

ITEM# 1.7

CONDITIONAL USE PERMIT: Sale and On-Site Consumption of Alcoholic Beverages – Whistling Duck
1603 E. Griffin Parkway
Lots 10 & 11, Block 3,
Shary Gardens Subdivision
C-3
Whistling Duck, Inc.

REVIEW DATA

The 5,274 sq. ft. establishment is located near the NW corner of Garden View Drive and Griffin Parkway (F.M. 495) –see **vicinity map**. The applicant has been in operation at this location since September 2017 and is requesting renewal of his Conditional Use Permit for the sale and on-site consumption of alcohol. They are a family restaurant offering weekend brunch and dinner options. They have a full bar and offer a variety of domestic and craft beer. This CUP was last approved by P&Z on August 23, 2021 for a period of 2 years. Staff notes that this would be the applicant's 4th renewal.

- **Hours of Operation:** Monday - Wednesday from 7:00 a.m. to 10:00 p.m., Thursday from 7:00 a.m. to 12:00 a.m., Friday & Saturday 7:00 a.m. to 1:00 a.m., and Sunday from 10:00 a.m. to 10:00 p.m.
- **Staff:** 10 employees during different shifts.
- **Parking:** There is a total of 119 parking spaces which are held in common for this commercial plaza.
- **Sec. 6-4:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. There are none of these land uses within the above radius (measured *door to door* for church or hospital; measured *lot line to lot line* for schools.)
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius); thus, a waiver of the separation requirement needs consideration.

REVIEW COMMENTS: Staff mailed out 22 notices to property owners within 200' radius of the site, and as of this writing staff has not received any comments in favor or against the request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there have been no reports since its last approval. Since there have been no incidents, staff does not object to approving the request for a longer period of time.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. No objection to a waiver of 300' separation requirement from residential,
2. Must continue to comply with all Building, Fire, and Health Codes, and
3. Not to be transferable to others.

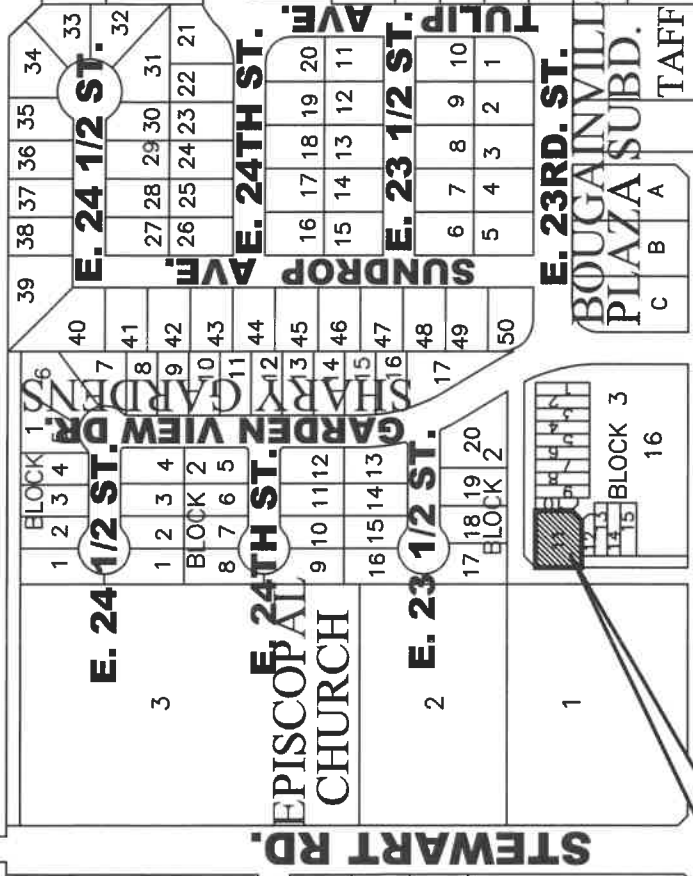
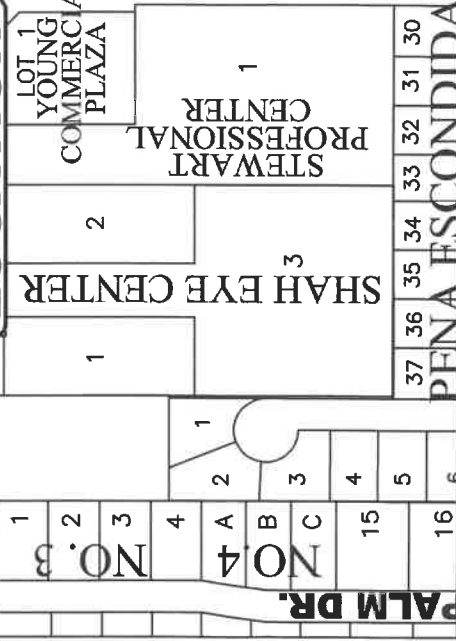
200 H.C.I.D. NO. 1 EDINDOUK MAIN CAN

RUSSELL AND NORMA
RNES BIRDWELL SUBD.
(AGAPE SCHOOL)²

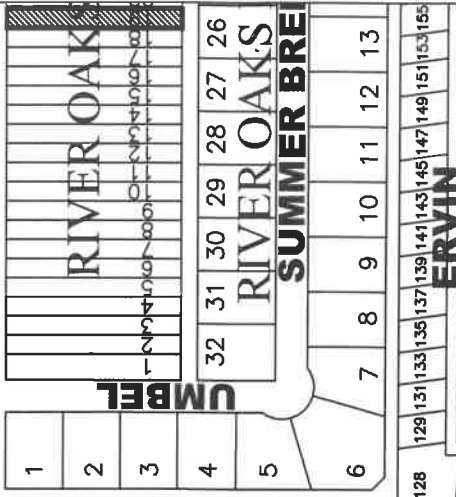
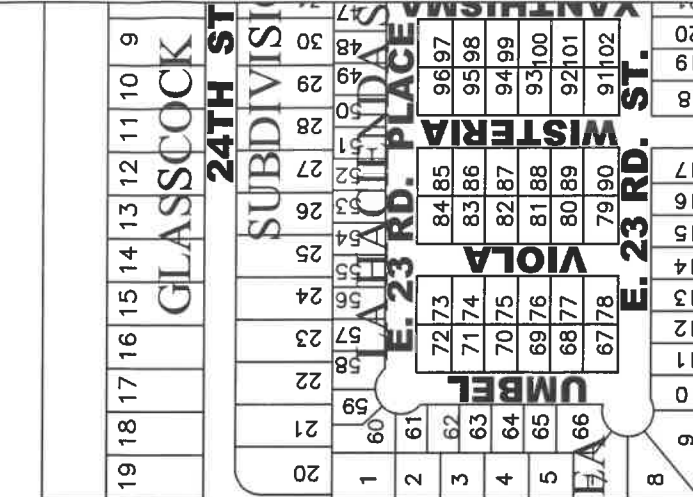
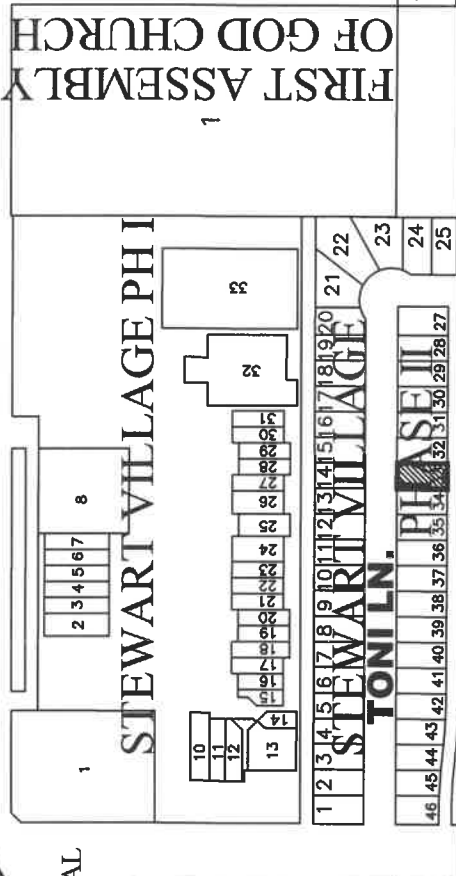
E. 24TH ST.



SITE LOCATION



E. GRIFFIN PARKWAY (F.M. 495)



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

No.



**SITE
LOCATION**

STEWART RD.

GRIFFIN PKWY (F.M. 495)



11003

Whistling Duck Operations
11003
11003
11003
11003

11003

ST



APPETIZERS

CHICHARRONES

FRIED PORK SKINS / VALENTINA HOT SAUCE \$8.99

TEXAS NACHOS

CORN TORTILLA CHIPS / BEANS / CHEESE / LETTUCE / TOMATO / JALAPENO
(BISTEK / CHICKEN) \$12.99

FRIED PICKLES

BREADED DILL PICKLES / RANCH \$7.99

MOZZARELLA STICKS

MOZZARELLA / SEASONED PANKO BREADING / MARINARA \$8.99

STREET ROASTED ELOTE

ROASTED ELOTE OF THE COBB / CREMA / CHILE / QUESO FRESCO \$5.99

FRIED MUSHROOMS

BREADED MUSHROOMS / RANCH \$8.99

CHIPS & SALSA

CORN TORTILLA CHIPS / SALSA RANCHERA \$8.99

TRADITIONAL WINGS

(6) WINGS \$10.99 (12) WINGS \$20.99 CELERY / CARROT / RANCH

(\$1 ALL FLATS OR DRUMS)

BUFFALO - MANGO HABANERO – BBQ – LEMON PEPPER

BEER BRATS

BRATWURST / SAUERKRAUT / ONIONS / BELL PEPPERS / CREOLE MUSTARD \$9.99

BURGERS / SANDWICHES / PASTA

(ALL BURGERS / SANDWICHES COME WITH CHOICE OF FRIES OR SWEET POTATO FRIES)

STREET HOTDOG

FOOT LONG BEEF HOTDOG / BACON / ONIONS / TOMATO \$9.99

BEEF PHILLY SANDWICH

BEEF / ONION / BELL PEPPERS / FOUR CHEESE BLEND \$12.99

BUFFALO CHICKEN SANDWICH

BREADED CHICKEN BREAST / LETTUCE / TOMATO / PICKLE / CHIPOTLE AOLI \$12.99

HAMBURGESA

½ LB BEEF PATTY / AMERICAN CHEESE / FRIED EGG / AVOCADO / LETTUCE / TOMATO / PICKLE / ONION / MAYO \$13.99

CHEESE BURGER

½ LB BEEF PATTY / AMERICAN CHEESE / LETTUCE / TOMATO / PICKLE / ONION / MAYO \$11.99

MUSHROOM SWISS BURGER

½ LB BEEF PATTY / SWISS CHEESE / MUSHROOM / LETTUCE / TOMATO / PICKLE / ONION SPICY MAYO \$13.99

ALFREDO PASTA

HOME MADE ALFREDO SAUCE / FETTUCCHINE PASTA / TEXAS TOAST
(CHICKEN / SHRIMP) \$14.99

CHIPOTLE ALFREDO PASTA

HOME MADE CHIPOTLE ALFREDO SAUCE / FETTUCCHINE PASTA / TEXAS TOAST
(CHICKEN / SHRIMP) 14.99

TACOS & TOSTADAS

DISCO TUNA

CORN TOSTADA / AVOCADO / TUNA / LEMON SOY SAUCE / SPICY MAYO \$11.99

AHI TUNA TACOS

CRISPY WONTON SHELLS / AVOCADO / TUNA / LEMON SOY SAUCE / ROASTED CORN / MANCHEGO CHEESE / SRIRACHA CREMA / CANDIED JALAPENO \$11.99

RIBEYE TACOS

CORN TORTILLA / RIBEYE / SAUTEED ONION / CILANTRO / HOME MADE SALSA \$13.99

GAONA TACOS

CORN TORTILLA / BISTEK / MOZZARELLA / PICO / AVOCADO / CILANTRO \$12.99

SHRIMP TACOS

CORN TORTILLA / MELTED MOZZARELLA CHEESE / SHRIMP / CORN / ONION / BELL PEPPERS / AVOCADO / CILANTRO \$13.99

BAJA FISH TACOS

CORN TORTILLA / BEER BATTER FISH / CABBAGE / AVOCADO / CILANTRO / BOOM BOOM SAUCE \$13.99

FRIED AVOCADO TACOS

FRIED BREADED AVOCADO / CABBAGE / MUSHROOMS / BOOM BOOM SAUCE \$11.99

FLATBREADS / SALADS

PEPPERONI FLATBREAD

MARINARA SAUCE / MOZZARELLA CHEESE / PEPPERONI \$8.99

MEXICAN FLATBREAD

BEANS / BISTEK / AVOCADO / QUESO FRESCO / PICO / CREMA \$12.99

WEDGE SALAD

BABY LETTUCE / TOMATO / ONION / BLUE CHEESE CRUMBLES / GREEN APPLE / ALMONDS / BLUE CHEESE DRESSING \$10.99
(ADD GRILLED CHICKEN FOR \$4.00 OR GRILLED SHRIMP FOR \$5.00)

CEASER SALAD

ROMAINE LETTUCE / CEASER DRESSING / PARM CHEESE \$9.99
(ADD GRILLED CHICKEN FOR \$4.00 OR GRILLED SHRIMP FOR \$5.00)

KIDS MENU

CHICKEN STRIPS

CRISPY CHICKEN TENDERS / FRIES \$6.99

BEEF SLIDERS

BEEF SLIDERS / FRIES \$6.99

DESSERT

BUÑUELOS

CRISPY FRIED TORTILLA / CINNAMON SUGAR / VANILLA ICE CREAM / CAJETA \$6.99

BROWNIE

HOME MADE CHOCOLATE BROWNIE / VANILLA ICE CREAM \$7.99

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Master File Id: 2100021896
Legacy CLP: MB987327
License Type: MB
License Id: 105295271
Trade Name: WHISTLING DUCK
Owner: WHISTLING DUCK INC.
Location Address: 1603 E GRIFFIN PKWY **Mailing Address:** 1603 E GRIFFIN PKWY
MISSION , TX MISSION , TX 785723101
785723101 United States
UNITED STATES
County: Hidalgo **Original Issue Date:** 7/6/2017
License Status: Active **Current Issued Date:** 9/13/2023 **Wine Percent:**
Location Phone No.: **Status Change Date:** 9/13/2023 **Gun Sign:** BLUE
Expiration Date: 7/5/2025
Subordinates (list): FB,LH

S2780-00-002-0014-00 (574163)
DAVIS CLIFTON E & MARIA E
1609 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0015-00 (574164)
GARCIA JUAN E & MARIA E
105 W HIBISCUS AVE
MCALLEN TX 78501

S2780-00-002-0016-00 (574165)
MINTON MARK & VERONICA
1605 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0017-00 (574166)
ELLISON SHARON G
1604 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0018-00 (574167)
GONZALEZ ELIAS A
1606 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0019-00 (574168)
AREVALO JAMES BRIAN
1608 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0020-00 (574169)
GUTIERREZ ELOY JR & CLEMENTINA
1610 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-003-0001-00 (574171)
CANO FAMILY LIMITED PARTNERSHIP
3007 LAS COLINAS LN
MISSION TX 78574

S2780-00-003-0002-00 (574172)
CANO FAMILY LIMITED PARTNERSHIP
3007 LAS COLINAS LN
MISSION TX 78574

S2780-00-003-0003-00 (574173)
SERN PROPERTIES LLC
1704 SCOBEY AVE
DONNA TX 78537

S2780-00-003-0005-00 (574175)
BLUE KARAT LP
6916 N PEKING ST
MCALLEN TX 78504

S2780-00-003-0006-00 (574176)
BLUE KARAT LP
6916 N PEKING ST
MCALLEN TX 78504

S2780-00-003-0007-00 (574177)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0009-00 (574179)
MARTINEZ LYDIA R
4422 N STEWART RD
PALMHURST TX 78573

S2780-00-003-0010-00 (574180)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0012-00 (574182)
LEAL CARLOS G JR
PO BOX 631
MISSION TX 78573

S2780-00-003-0013-00 (574183)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0014-00 (574184)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0015-00 (574185)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

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

E6550-00-000-0001-00 (682920)
EPISCOPAL CHURCH CORP
OF THE DIOCESE OF WEST TEXAS
PO BOX 6885
SAN ANTONIO TX 78209

E6550-00-000-0002-00 (682921)
EPISCOPAL CHURCH CORP
OF THE DIOCESE OF WEST TEXAS
PO BOX 6885
SAN ANTONIO TX 78209