

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** To have a Restaurant in a C-2 zone  
The Magnolia Tea Room  
1022 E. Griffin Parkway, Ste. 107B  
Lot 1, Bryan Road Medical Plaza Subdivision  
C-2  
Elizabeth Marie Romero

### **REVIEW DATA**

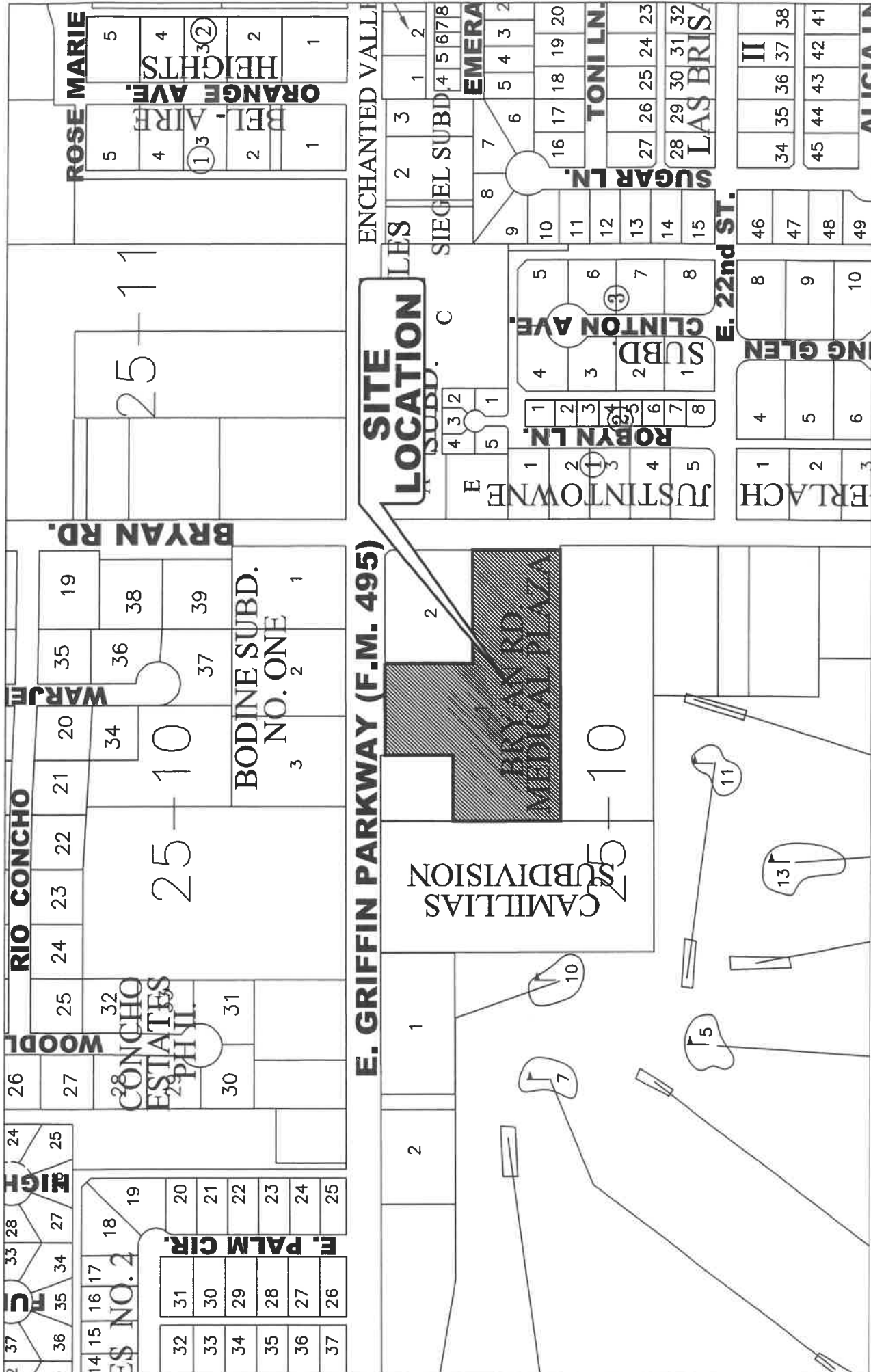
The subject site is located on the southwest corner of E. Griffin Parkway (F.M. 495) and Bryan Road - **vicinity map**. The applicant leased a 1,740 sq. ft. suite within this commercial plaza to have The Magnolia Tea Room. The Magnolia Tearoom strives to bring you a high tea experience that warms your heart with their decadents' teas, delicious food and excellent service. The items that will be served include: cake, pastries, small sandwiches, salads, soups, hot/cold teas, coffee and sparkling water. The property is zoned Neighborhood Commercial (C-2). Sec. 1.42(3)(e) of the Zoning Code states that restaurants require a CUP if in a Neighborhood Commercial Zone (C-2).

- **Hours of Operation:** Tuesday - Saturday from 10 am to 6 pm
- **Staff:** 2 employees
- **Parking:** The restaurant will have a total of 40 seats which requires 13 parking spaces (40 seats/3 = 13.3 parking spaces). The site currently has a total of 150 parking spaces held in common.
- **Landscaping:** Landscaping is existing and meeting code.

**REVIEW COMMENTS:** Staff mailed out 17 notices to property owners within 200' radius and has not received any comments in favor or against the request. Staff does not object to the request.

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

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, etc.),
- 3) CUP not to be transferable to others, and
- 4) Must acquire a business license prior to occupancy.



**SITE LOCATION**

**E. GRIFFIN PARKWAY (F.M. 495)**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572

PH: (956) 800-8672  
 FAX: (956) 580-6680

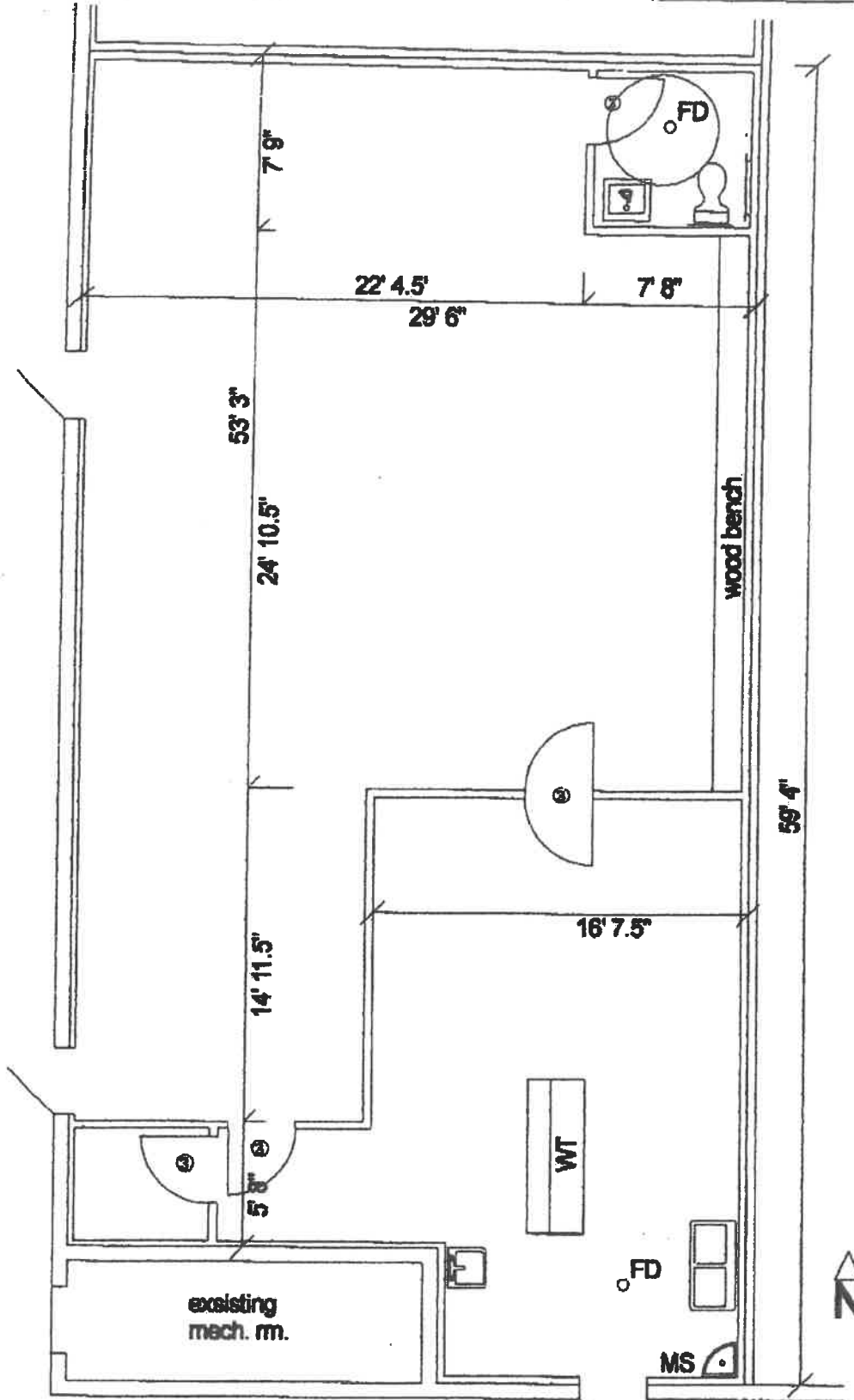
No.

**SITE  
LOCATION**

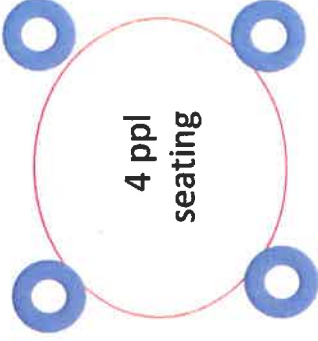
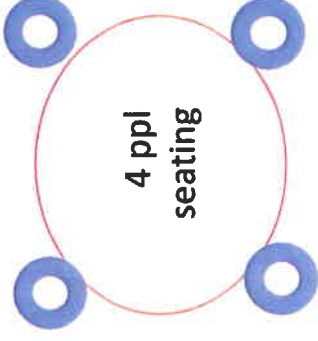
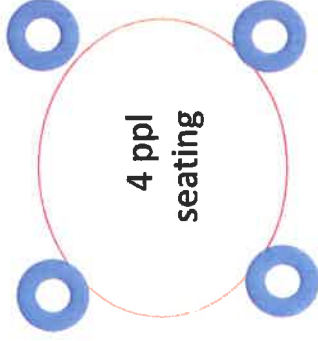
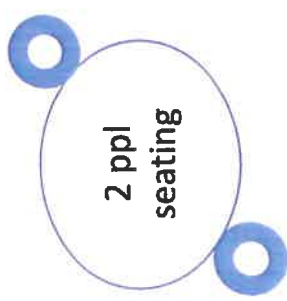
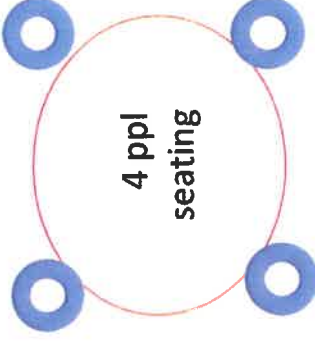
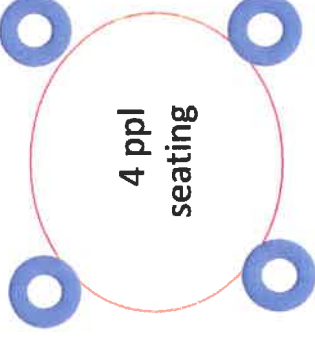
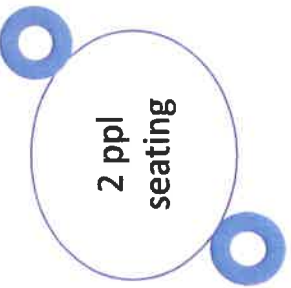
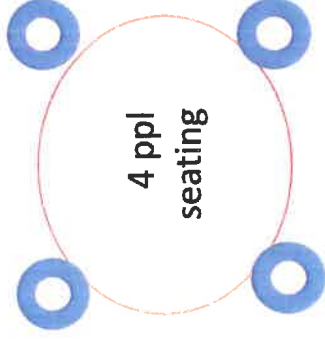
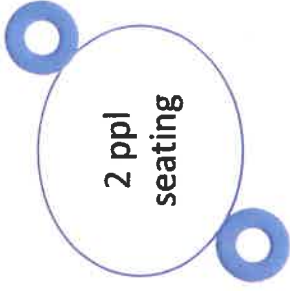
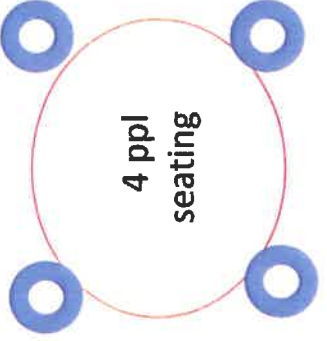
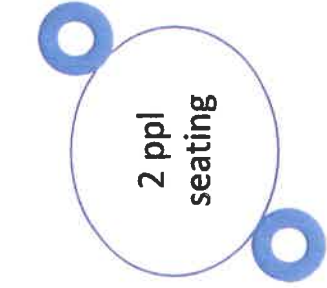
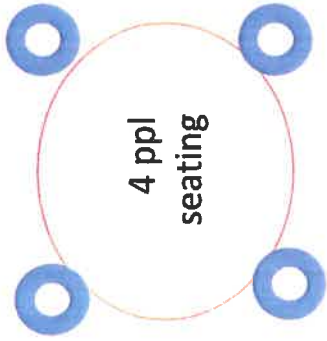
**E. GRIFFIN PARKWAY (F.M. 495)**

**BRYAN RD.**





**Restaurant @ Advanced Medical Arts Center-V2**  
**Suite 107, 1022 E. Griffin Parkway, Mission, TX.**  
**Floor Plan scale 3/16" = 1' 0"**  
**Magana Construction Co. off. 782-8007, fax 782-9007**



**The Magnolia  
Tea Room –  
Mission, Texas**  
**8 tables of 4-  
person seating**  
**4 small tables  
of 2**  
**Total tables 12**  
**40 ppl Seating**



# The Magnolia TeaRoom

## A Light Fare

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### LORRAINE

*Traditional quiche with crispy bacon, mild and sharp cheddar cheese*

### SPINACH

*Sautéed spinach with mozzarella, ricotta and Parmesan cheeses (contains tiny, cooked onions)*

*Slice of Quiche with a choice of one below:*

*Cup of the Soup of the Day -or- Small House Salad  
\$12.50 (plus tax)*

## Delight

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**ALMOND OR CHOCOLATE CROSSIANT** \$6.00

**BLUEBERRY OR CRANBERRY SCONE** \$6.00

**FRENCH MACARONS** \$3.50

*Vanilla Bean, Chocolate, Raspberry, Pistachio, or Salted Caramel,*

**BLUEBERRY OR BANANA NUT MUFFIN** \$4.50

**BERRY TART** \$6.00

*Vanilla bean pastry cream with fresh berries*

## Lunch

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### CUCUMBER SANDWICH

*Traditional English sandwich of seasoned cucumbers on crustless buttered white bread and fresh fruit*

### THE MAGNOLIA SANDWICH

*Delicious chicken mixed with pecans, grapes, light mayo, and apples on a warm croissant*

### CHICKEN & PASTA SALAD

*Tasty chicken salad mixed with pecans, grapes, light mayo, and apples served over fresh mixed greens with bow-tie pasta*

### CROQUE MONSIEUR

*The classic French ham and cheese straight from the streets of France. Savory sliced smoked ham and Swiss with garlic cream sauce baked on country bread.*

### THE LOX

*Salmon with fresh dill, red onion, capers, tomatoes, and cucumbers served on a warm bagel with cream cheese*

### THE FRENCH CRÊPE

*A sweet crepe with fresh lemon, whipped butter, & vanilla bean sugar*

*All lunch options come with one below:*

*Cup of the Soup of the Day -or- Small House Salad*

*Sandwiches come with House Chips*

*\$16.50 (plus tax)*



# The Magnolia TeaRoom

## Hot & Cold

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### THE DAILY BREW

*Our medium blend with your choice of whole milk, almond milk, or 2% (add your choice of delicious vanilla or hazelnut syrup)*

12 OZ \$3.50

16 OZ \$4.50

12 OZ \$3.50

### ICED COFFEE

*The daily brew served over ice*

16 OZ \$4.50

### THE MAGNOLIA ICED TEA

*Our signature iced tea*

\$3.50

### OTHERS

Orange Juice, Bottled Water, Sparkling Water

\$3.00

## Bagged Teas

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### ENGLISH BREAKFAST

### CHAMOMILE BLOSSOMS

### PEPPERMINT

### WHITE TEA

### ROOIBOS TEA

### CHAI TEA

### OOLONG TEA

### FLORAL JASMINE

Cup of Tea \$3.50

Pot of Tea \$7.50

## Loose Leaf Teas

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### CHERRY BLOSSOM GREEN

### LEMON VERBENA BLEND

### VANILLA ROOIBOS

### PURPLE TEA

### MATCHA

### MINT

### ENGLISH BREAKFAST

### CHINA ROSE PETAL

Cup of Tea \$3.50

Pot of Tea \$7.50





# The Magnolia TeaRoom

## A High Tea Experience

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**ADVANCE RESERVATIONS REQUIRED | MINIMUM OF 4 GUESTS | DEPOSIT REQUIRED- \$30.00 PP**

*The act of drinking tea in France dates*

*back to the 17th century and it was long associated with being a pastime of the aristocracy. The Magnolia Tearoom strives to bring you a high tea experience that warms your heart with our decadent teas, delicious food and excellent service. Please enjoy your experience!*

### TEA

*Unlimited hot tea beautifully prepared for your enjoyment.*

*Ask for the tea service selection to review our menu of teas.*

*(SELECT UP TO 3 TEAS)*

### AMUSE

*Fresh berries with lighted whipped cream*

### SIGNATURE TEA SANDWICHES

*(1 OF EACH FOR EACH GUEST)*

*The Magnolia Chicken Salad, English Cucumber w/Special House Dressing, Salmon w/Crème Fraiche, Ham and Mustard Sandwiches served on a beautifully adorned platter*

### CURRENT SCONES WITH CREAM

*(1 OF EACH FOR EACH GUEST)*

### ASSORTMENT OF PASTIES

*(SHARE AS YOU PLEASE)*



**\*\*FOR PARTIES OF 8 OR MORE, TAX AND 20% GRATUITY WILL BE ADDED. THANK YOU FOR SUPPORTING A WOMAN OWNED SMALL BUSINESS.**

B3350-01-000-0001-00 ( 126391)  
CAVAZOS NORMA LYDIA  
2301 N BRYAN RD  
MISSION TX 78574

B3350-01-000-0002-00 ( 126392)  
BARRERA ALICIA YOLANDA  
1021 E GRIFFIN PKWY  
MISSION TX 78572

B3350-01-000-0003-00 ( 126393)  
MISSION REAL PROPERTIES INC  
PO BOX 949  
MISSION TX 78573

C0630-00-000-0001-00 ( 129704)  
CARRERAS JOSE R  
1313 ST CLAIRE BLVD  
MISSION TX 78572

J9600-00-001-0001-00 ( 201300)  
LONGORIA ALEJANDRO R & MARIA M  
2216 N BRYAN RD  
MISSION TX 78572

J9600-00-001-0002-00 ( 201301)  
VILLASANA SERGIO  
2212 N BRYAN RD  
MISSION TX 78572

J9600-00-001-0003-00 ( 201302)  
BRYAN FIRST INVESTMENT LLC  
PO BOX 142  
SAN JUAN TX 78589

J9600-00-001-0004-00 ( 201303)  
SOLIS NORBERTO JR  
2204 N BRYAN RD  
MISSION TX 78572

W0100-00-024-0010-01 ( 316944)  
RU/BEN INVESTMENTS LTD  
PO BOX 769  
MISSION TX 78573

W0100-00-024-0010-02 ( 316945)  
CARRERAS JOSE R  
1016 E GRIFFIN PKWAY  
MISSION TX 78572

W0100-00-024-0010-03 ( 316946)  
CARRERAS JOSE R  
1016 E GRIFFIN PKWAY  
MISSION TX 78572

W0100-00-024-0011-00 ( 316955)  
ANZALDUA MARIO R  
1700 TRINITY ST  
MISSION TX 78572

W0100-00-024-0011-08 ( 316962)  
ONE MARINA LIMITED PARTNERSHIP  
3506 OAK RIDGE LN  
MISSION TX 78573

W0100-00-025-0010-03 ( 317014)  
SCHROEDER JANN E TRUSTEE  
JAMES J SCHROEDER MARTIAL TRUST  
PO BOX 909  
MISSION TX 78573

B4860-00-000-0002-00 ( 653657)  
GALEN DEVELOPMENT LLC  
1113 E GRIFFIN PKWY  
MISSION TX 78572

A1130-00-000-107B-00 ( 667828)  
ONE MARINA LTD PRTNESH  
C/O MARTHA INTERIANO  
1022 E GRIFFIN PKWY STE 204  
MISSION TX 78572

A1130-00-002-0000-00 ( 667846)  
ONE MARINA LTD PRTNESH  
C/O MARTHA INTERIANO  
1022 E GRIFFIN PKWY STE 204  
MISSION TX 78572