

## ITEM# 1.7

**CONDITIONAL USE PERMIT RENEWAL:** Sale & On-Site Consumption of Alcoholic Beverages - Incredibowl  
2140 E. Business Highway 83  
Lots 1 & 2, Grapefruit Bowl, Inc. Subdivision  
C-4  
Spare Time Concessions, LLC

### REVIEW DATA

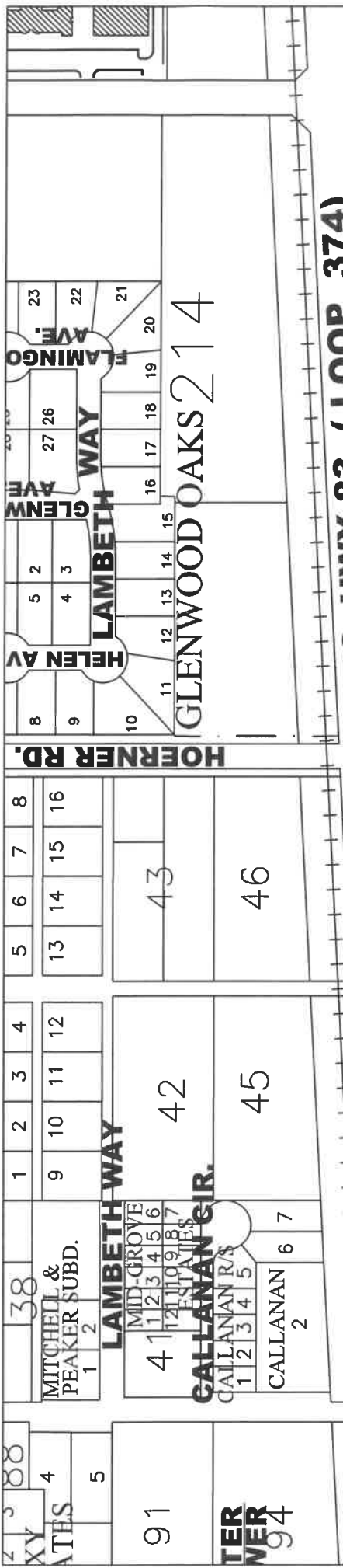
The subject site is located approximately 400' east of Ragland Road on the South side of Business Highway 83. This business has been in operation since 2015. The building contains the following: 24 bowling lanes, a party room, an office, bowling and shoe rental area, snack bar/kitchen, game room, utility/storage and outside battling cages and an adventure tower. The main entrance to the facility is located along the North side of the building. The applicant would like to continue offering alcoholic beverages in his menu, therefore the need to renew his conditional use permit. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on November 13, 2019 for a period of 4 years. Staff notes that this would be the applicants 4<sup>th</sup> renewal.

- **Hours of Operation:** Sunday – Saturday from 12:00p.m. to 12:00a.m.
- **Staff:** 20-27 employees
- **Parking:** In viewing the floor plan, there are a total of 180 parking spaces, meeting code.
- **Sale of Alcohol** – The existing restaurant includes a small '*bar*' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There is a mobile and modular home residential neighborhood located south of the subject site within the 300' radius.

**REVIEW COMMENTS:** Staff mailed out 27 notices to property owners within a 200' radius of this business where Staff has not received any comments in favor or against this request. It is also noted that there have been no issues reported to PD during the CUP's existing tenure. Since this is a family-oriented establishment and it is not open after 12a.m., and the sale of alcohol is not the primary item of the 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.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

**FALCON BANK**  
 SHARYLAND

No.





**SITE  
LOCATION**

**BUS HWY 83 (LOOP 374)**

**RAGLAND RD.**



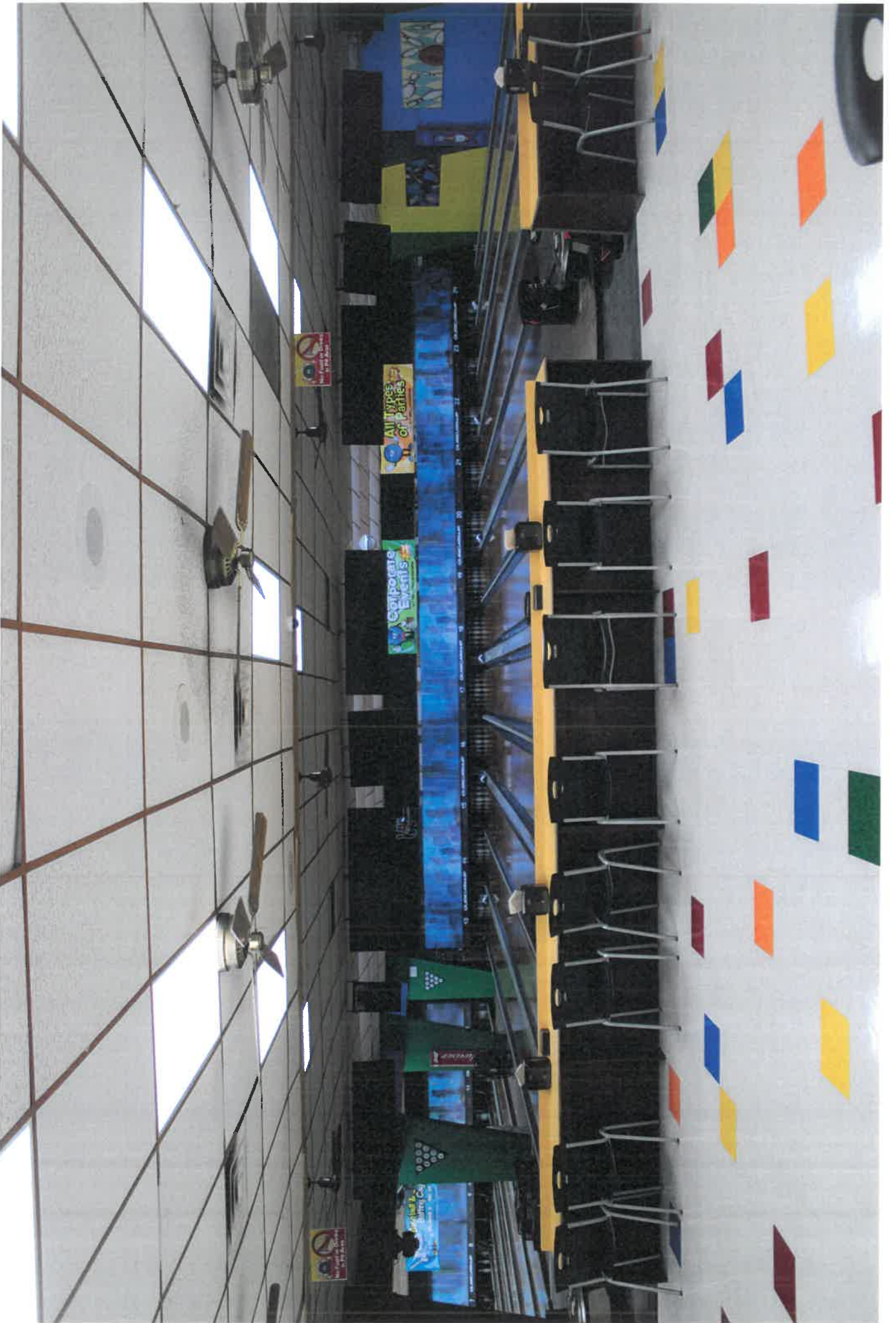
# INCREDIBOWL

INCREDIBOWL  
1040 E. 10th Ave. #2  
Minneapolis, MN 55414  
Hoping Fun  
Everybody from  
12pm - 12am  
Lanes  
Catering  
Party Room  
www.incredibowl.com  
612.338.1234









[Back](#)[Export to Excel](#)[Print Results](#)

**Master File Id:** 2100015351

**Legacy CLP:** MB927664

**License Type:** MB

**License Id:** 104548283

**Trade Name:** SPARE TIME CONCESSIONS

**Owner:** SPARE TIME CONCESSIONS LLC

**Location Address:** 2140 E BUSINESS HIGHWAY 83  
MISSION, TX  
785729208  
UNITED STATES

**Mailing Address:** 2140 E BUSINESS HIGHWAY 83  
MISSION, TX 785729208  
United States

**County:** Hidalgo

**Original Issue Date:** 11/23/2015

**License Status:** Active

**Current Issued Date:** 11/1/2023

**Wine Percent:**

**Location Phone No.:**

**Status Change Date:** 11/1/2023

**Gun Sign:** BLUE

**Expiration Date:** 11/22/2025

**Subordinates (list):**

---



G7110-00-000-0001-00 ( 182167)  
INVERSIONES HURACAN LLC  
2140 E BUSINESS HWY 83  
MISSION TX 78572

S2950-00-000-0204-05 ( 281115)  
GONZALEZ A G  
2121 SUNSET LN  
MISSION TX 78572

S2950-00-000-0204-06 ( 281116)  
GONZALEZ ALBERTO  
2121 SUNSET LN  
MISSION TX 78572

S2950-00-000-0214-11 ( 346146)  
GAMANIAA PROPERTIES LLC  
2801 SANTA LYDIA ST  
MISSION TX 78572

S3000-00-000-0043-10 ( 283429)  
CORTIJO CUATRO HERMANAS LLC  
(LA POSADA SERIES)  
10124 GLASSCOCK RD  
MISSION TX 78573

S3000-00-000-0043-12 ( 346263)  
DE LOS SANTOS FRANCISCO J GALEAN  
1001 HOERNER RD LOT 28  
MISSION TX 78572

S3000-00-000-0051-01 ( 283444)  
HIDALGO CO R/O/W DEPT  
902 N DOOLITTLE RD  
EDINBURG TX 78542

S3000-00-000-0055-10 ( 283446)  
MISSION FOOD FACTORY LLC  
2140 E BUS HWY 83  
MISSION TX 78572

V2000-00-005-0001-00 ( 313539)  
RAMIREZ MARIA OLIVIA BARRERA  
2101 BRACEY ST  
MISSION TX 78572

V2000-00-005-0002-00 ( 313540)  
ROC ENTERPRISES LLC  
PO BOX 5605  
MCALLEN TX 78502

V2000-00-005-0003-00 ( 313541)  
TIJERINA CARLOS  
808 S SHARY RD 5 PMB NO 163  
MISSION TX 78572

V2000-00-005-0004-00 ( 313542)  
STUART KENNETH & GLORIA  
11284 STATE ROAD 38  
GREENS FORK IN 47345

V2000-00-005-0005-00 ( 313543)  
RISLEY MARTIN D & BEVERLY J  
2109 BRACY AVE  
MISSION TX 78572

V2000-00-005-0006-00 ( 313544)  
SANDOVAL ROSALINDA & JESUS M  
2111 BRACEY ST  
MISSION TX 78572

V2000-00-005-0007-00 ( 313545)  
NEAL DAVID MARK & MELODY ANN  
2113 BRACEY AVE  
MISSION TX 78572

V2000-00-005-0008-00 ( 313546)  
BEYERS ROGER D & JO ELLEN  
2115 BRACEY ST  
MISSION TX 78572

V2000-00-005-0009-00 ( 313547)  
MARUSKA GERALD J  
37245 POLO RUN DR  
ELIZABETH CO 80107

M4725-00-000-0016-00 ( 1308081)  
MENDIOLA ISAAC JUAN & JULIE ANN  
817 RANCHO LA JOYA ST  
LA JOYA TX 78560

M4725-00-000-0017-00 ( 1308082)  
FLORES JUAN & SAYDE  
807 HELEN AVE  
MISSION TX 78572

M4725-00-000-0018-00 ( 1308083)  
KIM MONA YOUNG  
805 HELEN AVE  
MISSION TX 78572

M4725-00-000-0019-00 ( 1308084)  
PEREZ BIANCA XTELA & SAMUEL OCHC  
803 HELEN AVE  
MISSION TX 78572

M4725-00-000-0020-00 ( 1308085)  
PICCIOTTO GUY DE & MYRNA IVETTE GARZA  
801 HELEN AVE  
MISSION TX 78572

M4725-00-000-0021-00 ( 1308086)  
CONTRERAS MELISSA E LOPEZ & RUBEN  
FRACC CLUB DE GOLF TRES MARIAS  
MORELIA MICHOACAN 58254  
MEXICO

M4725-00-000-0022-00 ( 1308087)  
ORTEGA JUAN CARLOS GARCIA & LESE  
JOSHUA CALEB GARCIA MINOR  
813 SAMARIA  
WESLACO TX 78596

M4725-00-000-0023-00 ( 1308088)  
OYERVIDES JORGE ENRIQUE G  
5500 N 15TH ST APT 23  
MCALLEN TX 78504

M4725-00-000-0073-00 ( 1308138)  
AMAYA JUAN GERARDO TAMEZ & MARISOL  
2200 MIRABELLE ST  
MISSION TX 78572

M4725-00-000-0089-00 ( 1308154)  
ROSALES ALEJANDRO G & CYNTHIA Y  
2201 MIRABELLE ST  
MISSION TX 78572