

ITEM# 2.2

CONDITIONAL USE PERMIT RENEWAL:

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

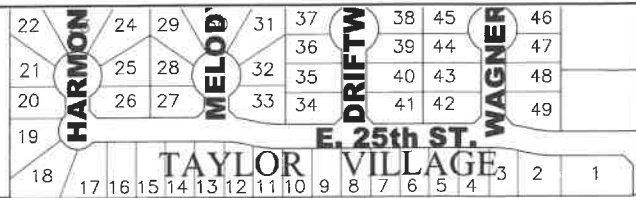
REVIEW DATA

The subject site is located between Hackberry Avenue and Taylor Road along the south side of Griffin Parkway (F.M. 495). Southern Pour Sips & Bites is an existing venue that operates a restaurant that offers delicious breakfast and lunch. They would like to continue offering beer and wine in 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. The last conditional use permit for the sale & on-site consumption of alcoholic beverages approved for this location was on January 9, 2022 for a period of 2 years.

- **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 is needed.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Must continue to comply with all City Codes (Building, Fire, Health, etc.)
- 2) Continue to comply with TABC requirements
- 3) Waiver of 300' separation requirement from residential homes
- 4) CUP not transferable to others.



200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W

SHARY RD. (F.M.494)

3A SUB.

SITE LOCATION

SHARY RD. (F.M.494)

TAYLOR SENIOR VILLAGE

BERRY

RESERVE @ TAYLOR
E. 21st. ST.



DATE:02-12-25

ABLAE 1

2 1

ST.

69 70

OCHOA

2 UN DR.

RANGE BD.3

I. 495)

3 A

9 20 21

1

3 2 1

27 28 29

31 30 29

44 43 42 41 40

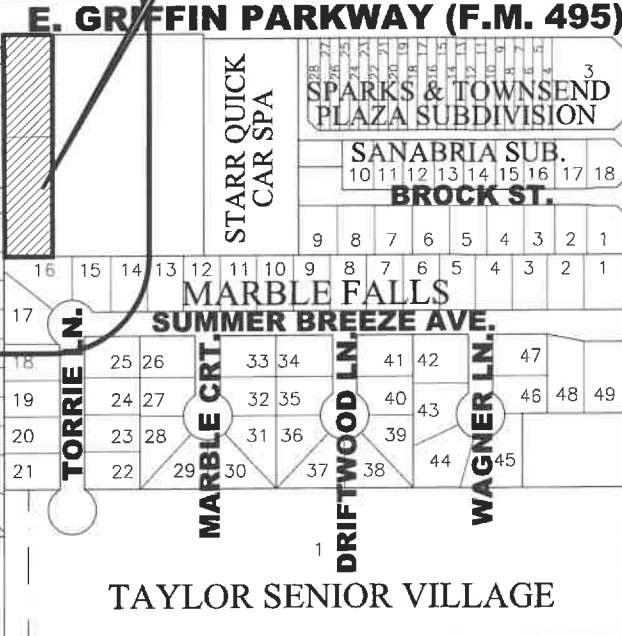
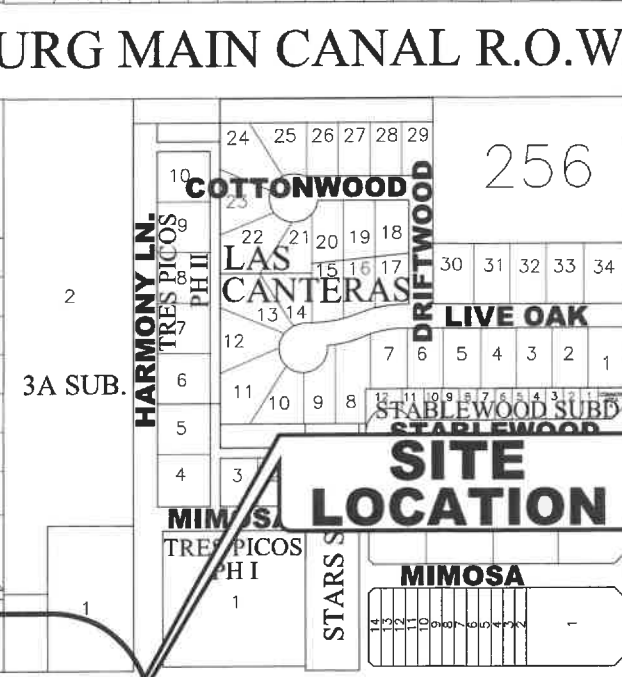
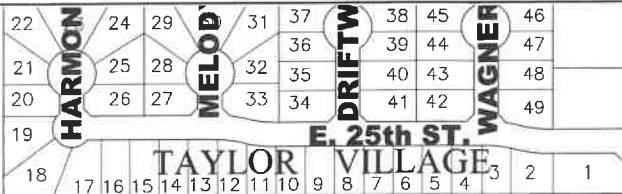
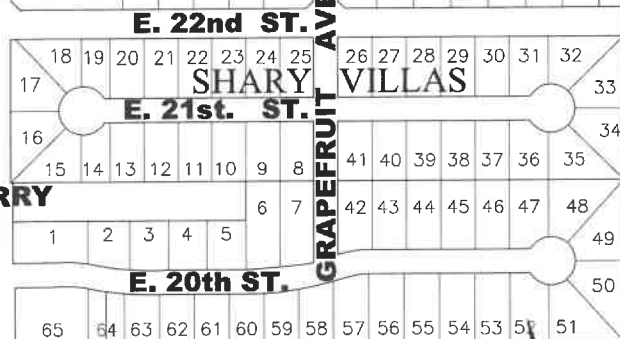
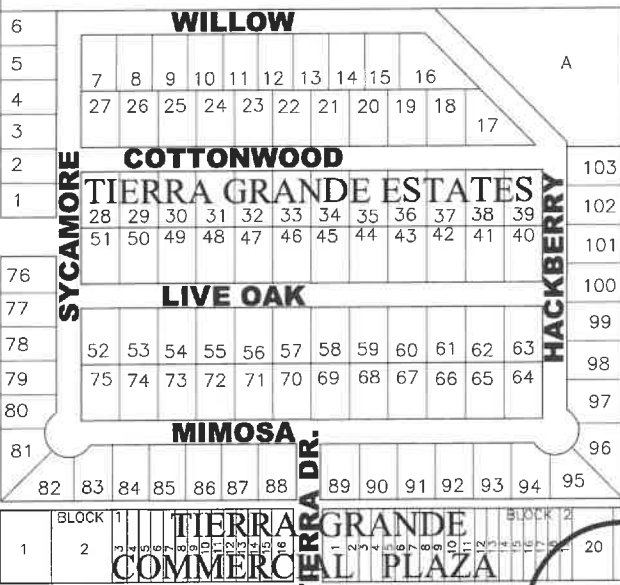
39 38 37

5 36

ANNWORTH

SHARY RD. (F.M.494)

SHARY RD. (F.M.494)



200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W

SITE LOCATION



**CITY OF MISSION
PLANNING DEPARTMENT**

1201 E. 8th. STREET
MISSION, TX 78572

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

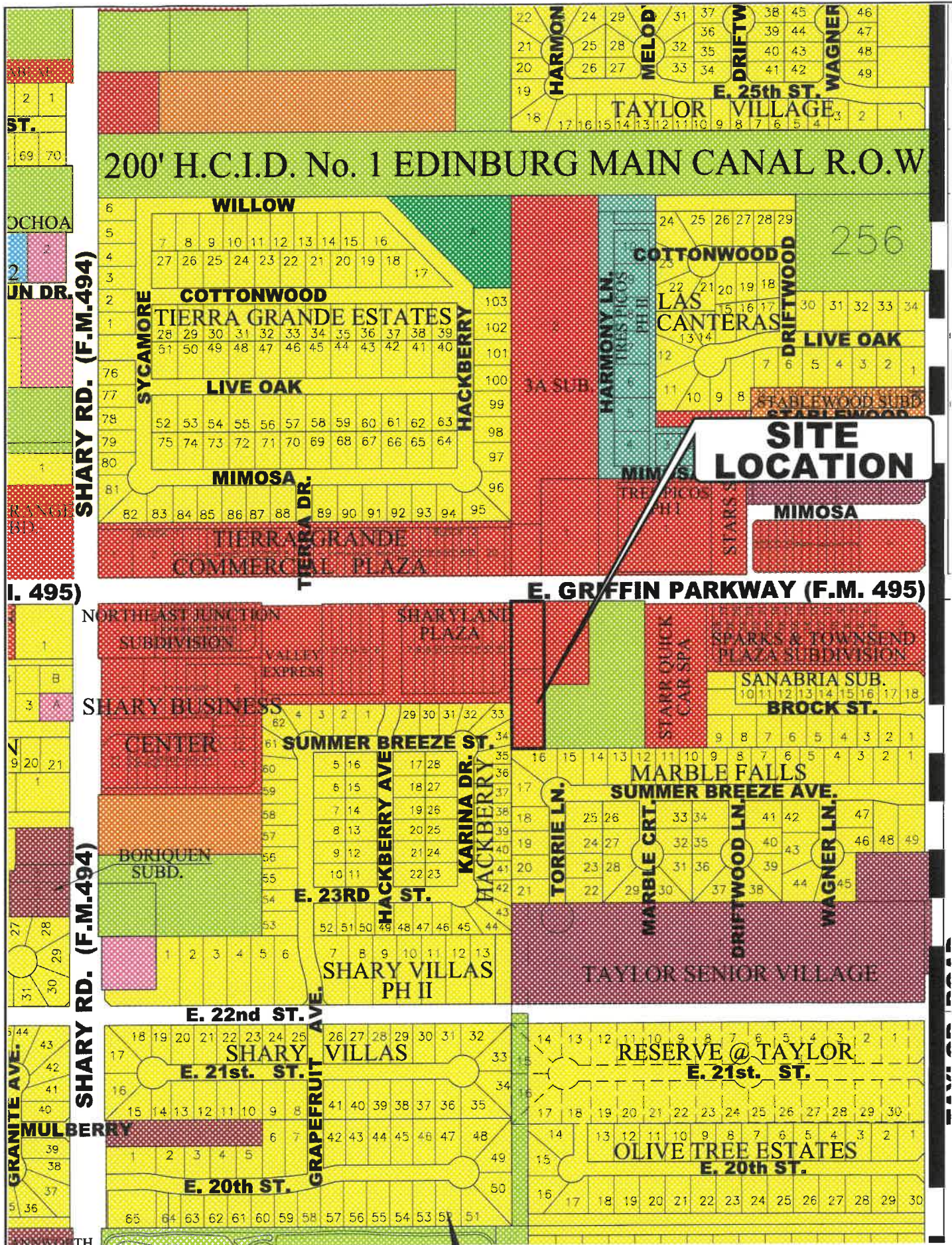
DATE:02-12-25

No.



E. GRIFFIN PKWY (F.M. 495)

**LOCATION
SITE**



ZONING BASE MAP



CITY OF MISSION
PLANNING DEPARTMENT

1201 E. 8th. STREET
MISSION, TX 78572

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

DATE:02-12-25

No.



















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)
HINOJOSA FILIMON & IRACEMA M GARC
2601 LIVE OAK ST
MISSION TX 78574

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)
THURMOND REED LLC
2540 E GRIFFIN PKWY
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
PO BOX 1039
CYPRESS TX 77410

T4525-00-000-0002-00 (667998)
SECURCARE MOVEIT MCALLEN LLC
PTA-NSA# 5043
PO BOX 320099
ALEXANDRIA VA 22320

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)
BARRERA RENE ADRIAN & MARIELA
2429 SUMMER BREEZE ST
MISSION TX 78572

H0520-00-000-0033-00 (689818)
VELASCO ODRACIR RICARDO JESUS &
ANDREA CAST
2431 SUMMER BREEZE RD
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 GLADIS CIRYZA
2222 KARINA DR
MISSION TX 78572

H0520-00-000-0036-00 (689821)
MARQUEZ GLADIS & LEOBARDO
2224 KARINA DR
MISSION TX 78572

H0520-00-000-0037-00 (689822)
ROJAS JESUS ENRIQUE ET AL
C/O MANUEL DE JESUS ROJAS ORANTES &
2220 KARINA DR
MISSION TX 78572

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