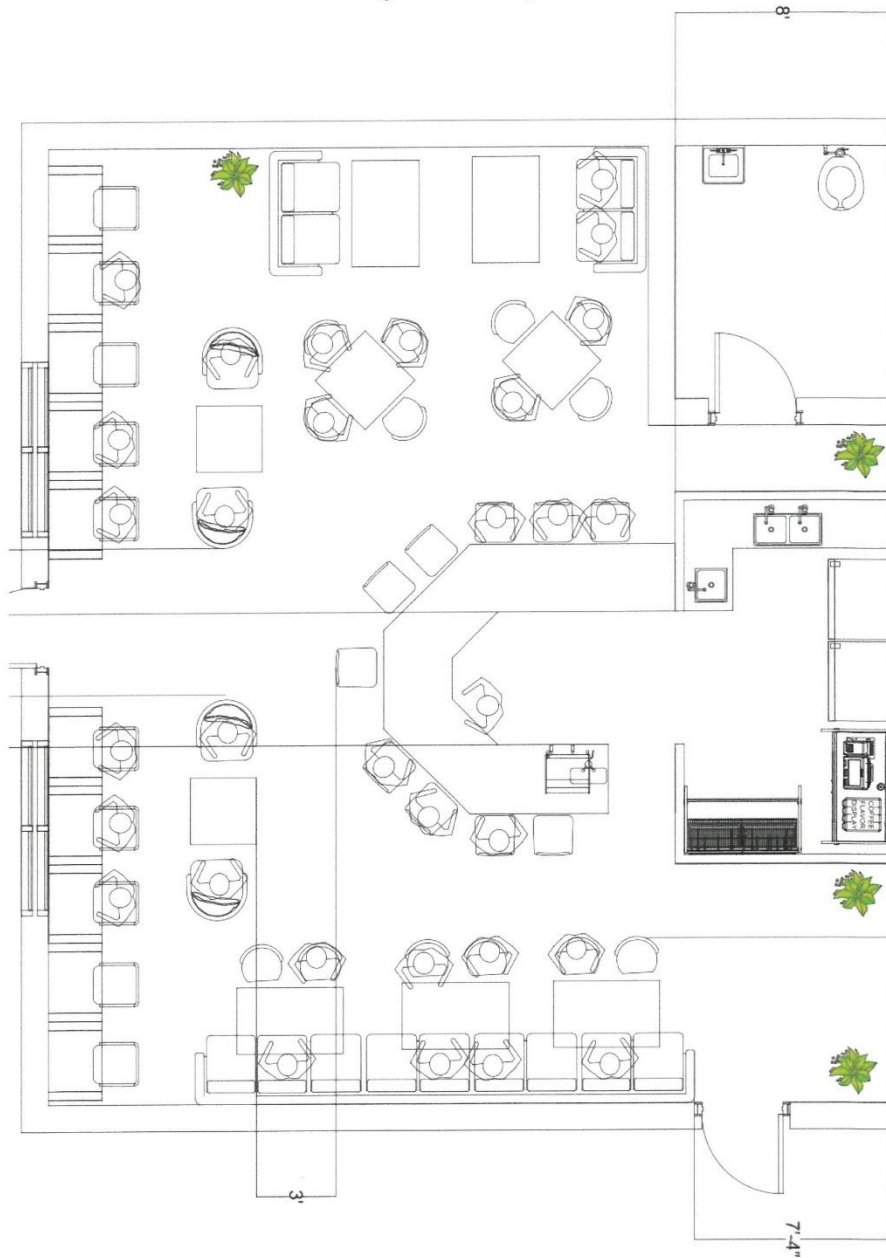


ZONING MAP



FLOOR PLAN

Design & Build Layout



PICTURES

Starter Menu

- Standard menu:
 - Coffee:
 - Latte (hot or iced)
 - Cappuccino (hot)
 - Americano (hot or iced)
 - Cold brew
 - Espresso
 - Cortado
 - Macchiato
 - Pour over
 - Drip coffee
 - Not coffee:
 - Matcha (hot or iced)
 - Tea (hot or iced)
 - Chai (hot or iced)
 - Hot chocolate
 - Specialty drinks (no alcohol):
 - Citrus cold brew (cold brew, citrus, juice, agave, ice)
 - Salted vanilla shaken espresso (espresso, vanilla syrup, sea salt, milk of choice, ice)
 - Strawberries and cream latte (espresso, strawberry cold foam, sweetened condensed milk, milk of choice)
 - Teddy latte (brown sugar syrup, cinnamon, honey, espresso, milk of choice)
 - Matcha lemonade (matcha, lemonade, honey or agave, ice)
 - Strawberry lavender matcha (strawberry syrup, lavender syrup, matcha, milk of choice)
 - Pineapple hibiscus refresher (pineapple juice, hibiscus tea concentrate, simple syrup, ice)
 - PS Green tea lemonade (peach juice, green tea, lemonade, strawberry syrup, simple syrup, ice)
 - Add-ons:
 - Cold foam (dairy & non-dairy options available)
 - Milk options: whole & oat (for now)

PICTURES

- Syrups:
 - Vanilla
 - Brown sugar
 - Simple syrup
 - Strawberry
 - Lavender
 - Mocha
 - Dairy free caramel
 - Honey
 - Agave
 - Seasonal syrups yet to come
- Assorted pastries yet to come
- Seasonal drinks yet to come

PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
672882	ONIVERT INVESTMENTS FAMILY LIMITED PARTNERSHIP	2211 MONACO DR	MISSION	TX	78573-8476
534291	RODRIGUEZ ALFREDO& MARIA C RODRIGUEZ ALMA ROSA TRUSTEE FAMILY TRUST	2000 GRANITE AVE	MISSION	TX	78572-3255
539977	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
534287	RODRIGUEZ ESTHER APOLONIA PEREZ	2310 E 20TH ST	MISSION	TX	78572-3210
539973	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
534286	MAGNIFICAT HOLDINGS LLC 2308E 20 PROTECTED SERIES	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121-2257
539979	HINOJOSA ROLANDO	2309 E 19TH ST	MISSION	TX	78572-3250
539978	GONZALEZ NICHOLAS & CRISTINA A	2311 E 19TH ST	MISSION	TX	78572-3250
539974	ZAMBRANO MAURO A VIELMA & ELIZABETH ESTRADA VIELMA	2310 E 19TH ST	MISSION	TX	78572-3249
539976	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
534292	BECERRA LAURA LUZ	2002 GRANITE AVE	MISSION	TX	78572-3250
283654	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
534288	PANIAGUA JOHNNY	12011 E BORDER OAK DR	MAGNOLIA	TX	77354-6104
534289	KELLEY DONALD E JR & MARY F	2314 E 20TH ST	MISSION	TX	78572-3210
534290	MAGNIFICAT HOLDINGS LLC	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257
539975	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281198	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502