

## **ITEM# 1.8**

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of Alcoholic Beverages – Southern Pour Sips & Bites  
2600 E. Griffin Parkway  
Being a 1.04 acre tract of land out of Lot 246,  
John H. Shary Subdivision  
C-3  
Southern Pour Sips & Bites, LLC

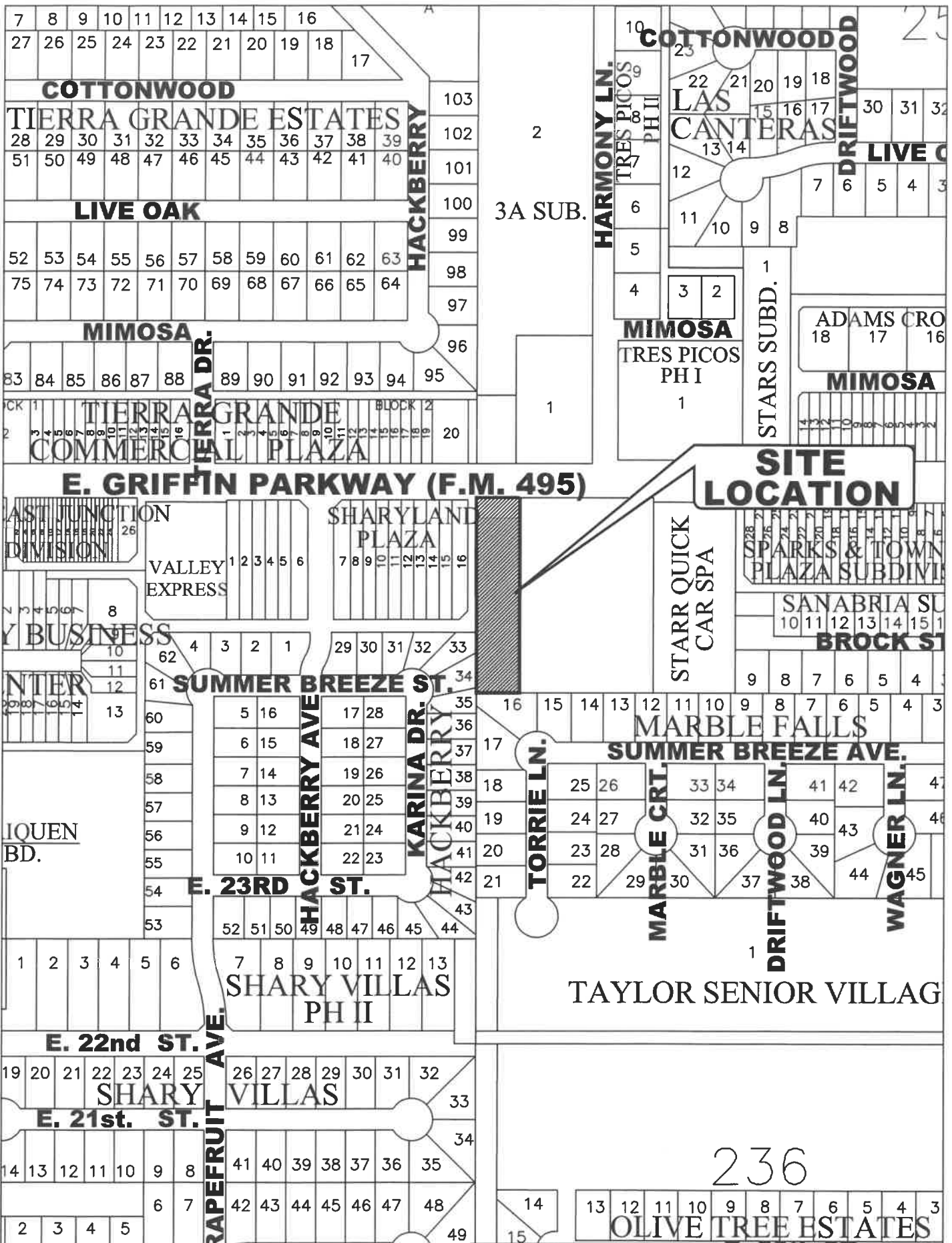
### **REVIEW DATA**

The 8,506 sq. ft. establishment is between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495) –see **vicinity map**. Southern Pour Sips & Bites is an existing venue that operates a first-class restaurant and provides a comfortable atmosphere resulting in a positive experience for families, friends and guests who can enjoy and relax in a comfortable setting for delicious breakfast and lunch. They would like to offer beer and wine to their menu. In addition to the restaurant, the site houses a gift shop and flower shop, which operates from 8am to 3pm. Access to the site is via 24’ driveway leading to Southern Sips & Bites, which has 15 parking spaces available in the front and an additional 20 parking spaces in the rear.

- **Hours of Operation:** Monday – Thursday from 8:00 a.m. to 3 p.m., and Friday – Sunday from 8:00 a.m. to 4:00 p.m.
- **Staff:** 15 employees including managers, bartenders, cooks, wait staff, cashiers and janitorial services.
- **Parking:** Based on the square footage of the building there is a total of 24 parking spaces required. It is noted that this location has 35 parking spaces which exceeds code.
- **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.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes prior to obtaining a new business license.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 2 year re-evaluation at which time the applicant will need to renew their CUP & TABC License;
2. Waiver of 300’ separation requirement from residential homes; and
3. Must continue to comply with all City Codes (Building, Fire, and Health Codes, etc.), and
4. Acquire a Business License prior to business occupancy.



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

PH: (956) 580-8672  
FAX: (956) 580-8680

No.

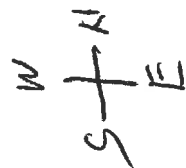
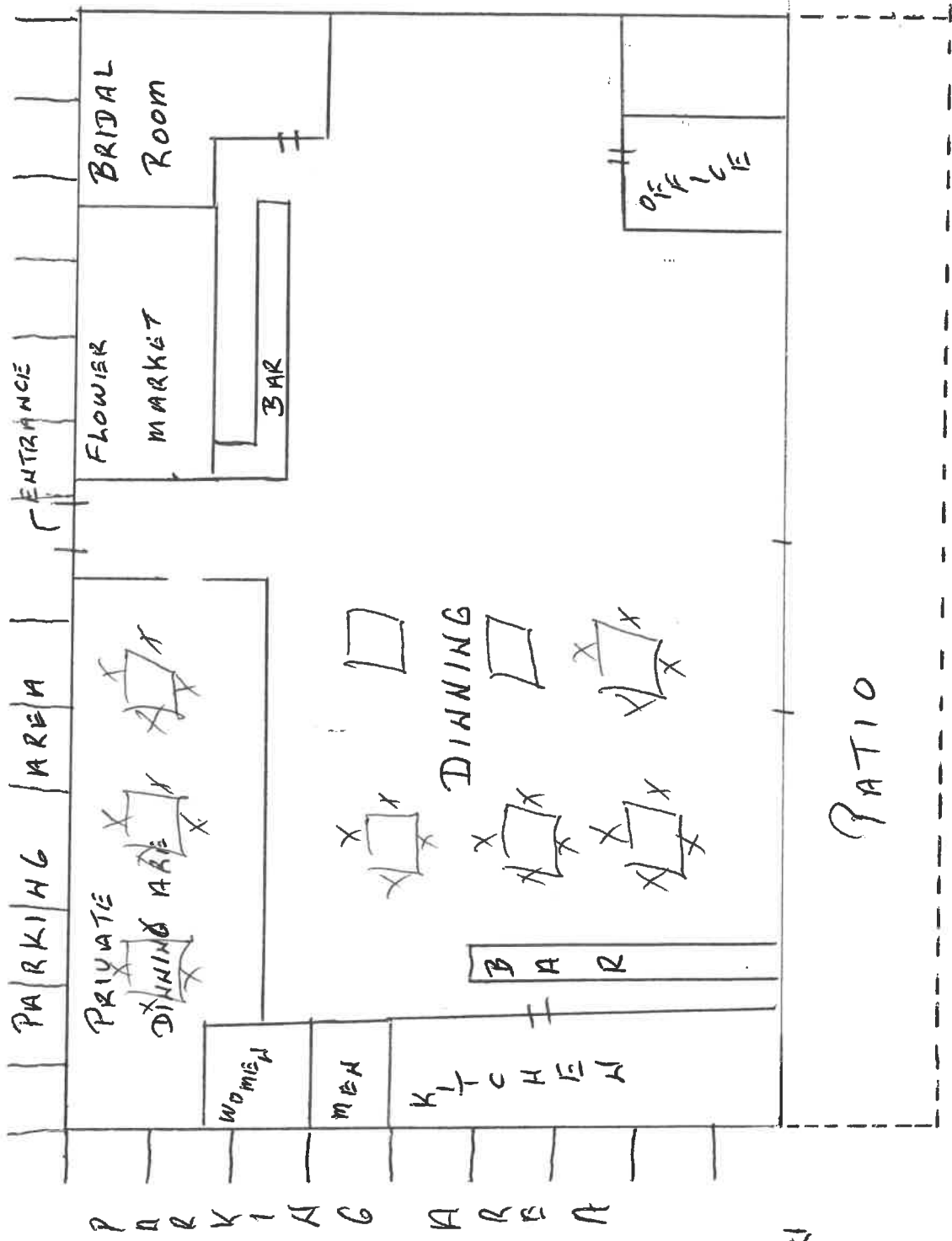


E. GRIFFIN PARKWAY (F.M. 495)

**SITE  
LOCATION**

SOUTHERN POUR SIPS + BITES  
2600 E GRIFFIN PARKWAY

GRIFFIN PARKWAY





# SOUTHERN POUR

SIPS & BITES

## Brunch Menu

Starters

**Grit Flight** \$12

Chorizo San Manuel, Blueberry  
Compote & Pimento Cheese

**Charcuterie Board** \$20

Assorted Meats & Cheeses,  
Preserves, Candied Nuts

**Garden Omelette** \$15

Eggs, Spinach, Tomato, Bell  
Peppers, Mushrooms, Pepper Jack  
Cheese, Hot Salsa

**Spanish Omelette** \$15

Eggs, Machacado, Pico de Gallo,  
Provolone, Hot Salsa

**Southern Belle Frittata** \$13

Egg Whites, Bell Pepper Trio &  
Peach Arugula Side Salad

**French Toast** \$12

Peaches & Cream, Butterscotch,  
Candied Pecans

**Texas Two Stack** \$15

Tejas Waffles, Maple Pepita-  
Pecan Butter, Big Ole Bacon

**The Yee-haw** \$15

Tejas Waffle, Peaches & Cream,  
Butterscotch, Candied Pecans &  
Big Ole Bacon

**Texas Ranger** \$16

Chicken and Waffle, Pepita-  
Pecan Butter, Peppercorn Gravy

**Biscuits and Gravy** \$12

Big Ole Biscuits, Piquin-Fennel  
Sausage, Peppercorn Gravy

**San Manuel Steak & Huevos** \$30

8oz Ranch Steak, 2 Eggs, Southern Salsa,  
Tator Wedges, Corn Bread

**Bee's Knees Breakfast** \$16

Chicken Fried Steak, 2 Eggs, Tator  
Wedges, Jalapeno Cornbread

## Handheld

**Southern B.O.B.** \$15

Folded Egg, Sausage or Avocado,  
Verde Aioli, Smoked Gouda &  
Tator Wedges

**Patty Melt** \$15

Smashed Beef, Pimento Cheese, Grilled  
Onions, Tator Wedges

**Low Country Lunch** \$18

Chicken Fried Chicken Sandwich,  
Pickles, Verde Aioli, Tator Wedges,  
Mac & Cheese

Morning Glory

Our facilities are not food allergen or gluten-free. Customers with food allergies or other nutritional concerns are advised to notify the manager of any dining operation for assistance

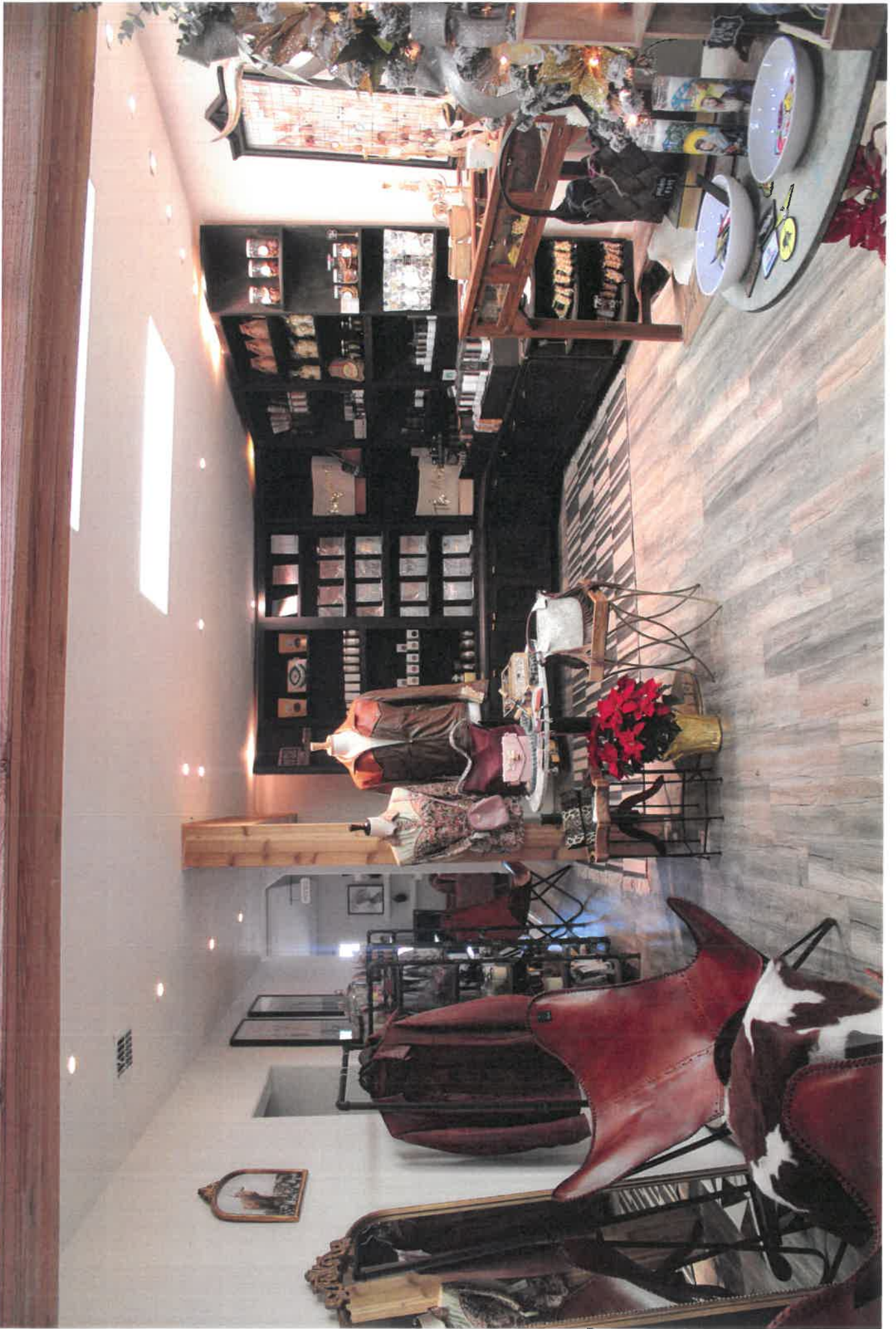


SOUTHERN ROOTS  
Health











TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13

LOCATION INFORMATION

1. Application for: [ ] Original [ ] Add Late Hours Only License/Permit Number
[ ] Reinstatement [ ] Reinstatement and Change of Trade Name License/Permit Number
[ ] Change of Location [ ] Change of Location and Trade Name License/Permit Number
2. Type of On-Premise License/Permit
[ ] BG Wine and Beer Retailer's Permit [ ] LB Mixed Beverage Late Hours Permit
[ ] BE Beer Retail Dealer's On-Premise License [ ] MI Minibar Permit
[ ] BL Retail Dealer's On-Premise Late Hours License [ ] CB Caterer's Permit
[ ] BP Brewpub License [ ] FB Food and Beverage Certificate
[ ] V Wine & Beer Retailer's Permit for Excursion Boats [ ] PE Beverage Cartage Permit
[ ] MB Mixed Beverage Permit [ ] RM Mixed Beverage Restaurant Permit with FB
[ ] O Private Carrier's Permit -Brewpubs (BP) with a BG only [ ] E Local Cartage Permit - Wine/Beer retailers (BG) Only
3. Indicate Primary Business at this Location
[ ] Restaurant [ ] Sporting Arena, Civic Center, Hotel [ ] Bar
[ ] Grocery/Market [ ] Sexually Oriented [ ] Miscellaneous

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
Southern Pour Sips & Bites
5. Location Address
2600 E Griffin Parkway
City Mission County Hidalgo State TX Zip Code 78572
6. Mailing Address
4320 Jay Court
City McAllen State TX Zip Code 78504
7. Business Phone No. 956-600-8004 Alternate Phone No. 956-358-6046 Cell E-mail Address rigord@yahoo.com

OWNER INFORMATION

8. Type of Owner
[ ] Individual [ ] Corporation [ ] City/County/University
[ ] Partnership [ ] Limited Liability Company [ ] Other
[ ] Limited Partnership [ ] Joint Venture
[ ] Limited Liability Partnership [ ] Trust
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
Southern Pour Sips & Bites LLC

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your permit/license.

10. Contact Person: Rodrigo R. Rodriguez Relation to Business: Managing Member
Phone (mandatory): 956-358-6046 Email (mandatory): southernpour1@gmail.com

TABC DATESTAMP

11. Are you, the applicant, a veteran-owned business?  Yes  No

12. Are you, the applicant, a Historically Underutilized Business (HUB)?  Yes  No

13. As indicated on the chart, enter the individuals that pertain to your business type:  
(For additional space, use Form L-OIC)

Individual/Individual Owner	Limited Liability Company/All Officers or Managers
Partnership/All Partners	Joint Venture/Venturers
Limited Partnership/All General Partners	Trust/Trustee(s)
Corporation/All Officers	City, County, University/Official

Last Name Rodriguez	First Name Rodrigo	MI R.	Title Managing Member
Last Name Linaldi	First Name Mariana	MI	Title Managing Member
Last Name	First Name	MI	Title

**MEASUREMENT INFORMATION**  
Section 109.31 et seq.

14. Will your business be located within 300 feet of a church or public hospital?  Yes  No

**NOTE:** For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.

15. Will your business be located within 300 feet of any private/public school, day care or child care facility?  Yes  No  
If "YES," are the facilities located on different floors or stories of the building?  Yes  No

**NOTE:** For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.

**NOTE:** For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.

**NOTE:** If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.

16. Will your business be located within 1,000 feet of a private school?  Yes  No

17. Will your business be located within 1,000 feet of a public school?  Yes  No

**60-DAY SIGN**

18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location. Exact Date (MM/DD/YYYY)  
10-03-2022

**ALL APPLICANTS**

19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE   
I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.

**COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION**

Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.

All required forms have been completed.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
I have reviewed all forms to ensure they are complete.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
I have obtained all required local and state certifications (pages 3-5).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
All application packets have been notarized.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Phone numbers and email address for contact person are up to date.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
All additional documentation as required by the application packets is attached.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If required, out of state criminal history checks are attached (PHS #7).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Certification of publication in local newspaper has been completed (page 5).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A copy of the newspaper publication is attached (page 5).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

**WARNING AND SIGNATURE**

**IF APPLICANT IS SHOWN AS:**

- Proprietorship
- Partnership
- Corporation
- Limited Partnership
- Limited Liability Partnership
- Limited Liability Company

**WHO MUST SIGN:**

- Individual Owner
- Partner
- Officer
- General Partner
- General Partner
- Officer/Manager

**WARNING:** Section 101.69 of the Texas Alcoholic Beverage Code states: "a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years."

**I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.**

PRINT NAME

Rodrigo R. Rodriguez

SIGN HERE

*Rodrigo R. Rodriguez*

TITLE

MANAGING MEMBER

Before me, the undersigned authority, on this 28TH day of NOVEMBER, 2022, the person whose name is signed to the foregoing application, personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.

SIGN HERE



*Paul C. Santiago*  
NOTARY PUBLIC

**CERTIFICATE OF CITY SECRETARY FOR MB, RM, BG & BE**

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the location for which the license/permit is sought is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- MB** Mixed Beverage Permit
- RM** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
- BG** Wine and Beer Retailer's Permit
- BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)

**Election for given location was held for:**

- legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
- OR
- legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999

**BE** Beer Retail Dealer's On-Premise License

**OR**

I hereby refuse on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN HERE

\_\_\_\_\_  
City Secretary/Clerk

\_\_\_\_\_  
City TEXAS

**SEAL**

S2950-00-000-0246-05 ( 281245) RANGEL WENCELADO & CONCHA 2612 E GRIFFIN PKWY MISSION TX 78572	S2950-00-000-0246-10 ( 281246) FILOSA PATRICIA 1240 E BUSINESS 83 SUITE B MISSION TX 78572	S2950-00-000-0246-15 ( 281247) CAGE I PLAZA LLC 2208 LAWNDALDE RD MISSION TX 78572
T5280-00-002-0011-00 ( 304287) SPARKS FAMILY MANAGEMENT TRUST 2405 E GRIFFIN PKWY STE A MISSION TX 78572	T5280-00-002-0015-00 ( 304291) SPARKS WAYNE 2405A E GRIFFIN PKWY MISSION TX 78572	T5280-00-002-0015-01 ( 458184) SOLO CAR WASH INC 1918 N 23RD ST MCALLEN TX 78501
T5280-00-002-0019-00 ( 304295) SPARKS & TOWNSEND CONST CO C/O SOLO CARWASH 1918 N 23RD ST MCALLEN TX 78501	T5280-00-002-0020-00 ( 304296) NRM REAL ESTATE INVESTMENTS FAMILY 2541 E GRIFFIN PKWY MISSION TX 78572	S3007-00-000-0011-00 ( 622882) ELIZONDO PAUL JR PO BOX 11669 HOUSTON TX 77293
S3007-00-000-0012-00 ( 622883) EVENT FILIS CATERING & MORE LLC 2602 LIVE OAK MISSION TX 78574	S3007-00-000-0013-00 ( 622884) BEJAR HOLDINGS LTD 4112 SANTA VERONICA MISSION TX 78572	S3007-00-000-0014-00 ( 622885) BEJAR HOLDINGS LTD 4112 SANTA VERONICA MISSION TX 78572
S3007-00-000-0015-00 ( 622886) BASS DRUM INVESTMENTS INC 2703 E 20TH ST MISSION TX 78572	S3007-00-000-0016-00 ( 622887) HOLLIS WILLIAM K & JENNIFER A 1610 HERITAGE LN MISSION TX 78572	M0960-00-000-0013-00 ( 663846) GARZA SANDRA 2507 SUMMER BREEZE AVE MISSION TX 78572
M0960-00-000-0014-00 ( 663847) HERNANDEZ PAULO & LETICIA 2505 SUMMER BREEZE AVE MISSION TX 78572	M0960-00-000-0015-00 ( 663848) GONZALEZ REYNALDO 4301 GUMWOOD CIR MCALLEN TX 78501	M0960-00-000-0016-00 ( 663849) RODRIGUEZ JAVIER & SANDRA 1215 HIBISUS MCALLEN TX 78501
M0960-00-000-0017-00 ( 663850) GONZALEZ CARLOS & MARIA 2219 TORRIE LN MISSION TX 78572	M0960-00-000-0018-00 ( 663851) SILVA LEONARDO & BLANCA N PO BOX 9002 BROWNSVILLE TX 78520	M0960-00-000-0025-00 ( 663858) VELAZQUEZ VICTOR MANUEL GOMEZ 2216 TORRIE LANE MISSION TX 78572
T4525-00-000-0001-00 ( 667997) VALLEY CAR WASH SERVICES LLC 20202 HWY 50 NORTH STE 190 HUMBLE TX 77338	T4525-00-000-0002-00 ( 667998) SECURCARE MOVEIT MCALLEN LLC 12655 N CENTRAL ESPRESSWAY STE 925 DALLAS TX 75243	H0520-00-000-0027-00 ( 689812) TREVINO MIGUEL A & JENNIFER L 2219 KARINA DR MISSION TX 78572
H0520-00-000-0028-00 ( 689813) ESQUIVEL JAVIER G & RUTH H 2221 KARINA DR MISSION TX 78572	H0520-00-000-0031-00 ( 689816) MORENO MARIO SALAZAR & LORENA 2413 SUMMER BREEZE RD MISSION TX 78572	H0520-00-000-0032-00 ( 689817) MARQUEZ LEOBARDO & GLADIS 2222 KARINA DR MISSION TX 78572
H0520-00-000-0033-00 ( 689818) MARQUEZ LEOBARDO & GLADIS 2222 KARINA DR MISSION TX 78572	H0520-00-000-0034-00 ( 689819) LARRAGA ROMUALDO & ANN P ANZALDUA 1705 FALCON AVE MCALLEN TX 78504	H0520-00-000-0035-00 ( 689820) MARQUEZ LEOBARDO 2215 GRAPEFRUIT MISSION TX 78572

H0520-00-000-0036-00 ( 689821)  
MARQUEZ GLADIS & LEOBARDO  
2222 KARINA DR  
MISSION TX 78572

H0520-00-000-0037-00 ( 689822)  
ROJAS MANUEL DE JESUS ORANTES &  
2220 KARINA DR  
MISSION TX 78572

H0520-00-000-0038-00 ( 689823)  
GARCIA ANDREA ILIEA  
2218 KARINA DR  
MISSION TX 78572