



MEETING DATE: March 4, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Ricardi Café, LLC in a property zoned General Business (C-3) District, being Lot 15, Block 3, Shary Gardens Subdivision, located at 1601 E. Griffin Parkway, Suite A. Applicant: Ricardi Café, LLC c/o Lourdes Lerma – Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 03, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- February 20, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- March 4, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at 1601 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.
- The applicant is leasing a 1,368 square foot suite within a commercial plaza for a Café Shop.
- This business has been in operation since October 2025, and the applicant would like to offer alcoholic beverages with their meals.
- The applicant would like to provide live music entertainment, such as a pianist or guitarist, during special events.
- According to the applicant, 86 percent of the total sales are food-related, and 14 percent are alcoholic beverages-related.
- The hours of operation are as follows: Monday - Saturday from 7:00 a.m. to 12 a.m., and Sundays from 8:00 a.m. to 4:00 p.m.
- Staff: 4 employees in different shifts
- Parking: There are a total of 61 seating spaces available, which require 20 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.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.

AERIAL MAP

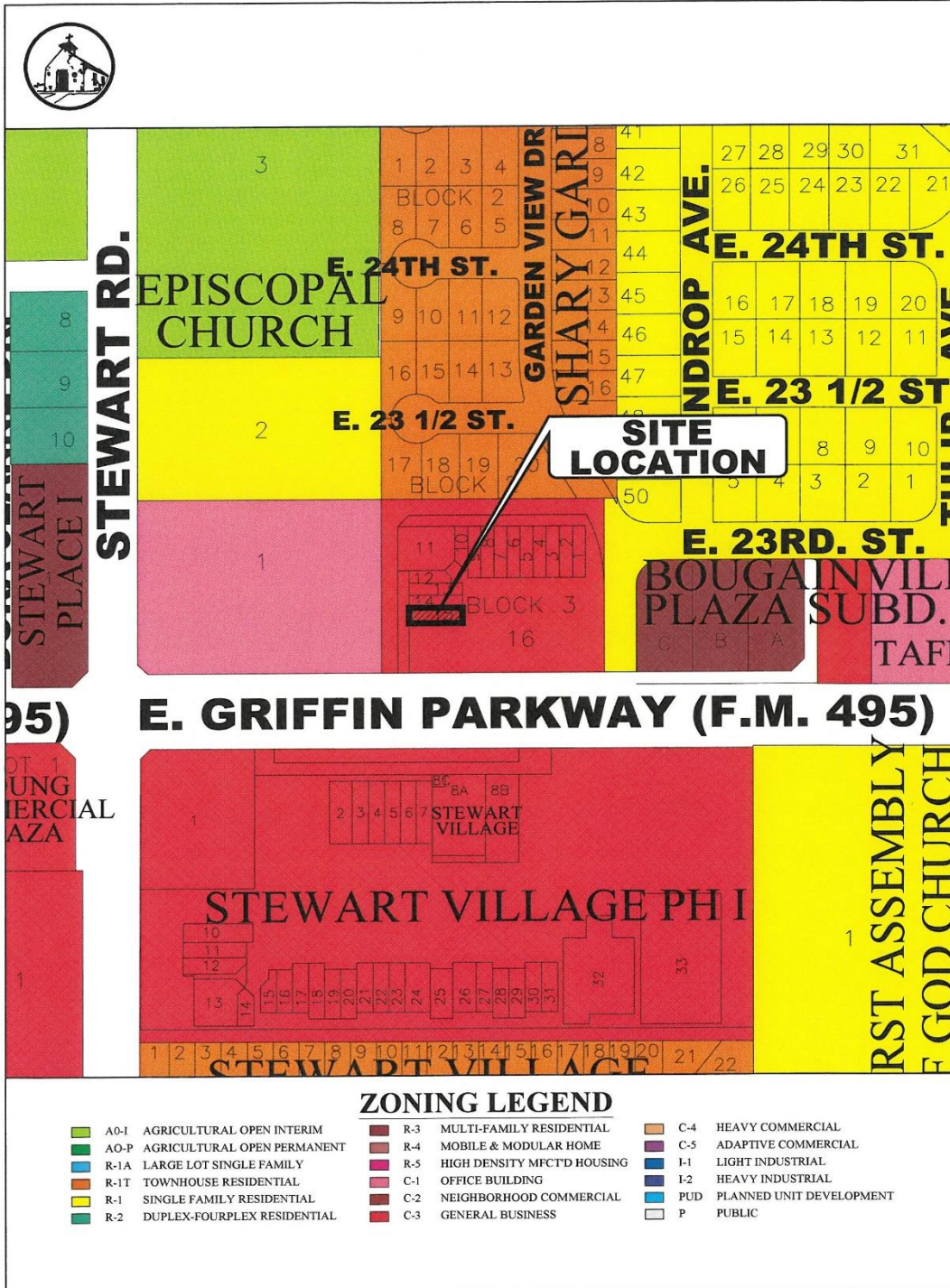


**SITE
LOCATION**

E. GRIFFIN PKWY

Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ZONING MAP



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.

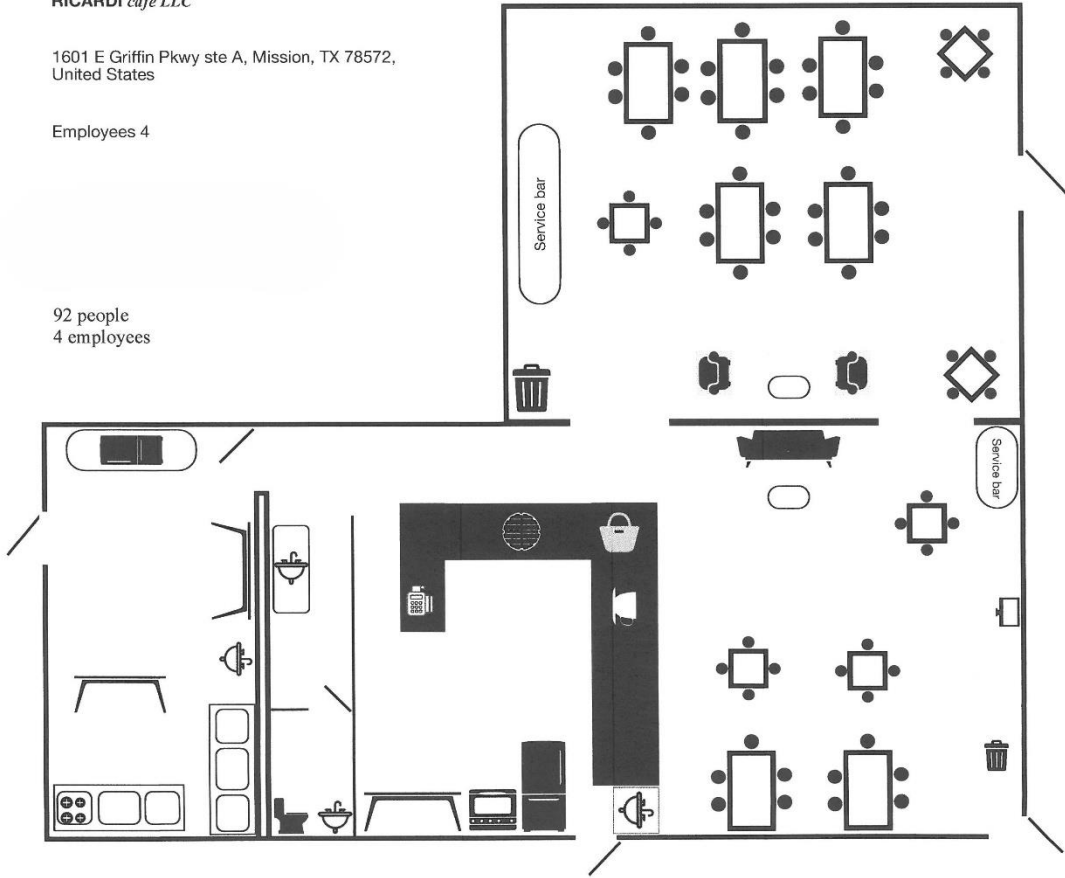
FLOOR PLAN

RICARDI *café LLC*

1601 E Griffin Pkwy ste A, Mission, TX 78572,
United States

Employees 4

92 people
4 employees



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



MENU

0022719797 - RICARDI café

Menu (Simple)

Department	Item Name	Item Price
APPETIZERS		
	Corn Dip	\$7.00
BAGELS		
	LOX bagel	\$14.95
BOWLS & SALADS		
	AÇAÍ bowl	\$9.95
	Fruit Bowl	\$7.95
	ITALIAN salad	\$9.95
	RICARDI's salad	\$9.95
	SPRING salad	\$9.95
CHILAQUILES		
	Chilaquiles	\$10.00
COLD COFFEE		
	Iced Banana Peanut Butter Latte	\$4.95
	Iced Choco Milk	\$4.45
	Iced DUBAI chocolate Latte	\$6.95
	Iced ENERGY Choco banana	\$7.45
	Iced Latte	\$4.45
	Iced Mazapan Latte	\$4.95
	Iced Mocha	\$4.45
	Iced Nutella Latte	\$4.95
	Iced Oreo Latte	\$4.95
COLD TEA		
	Iced Chai Latte	\$4.95
	Iced Coco Matcha	\$6.00
	Iced ENERGY Matcha	\$9.00
	Iced Mango Matcha	\$6.00
	Iced Matcha Latte	\$7.00
	Iced Strawberry Matcha	\$7.00
CREPES		
	Banana Nutella Crepe	\$9.95
	Custom SAVORY crepe	\$4.95

MENU

Department	Item Name	Item Price
EXCLUSIVE		
	CUSTOM LATTE ART	\$14.95
	REAL GOLD Brownie	\$9.00
	RICARDI café Cap	\$29.95
HOT COFFE		
	3L Coffee Box	\$35.00
	Americano	\$3.85
	Cappuccino	\$4.15
	Caramel Macchiato	\$5.15
	Cortado	\$4.45
	Espresso	\$2.95
	Espresso Panna	\$3.05
	Flat White	\$4.85
	Hot Choco Milk	\$4.15
	Latte	\$4.15
	Macchiato	\$3.05
	Mazapan Latte	\$4.89
	Mocha	\$5.15
HOT TEA		
	Chai Latte	\$4.55
	Matcha Latte	\$7.00
OMELETTES		
	Omelette	\$9.00
Open Items		
	Open Beverage	\$0.00
	Open Food	\$0.00
	Open Retail	\$0.00
PANINI & SANDWICHES		
	The Pastrami	\$18.00
	The Swiss Burger	\$18.00
PIZZA		
	PIZZA 6pz.	\$17.45
REFRESHERS		
	ITALIAN SODA	\$5.00
	RICARDI's SODA	\$4.00

TABC APPLICATION

TABC - AIMS

Lourdes.lerma@Ricardi cafe LLC



Document reference ID : 580435

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 580435
Applicant Name: Ricardi cafe LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 335051795
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: Texas
Date Filed: 5/8/2025
Filing State: TX

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Prefix: Mrs
Legal First Name: lourdes
Legal Last Name: lerma
Suffix: Other
Email Address: lerma528@hotmail.com
Phone Number: 956-458-4358

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
Ricardi cafe LLC	Ricardi cafe LLC	Manager and/or Officer, Manager and/or Officer	100	Added

TABC APPLICATION

≡ TABC - AIMS

Lourdes.lerma@Ricardi cafe LLC



Business/Trade Name: Ricardi cafe

Business Type Otro

Location's Phone Numbers

Business Phone Number 956-205-2239

Alternate Phone Number 956-458-4358

Location Address

Address: 1601 E GRIFFIN PARKWAY, MISSION, TX, United States, Hidalgo 78572

Is your location within city limits? Yes

Mailing Address Information

Address: 6808 N Taylor Rd, McAllen, TX, United States, Hidalgo 78504

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

TABC APPLICATION

TABC - AIMS

Lourdes.lerma@Ricardi.cafe LLC



Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 14%

TABC APPLICATION

☰ TABC - AIMS

Lourdes.lerma@Ricardi cafe LLC



Posted the 60 day sign: Yes

Date Posted: 2/2/2026

Projected Sales Information

Sales Year:	2026
Alcohol Sale:	\$75,000.00
Food Sales:	\$310,000.00
Other Sales:	\$90,000.00
Total Sales:	\$475,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Are you operating under? None

MAILOUT LIST

PROP_ID	geoid	name	addrDelive	addrCity	addrState	addrZip
682920	E6550-00-000-0001-00	EPISCOPAL CHURCH CORP	PO BOX 6885	SAN ANTONIO	TX	78209-0885
682921	E6550-00-000-0002-00	EPISCOPAL CHURCH CORP	PO BOX 6885	SAN ANTONIO	TX	78209-0885
574179	S2780-00-003-0009-00	MARTINEZ LYDIA R	4422 N STEWART RD	PALMHURST	TX	78573-8225
574176	S2780-00-003-0006-00	BLUE KARAT LP	6916 N PEKING ST	MCALLEN	TX	78504-1905
574177	S2780-00-003-0007-00	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574171	S2780-00-003-0001-00	CANO FAMILY LIMITED PARTNERSHIP	3007 LAS COLINAS LN	MISSION	TX	78574-2298
574172	S2780-00-003-0002-00	CANO FAMILY LIMITED PARTNERSHIP	3007 LAS COLINAS LN	MISSION	TX	78574-2298
574185	S2780-00-003-0015-00	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574184	S2780-00-003-0014-00	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574169	S2780-00-002-0020-00	GUTIERREZ ELOY JR & CLEMENTINA	1610 E 23RD 1/2 ST	MISSION	TX	78574-7942
574175	S2780-00-003-0005-00	BLUE KARAT LP	6916 N PEKING ST	MCALLEN	TX	78504-1905
574182	S2780-00-003-0012-00	LEAL CARLOS G JR	PO BOX 631	MISSION	TX	78573-0011
574166	S2780-00-002-0017-00	ELLISON SHARON G	1604 E 23RD 1/2 ST	MISSION	TX	78574-7942
574167	S2780-00-002-0018-00	GONZALEZ ELIAS A	1606 E 23RD 1/2 ST	MISSION	TX	78574-7942
574183	S2780-00-003-0013-00	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574168	S2780-00-002-0019-00	SHAW CHERESE	1608 E 23RD 1/2 ST	MISSION	TX	78574-7942
605558	S6260-01-000-009A-00	PALM VALLEY CHURCH	1720 E GRIFFIN PKWY	MISSION	TX	78572-3104
574180	S2780-00-003-0010-00	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391
574173	S2780-00-003-0003-00	SERN PROPERTIES LLC	1704 SCOBEEY AVE	DONNA	TX	78537-2940
574186	S2780-00-003-0016-00	MAXLER INVESTMENTS LLC	2426 E 21ST ST	MISSION	TX	78572-3391