



MEETING DATE: August 6, 2025

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Moon Restaurant Mixology in a property zoned General Business (C-3) District, being Lot 11, Block 3, Shary Gardens Subdivision, located at 1603 E. Griffin Parkway. Applicant: American Restaurants, LLC c/o Lourdes Lerma – Cervantes

NATURE OF REQUEST:

Project Timeline:

- July 10, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 25, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- August 6, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 11, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at 1603 E. Griffin Parkway 83 within the Shary Gardens Commercial Plaza.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since August 2024 and has a bar component. According to the applicant, 70 percent of the total sales are food related, and 30 percent are alcoholic beverages related.
- The hours of operation are as follows: Monday thru Tuesday from 4:00 p.m. to 12 a.m., Wednesday thru Saturday from 4:00 p.m. to 2:00 a.m. and Sundays from 10:00 a.m. to 12:00 a.m.
- Staff: 18 employees in different shifts
- Parking: There are a total of 170 seating spaces available, which require 57 parking spaces. It is noted that the parking is held in common and there are 119 parking spaces that are shared with the other businesses within the commercial plaza.
- The business is in compliance with Chapter 6, Section 6-4 of the code of ordinances which requires that no alcoholic beverages be sold within 300’ of a church, public or private school, or public hospital.
- There is a residential subdivision within 300 feet, however P&Z and City Council have waved this separation requirement in previous conditional use permits.
- The last conditional use permit use approved for this location was on August 26, 2024 for a period of one (1) year.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (22) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval with the conditions below:

1. Permit for two (2) years to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Must comply with the noise ordinance.
8. Maximum occupancy to be 200 people at all times.
9. Hours of operation: Monday thru Tuesday from 4:00 p.m. to 12 a.m., Wednesday thru Saturday from 4:00 p.m. to 2:00 a.m. and Sundays from 10:00 a.m. to 12:00 a.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

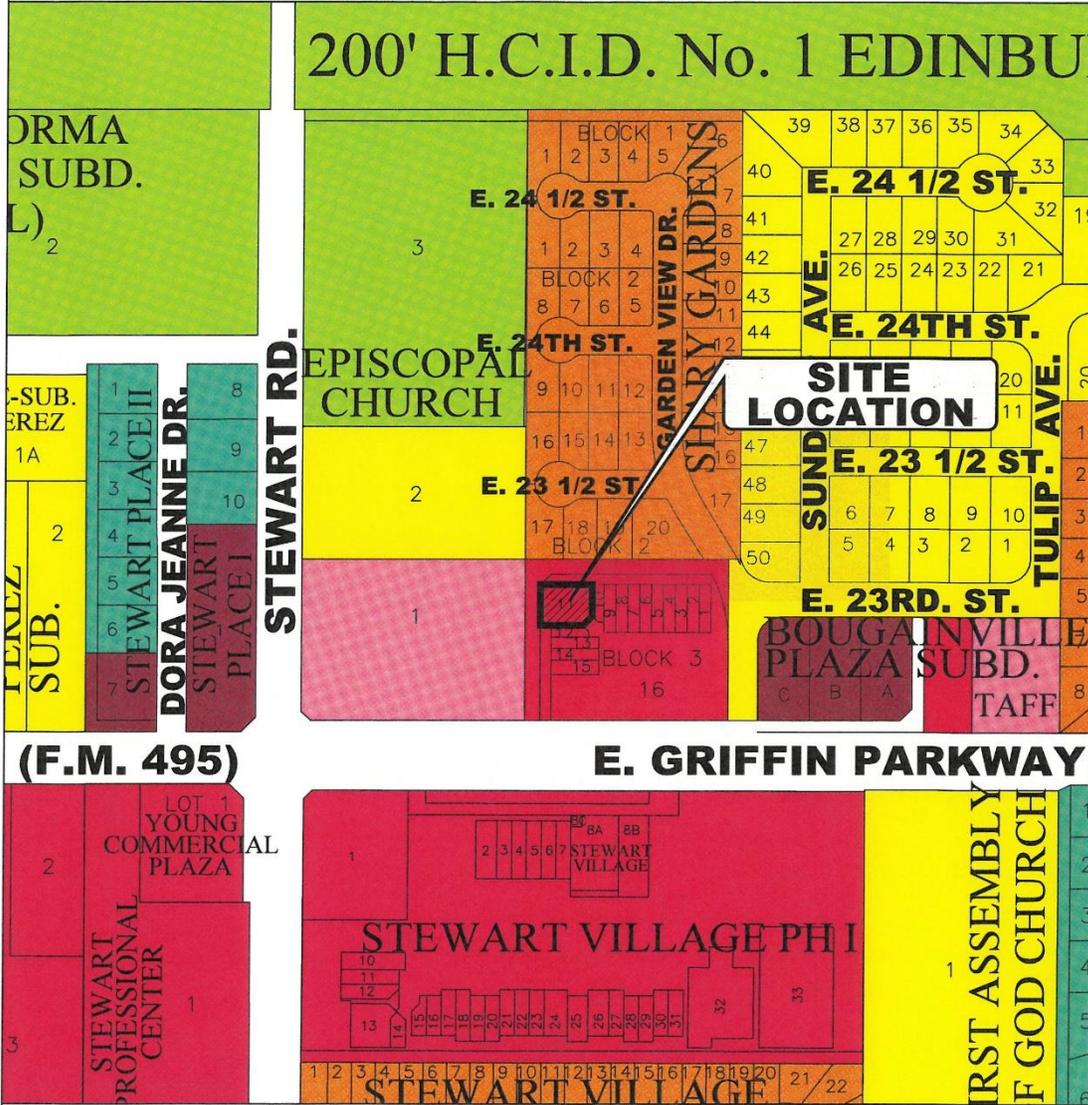
AERIAL MAP



**LOCATION
SITE**

E GRIFFIN PKWY (F.M. 495)

ZONING MAP



(F.M. 495)

E. GRIFFIN PARKWAY

ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A0-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 |

LEGAL NOTICE MAP



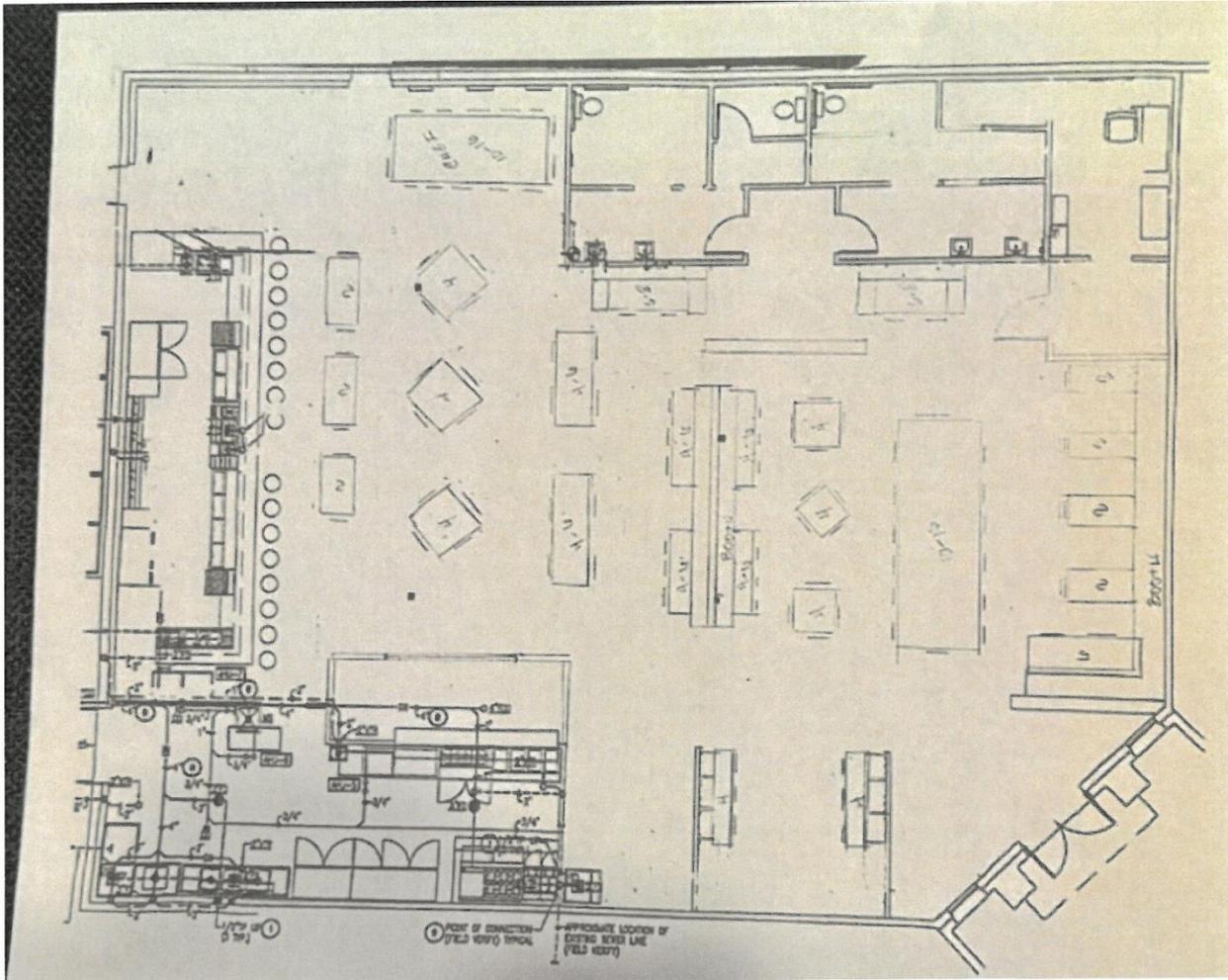
200' RADIUS MAILOUT



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH. (956) 580-8672
 FAX. (956) 580-8680

No.

FLOOR PLAN



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
682920	EPISCOPAL CHURCH CORP	PO BOX 6885	SAN ANTONIO	TX	78209-0885
682921	EPISCOPAL CHURCH CORP	PO BOX 6885	SAN ANTONIO	TX	78209-0885
574179	MARTINEZ LYDIA R	4422 N STEWART RD	PALMHURST	TX	78573-8225
574176	BLUE KARAT LP	6916 N PEKING ST	MCALLEN	TX	78504-1905
574177	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574171	CANO FAMILY LIMITED PARTNERSHIP	3007 LAS COLINAS LN	MISSION	TX	78574-2298
574172	CANO FAMILY LIMITED PARTNERSHIP	3007 LAS COLINAS LN	MISSION	TX	78574-2298
574185	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574184	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574169	GUTIERREZ ELOY JR & CLEMENTINA	1610 E 23RD 1/2 ST	MISSION	TX	78574-7942
574175	BLUE KARAT LP	6916 N PEKING ST	MCALLEN	TX	78504-1905
574182	LEAL CARLOS G JR	PO BOX 631	MISSION	TX	78573-0011
574166	ELLISON SHARON G	1604 E 23RD 1/2 ST	MISSION	TX	78574-7942
574167	GONZALEZ ELIAS A	1606 E 23RD 1/2 ST	MISSION	TX	78574-7942
574183	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574163	DAVIS CLIFTON E & MARIA E	1609 E 23RD 1/2 ST	MISSION	TX	78574-7917
574168	AREVALO JAMES BRIAN	1608 E 23RD 1/2 ST	MISSION	TX	78574-7942
574165	MINTON MARK & VERONICA	1605 E 23RD 1/2 ST	MISSION	TX	78574-7917
574180	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574164	GARCIA JUAN E & MARIA E	105 W HIBISCUS AVE	MCALLEN	TX	78501-9446
574173	SERN PROPERTIES LLC	1704 SCOBEEY AVE	DONNA	TX	78537-2940
574186	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391