

## ITEM# 1.9

**CONDITIONAL USE PERMIT RENEWAL:** Sale & On-Site Consumption of Alcoholic Beverages – Brick Fire Pizza  
704 E. Griffin Parkway, Suites 110 & 130  
Being a 1.25 acre tract of land out of Lot 24-8, West Addition to Sharyland Subdivision C-3  
Brick Fire Pizza & More  
c/o Steven Alaniz

### REVIEW DATA

The subject site is located within a commercial plaza between Mayberry Avenue and Augusta along the south side of E. Griffin Parkway -**See vicinity map**. The applicant currently shares a 10,200 sq. ft. building with an adult daycare that is composed of 3 suites. The applicant's suites are totaling 8, 500 sq. ft. The last CUP for this location was approved on July 12, 2021 for a period of 2 years. The restaurant has a bar area, dance floor, stage, kitchen and an office.

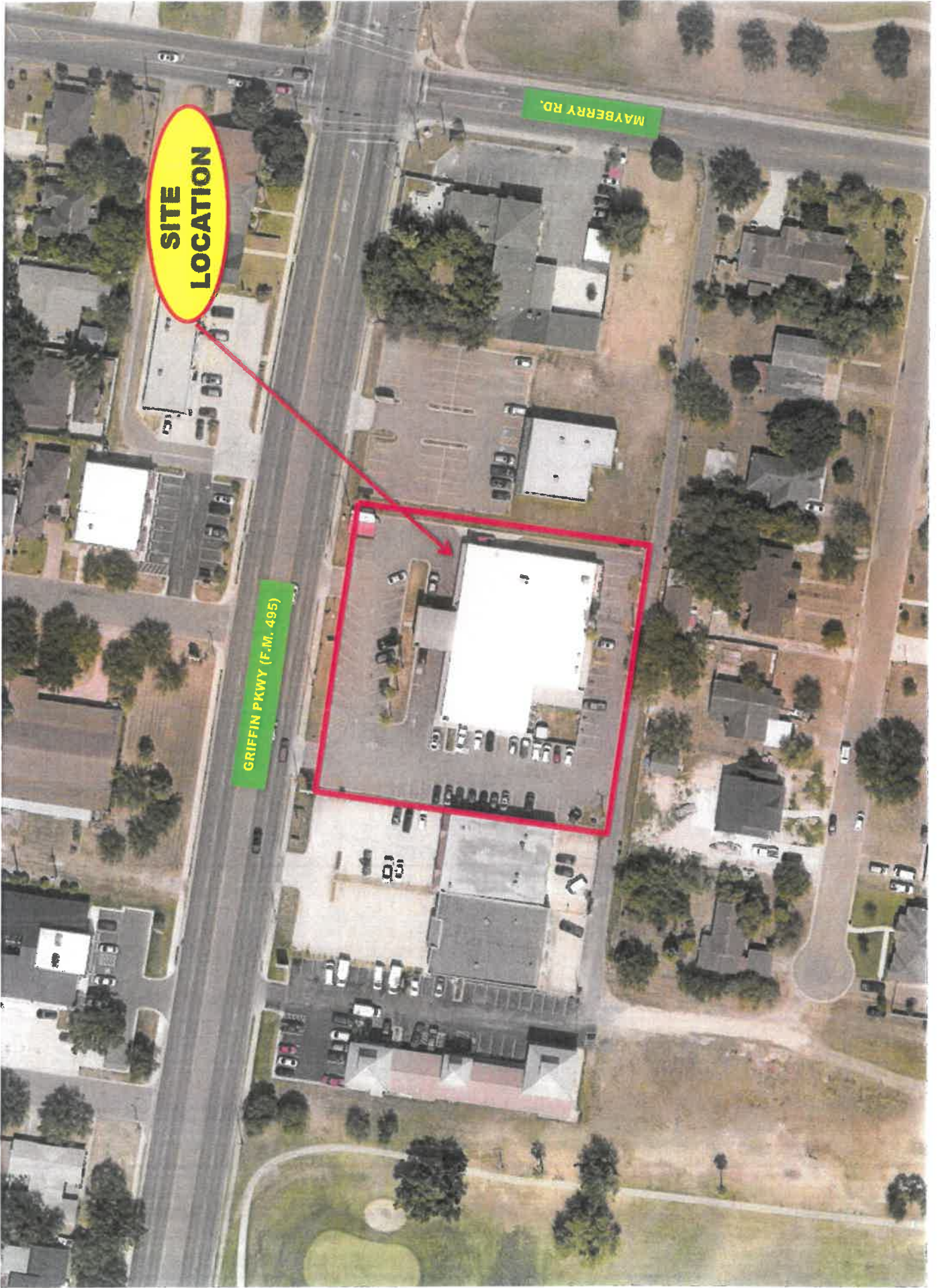
- **Employees:** 25 employees in different shifts
- **Hours of Operation:** Monday – Sunday from 11am to 2am
- **Parking:** The applicant currently has a total of 68 seating spaces and is adding 133 seating spaces for a total of 201 seating spaces, which require 67 parking spaces (201 seats/1 space for every 3 seats = 67 parking spaces). It is noted that the parking area is held in common (70 existing parking spaces) with existing adult day care.
- **Sale of Alcohol:** Sec. 1.56(3a) of the Zoning Code states: Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos or nightclub: “the property line of the lot of any of the above-mentioned businesses which have late hours (after 10:00 p.m.) must be at least 300 feet from the nearest residence, church, school or publicly owned property. . . ” The nearest residential area is 400’ away and the nearest home is 1,300’ away from the site, therefore no waiver would be needed for this location.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

**REVIEW COMMENTS:** Staff noticed that the applicant has incorporated a game room within the restaurant, which includes internet-based machines and pool tables. The applicant did share that the Brick Fire Game Room had the intention of donating 5% of their gains from the games to the OLG Food Pantry. Staff notes that the City currently does not allow this type of internet-based operations but is something that is being under review. Staff mailed out 25 notices to property owners within 200’ radius and staff has not received any comments in favor or against the request.

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

- 1) 2 year re-evaluation at which time the applicant will have to renew his CUP and TABC License,
- 2) Must comply with all Building, Fire, and Health Codes requirements, and
- 3) Acquire a business license for Brick Fire Game Room if independently-operated.





MAYBERRY RD.

**SITE  
LOCATION**

GRIFFIN PKWY (F.M. 495)



Monte Soria  
Center







C7890-00-000-0004-00 ( 153739)  
SP EMMANUEL LLC  
705 E GRIFFIN PKWY  
MISSION TX 78572

C7890-00-000-0007-00 ( 153742)  
GAYTAN JUAN  
7100 N TAYLOR RD  
MCALLEN TX 78504

C7890-00-000-0010-00 ( 153745)  
RAMIREZ REYMUNDO  
715 E GRIFFIN PKWY  
MISSION TX 78572

H3250-00-000-0001-00 ( 192333)  
IGLESIA DE CRISTO  
1444 5 MILE LINE  
ALTON TX 78573

H3250-00-000-0002-00 ( 192334)  
GARZA MAURICIO & THELMA ACEVEDO  
609 CONTINENTAL DR  
MISSION TX 78572

H3250-00-000-0003-00 ( 192335)  
PEREZ CAROLINA & FRANCIS GARCIA  
4009 VIOLET AVE  
MCALLEN TX 78504-5468

H3250-00-000-0004-00 ( 192336)  
RODRIGUEZ NOE & VERONICA  
126 D B WOOD RD  
GEORGETOWN TX 78628

H3250-00-000-0005-00 ( 192337)  
ALVARADO SAN JUANITA  
633 CONTINENTAL DR  
MISSION TX 78572

H3250-00-000-0006-00 ( 192338)  
RENDON JOSE & LAURA  
CESAR RENDON  
641 CONTINENTAL DR  
MISSION TX 78572

H3250-00-000-0007-00 ( 192339)  
MEZA GUILLERMO RAMIREZ & MARTHA  
649 CONTINENTAL DR  
MISSION TX 78572

S1250-00-000-0001-00 ( 277117)  
GARZA EDWARD JR  
712 E GRIFFIN PKWY  
MISSION TX 78572

S1250-00-000-0002-00 ( 277118)  
VARGAS MONTESSORI LLC  
ATTN: LAW OFFICE OF J FRANCISCO  
200 S 10TH ST STE 802  
MCALLEN TX 78501

S3008-00-000-0001-00 ( 560075)  
TREVINO SONIA  
700 E GRIFFIN PKWY  
MISSION TX 78572

S3008-00-000-0002-00 ( 560076)  
ELIZONDO GUADALUPE JR  
SAN JUANITA ELIZONDO  
707 W 27TH ST  
MISSION TX 78574

W0100-00-024-0008-00 ( 316933)  
GARCIA FRANCES  
AKA FRANCES GUERRA  
317 E MILE 2 RD  
MISSION TX 78574

W0100-00-024-0008-05 ( 316936)  
SOJAK MARION E  
PO BOX 6  
MISSION TX 78573

W0100-00-024-0008-06 ( 457982)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

W0100-00-025-0008-00 ( 317005)  
RB & LAR INVESTMENTS LLC  
309 BUSINESS CENTER DR  
PALMVIEW TX 78572

R2433-00-000-000B-00 ( 614243)  
BROWN RIC FMLY FUNERAL HOME INC  
701 E INTERSTATE HIGHWAY 2  
MISSION TX 78572-5759

S1805-00-000-0001-00 ( 613975)  
BALDERAS ELIZABETH H  
1703 DONS DR  
MISSION TX 78572

S1805-00-000-0002-00 ( 613976)  
BALDERAS ELIZABETH H  
1703 DONS DR  
MISSION TX 78572

S1805-00-000-0004-00 ( 613978)  
CONTRERAS OMAR & RUTCHEBETH  
5121 JASMINE AVE  
MCALLEN TX 78501

S1805-00-000-0005-00 ( 613979)  
CONTRERAS OMAR & RUTCHEBETH  
5121 JASMINE AVE  
MCALLEN TX 78501

W0100-00-024-0008-10 ( 704559)  
TREVINO SONIA  
700 E GRIFFIN PKWY  
MISSION TX 78572

L5482-00-000-0001-00 ( 815670)  
LOPEZ DENTAL PROPERTY LLC  
4501 W. EXPRESSWAY 83 SUITE 10  
MCALLEN TX 78503