

ITEM# 1.5

CONDITIONAL USE PERMIT: Sale and On-Site Consumption of
Alcoholic Beverages – The Griffin Grill
1906 E. Griffin Parkway
Lot 19, River Oaks Plaza
C-3
Ram Culinary Group, LLC (c/o Richard L. Krauss)

REVIEW DATA

SITE: The site is located within a commercial plaza located 1000' west of N. Glasscock Road on the south side of E. Griffin Parkway - **see vicinity map**. The applicant would like to reapply for the Conditional Use Permit for the Sale and On-Site Consumption of Alcoholic Beverages. Staff notes that this restaurant includes a small bar component. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on October 28, 2019 for a period of 1 year. Staff notes that this would be the applicant's 2nd renewal.

- **Hours of Operation:** Monday - Wednesday from 8 a.m. to 3 p.m., Thursday – Saturday 8 a.m. to 9 p.m. and Sunday 9 a.m. to 2 p.m.
- **Staff:** 12 Employees in different shift
- **Parking:** The 1,860 sq. ft. building has a total of 44 seating spaces for the restaurant. A total of 25 spaces are required for this site (1,860 sq. ft./75sq.ft.= 24.8 parking spaces). It is noted that a total of 348 parking spaces are held in common within the commercial development.
- Landscaping has been provided as a part of the overall commercial plaza.
- Section 1.56-3 of the Zoning Code cites that 'Bars' must be 300' from the nearest residence, church, school or publicly owned property. This site is located about 150' from River Oaks Estates, which is considered residential, therefore a waiver of the 300' separation requirements would be needed. Staff notes that P&Z and City Council have waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. It is also noted that there have not been any reported PD issues during the CUP's existing tenure. Since the restaurant is not open after 12a.m., and the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

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

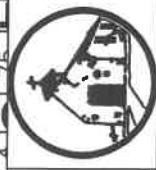
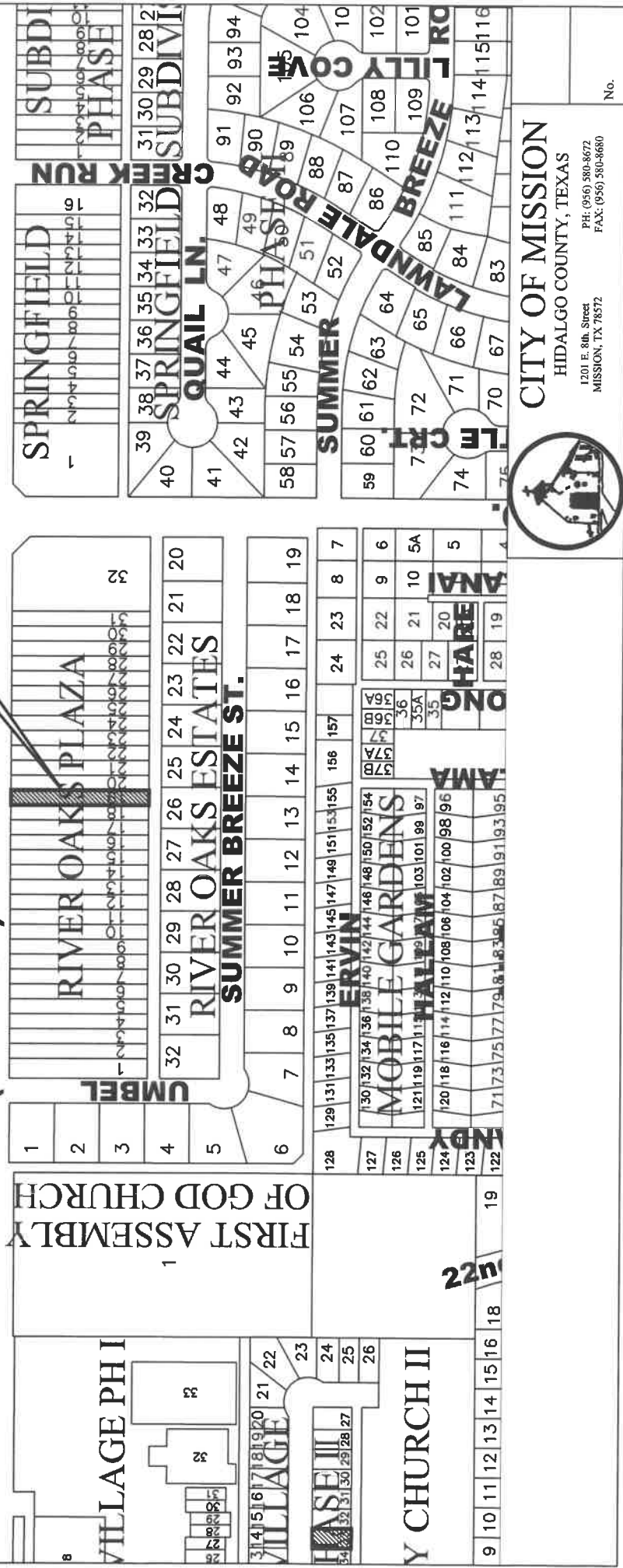
- 1) Waiver of the 300's separation requirement from the residential neighborhood,
- 2) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 3) CUP not to be transferable to others.

GLASSCOCK PRIMARY SCHOOL
 LOT 1
 John Shary
 Elementary School
 253

SITE LOCATION

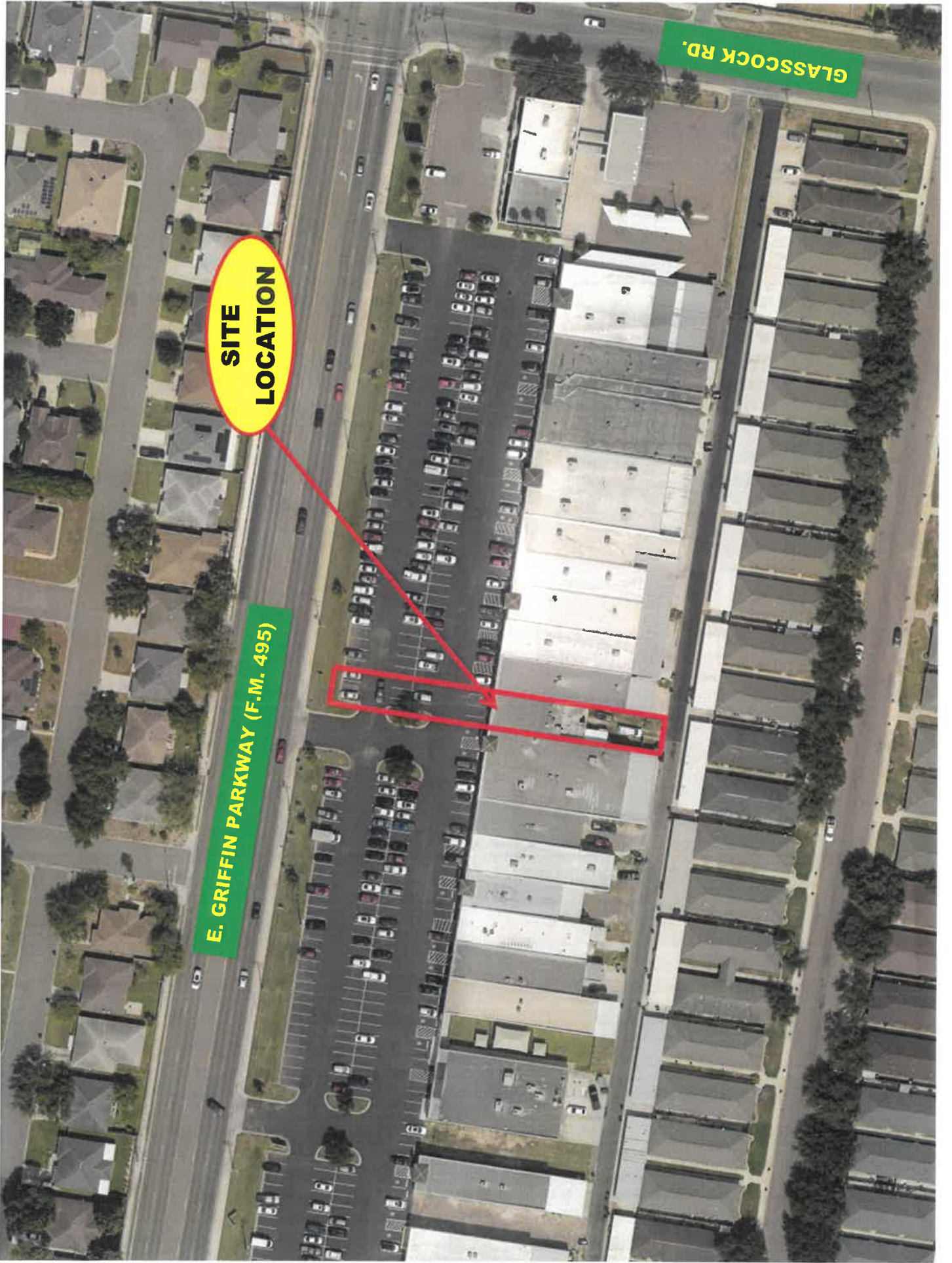


E. GRIFFIN PARKWAY (F.M. 495)



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

No.



GLASSCOCK RD.

E. GRIFFIN PARKWAY (F.M. 495)

SITE
LOCATION

INTER-VALLEY
LOGICAL SURGERY
USSAIN, M.D., F.A.C.S.



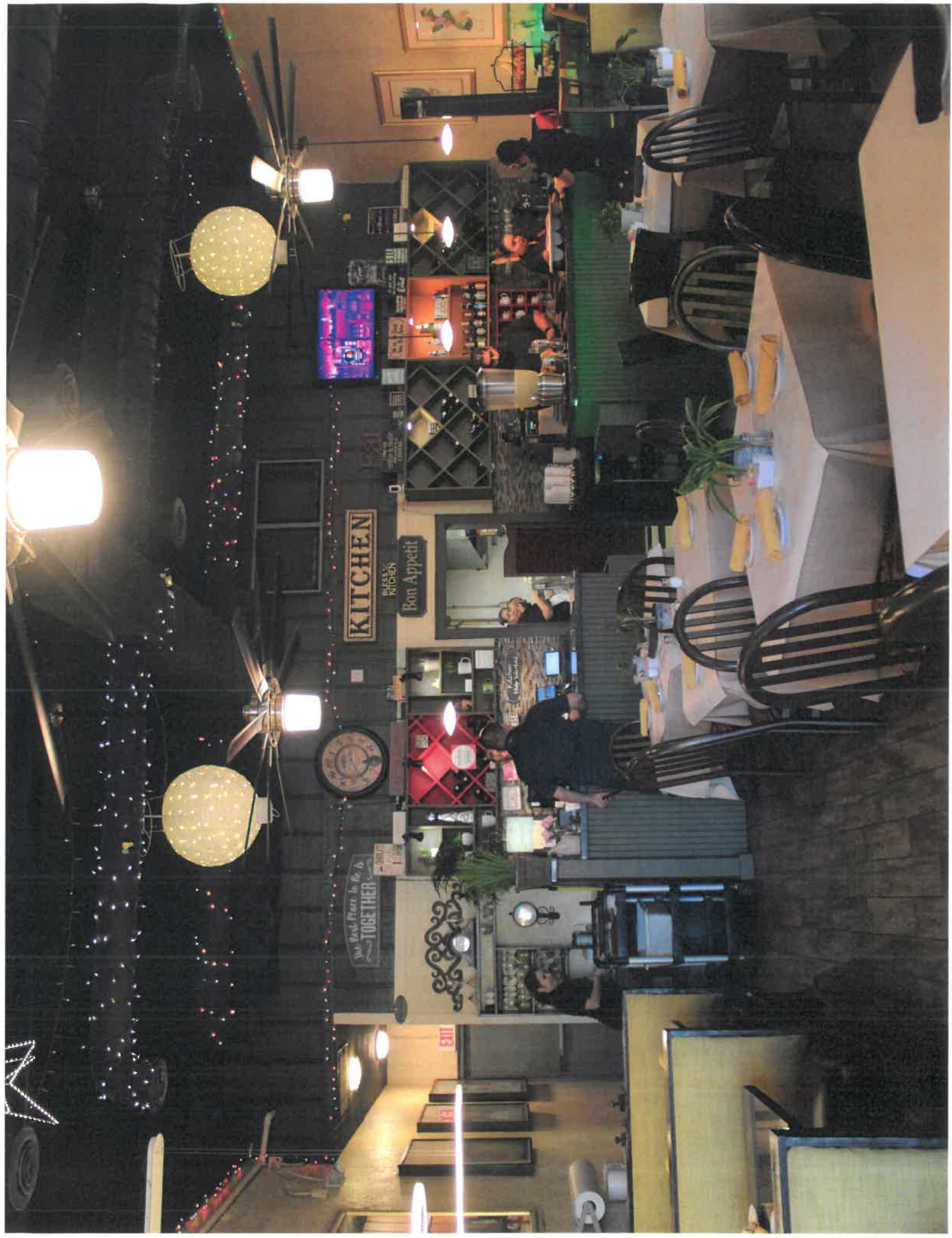
THE
GRIFFIN GRILL
FOOD • FRIENDS • FUN

ALGERIE
Home Health Care
Without Our Patients, Couldn't Exist!

1906

1906





KITCHEN

Bon Appetit



You Don't Place to Be, You
TOGETHER

EXIT

L1005-00-000-0018-00 (209170)
GARCIA ELIUD
MARIA HILDA GARCIA
1900 E 23RD ST
MISSION TX 78574

L1005-00-000-0019-00 (209171)
VENECIA MARTIN
820 JAY DR S
MISSION TX 78573

L1005-00-000-0020-00 (209172)
RCM PARTNERS LLC
PO BOX 4085
EDINBURG TX 78540

L1005-00-000-0021-00 (209173)
IBARRA ALICIA J & JENNIFER GARCIA
1906 E 23RD STREET
MISSION TX 78574

L1005-00-000-0022-00 (209174)
HERRERA MARIA CRISTINA
1908 E 23RD ST
MISSION TX 78574

L1005-00-000-0023-00 (209175)
SILVA SERGIO S & ELIZABETH
1910 E 23RD ST
MISSION TX 78574

L1005-00-000-0024-00 (209176)
OLIVAREZ OMAR A JR & ELVIRA CUEVAS
1912 EAST 23RD ST
MISSION TX 78574

R3280-00-000-0013-00 (545530)
FLOYD KARLA & KATHERINE GARRISON IND
409 E BLUEBIRD AVE
MCALLEN TX 78504

R3280-00-000-0014-00 (545531)
FLOYD KARLA & KATHERINE GARRISON IND
409 E BLUEBIRD AVE
MCALLEN TX 78504

R3280-00-000-0023-00 (545540)
CORONADO BRITNEY N
1919 SUMMER BREEZ RD
MISSION TX 78572

R3280-00-000-0024-00 (545541)
FLOYD KARLA & KATHERINE GARRISON IND
409 E BLUEBIRD AVE
MCALLEN TX 78504

R3280-00-000-0025-00 (545542)
FLOYD KARLA & KATHERINE GARRISON IND
409 E BLUEBIRD AVE
MCALLEN TX 78504

R3280-00-000-0026-00 (545543)
ROSALES JOSE M & JOCELYN DY
2705 SAN CARLOS CT
MISSION TX 78572

R3280-00-000-0027-00 (545544)
FLOYD KARLA & KATHERINE GARRISON IND
409 E BLUEBIRD AVE
MCALLEN TX 78504

R3280-00-000-0028-00 (545545)
LOPEZ JUAN F & ISMELDA
8691 N WESTERN RD
MISSION TX 78574

R3290-00-000-0012-00 (568724)
WAVBP PROPERTIES LLC
1200 S 1ST 1/2 ST
MCALLEN TX 78501

R3290-00-000-0013-00 (568725)
TUCUMANA LP
1611 MERLIN DR
MISSION TX 78572

R3290-00-000-0014-00 (568726)
E & E FAMILY LLC
2575 E GRIFFIN PKWY NO 9
MISSION TX 78572

R3290-00-000-0015-00 (568727)
SALINAS MARTIN G & TANYA J
4807 NEVIS DR
EDINBURG TX 78539

R3290-00-000-0016-00 (568728)
MARTINEZ JAIME R & MARIA C
PO BOX 515
MISSION TX 78573

R3290-00-000-0017-00 (568729)
JIREH SHILOH LLC
2116 E GRIFFIN PKWY
MISSION TX 78572

R3290-00-000-0019-00 (568731)
RAM CULINARY GROUP LLP
1906 E GRIFFIN PKWY
MISSION TX 78572

R3290-00-000-0020-00 (568732)
HUSSAIN SYED K
864 RIDGEWOOD ST BROWNS
BROWNSVILLE TX 78520

R3290-00-000-0021-00 (568733)
PENG JIAN & JUAN WANG
2310 DEVRIS LN
PALMHURST TX 78573

R3290-00-000-0022-00 (568734)
MOONFLOWER GROUP LLC
2102 CRYSTAL DR
MISSION TX 78572

R3290-00-000-0023-00 (568735)
GARZA NOEL O & CLAUDIA A
1916 E GRIFFIN PKWY
MISSION TX 78572

R3290-00-000-0024-00 (568736)
TERFAM FAMILY LTD
2000 S MCCOLL RD
MCALLEN TX 78503

R3290-00-000-0025-00 (568737)
JOHNSON & HAVENER PROPERTIES LP
1920 E GRIFFIN PKWY
MISSION TX 78572