

ITEM# 2.1

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Suerte Bar & Grill
205 N. Shary Road, Suites A & B
Lot 1, South Shary Commercial
C-3
Suerte Bar & Grill on Shary, LLC
c/o Jessica Aguilar

REVIEW DATA

The subject site is located near the NW corner of Shary Road and Selena Street (E. 1st Street) along the west side of Shary Road - see vicinity map. The applicant occupies a 3,870 sq.ft. building with an outdoor terrace along the south side for this Bar & Grill. Access to the site is off of Shary Road. The last CUP approved for this location was on January 9, 2023 for a period of 2 years. The applicant recently changed the name of the LLC from Buzz Entertainment, LLC to Suerte Bar & Grill, LLC therefore the need to apply for a new Conditional Use Permit.

It is also noted that the applicant has a “bar” component within the restaurant which requires the use of Sec. 1.56 (3a.) of the Zoning Code which 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 . . .”. There is one residence to the north a few mobile homes to the west within 300 feet.

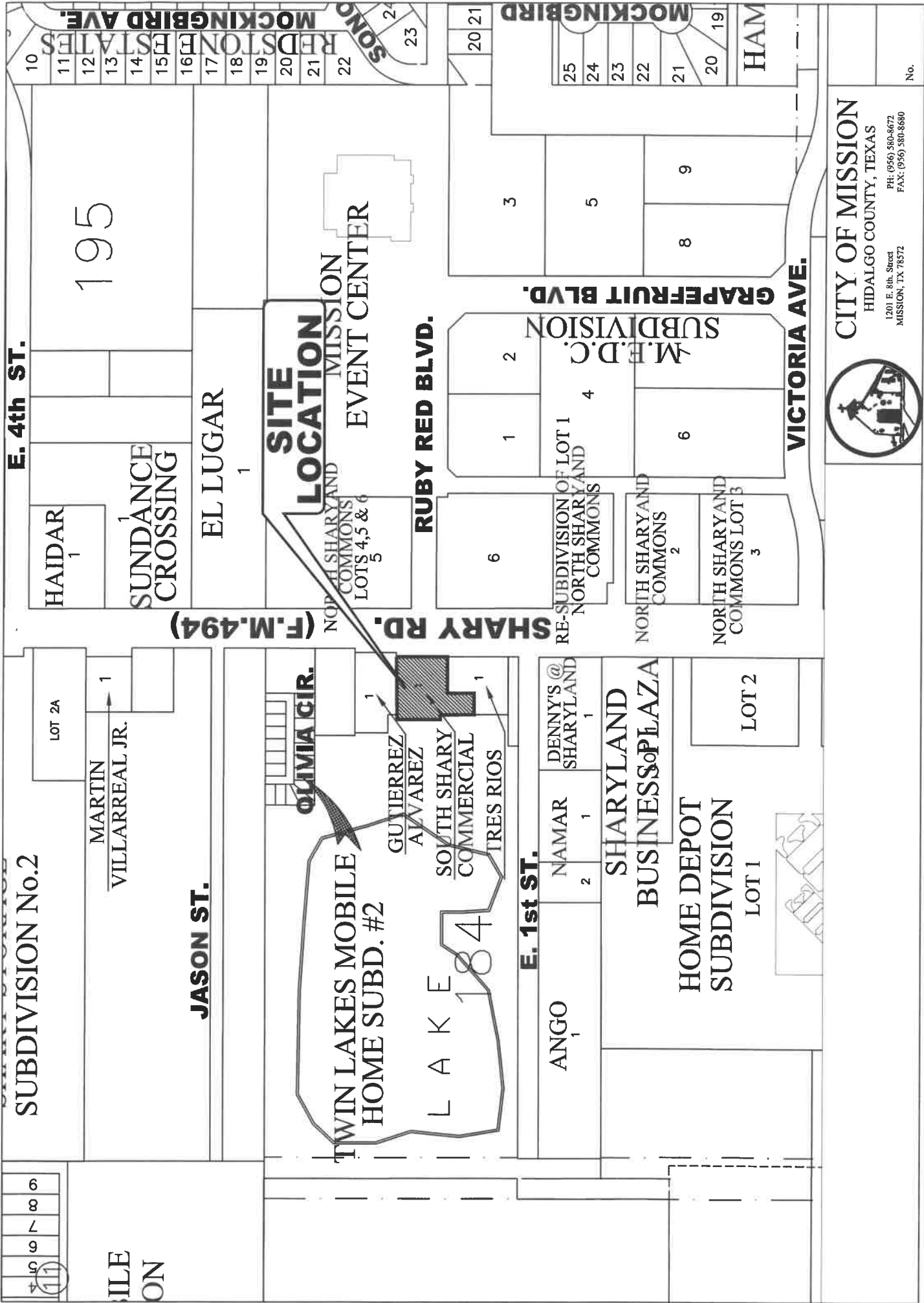
Hours of operation: Monday – Sunday from 12p.m. to 2 a.m.

Staff: 10 employees

Parking: In viewing the floor plan, there are 42 seating spaces in the interior portion of the restaurant/bar and 24 seating spaces in the terrace for a total of 66 seating spaces, which require 22 parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that the parking area is held in common (58 existing parking spaces) and will be shared with other businesses.

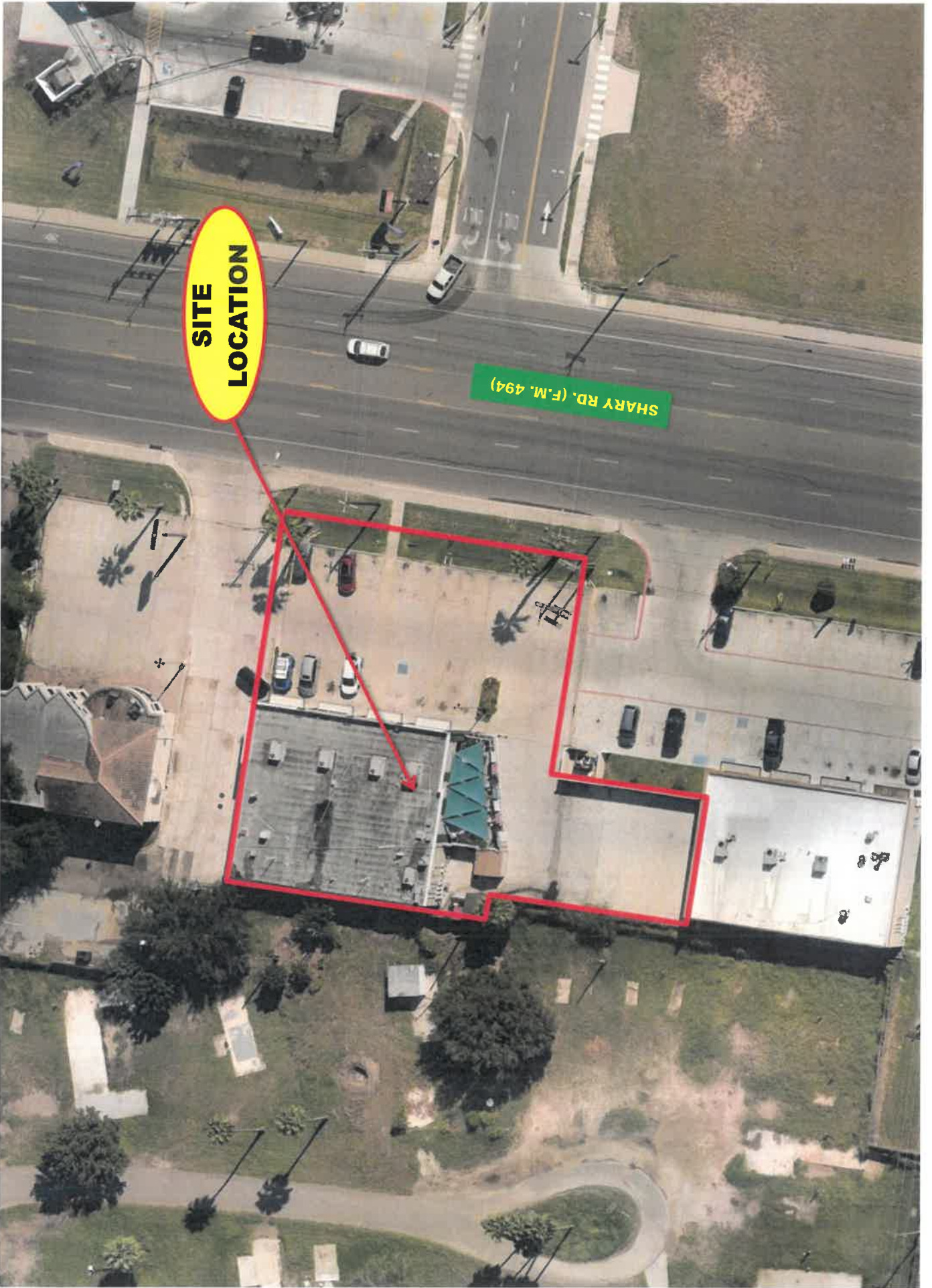
REVIEW COMMENTS: Staff notes that this business has been in operation since June of 2020. Staff mailed out 13 notices to property owners within 200’ radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there has been 1 incident reported due to public intoxication.

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) Waiver of the 300’ separation requirement from the residential homes, and 3) Must continue to comply with all City Codes (Fire, Health, and Building Code requirements).



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

No.



**SITE
LOCATION**

SHARY RD. (F.M. 494)



Suerte
BAR & GRILL



APPETIZERS

- JALAPEÑO BOMBERS \$5
- FRIED MUSHROOMS \$5
- MOZZARELLA STICKS \$6
- CHIPS & QUESO \$6
- APPETIZER SAMPLER \$15
(3 Appetizers of your choice from above)
- FRIED PICKLES \$7
- BACON WRAPPED JALAPEÑOS \$9



APPETIZER SAMPLER

PULGA JALES

- SPIRO-PAPA \$5
- SPIRO BASKET \$10
- HOT CHEETOS & CHEESE \$3
- FRIJOLE ROMANTICOS \$5
Small cup of frijoles charros topped with bistek and queso blanco.



SPIRO BASKET

www.suertebargrill.com



Suerte
BAR & GRILL



TACOS Y TOSTADAS

BISTEK \$8 CHICKEN \$8 FAJITA \$11 AL PASTOR/TRIPA \$9

5 corn or flour tortillas served with onion, cilantro, and limes on the side. (Add cheese or avocado for \$1.50)

*Vegan option available for \$12

BIRRIA TACOS \$11
3 corn tacos de res, onions, cilantro, and limes on the side. (Avocado for \$1.50, shrimp for \$3)

BIRRIA FLAUTAS \$11
4 flautas filled with birria, mozzarella cheese, with sides of avocado, sour cream, consome, cilantro, onion, salsa roja or verde.

CHICKEN FLAUTAS \$8
4 chicken flautas served topped with shredded lettuce, crema y queso fresco. Served with a side of rice and beans.



BIRRIA TACOS



BIRRIA FLAUTAS

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Suerte
BAR & GRILL



TACOS & TOSTADAS

TACO LONCHE COMBO \$10
3 corn tacos de bistek, 2 lonches. (Add cheese for \$1.50, avocado for \$1.50)

TACOS A LA PLANCHA \$11
2 tacos a la plancha made with four tortillas, bistek, white cheese, grilled onions, sour cream and green salsa, served with sides of rice and beans.
*with Fajita \$14

TACO GIGANTE \$12
1 Large flour taco made with refried beans, white cheese and bistek, side of rice and ensalada.
*with Fajita \$15
(Add Hot Cheetos for \$1)

SUPER QUESADILLA \$10
Blends of cheeses, refried beans and bistek served on a large flour tortilla with sides of lettuce, tomato, avocado, and sour cream. Served with a side of rice.
*with fajita \$13

CHICKEN TOSTADAS \$8
2 tostadas topped with refried beans, cheese, baked and seasoned chicken, lettuce, tomato, cream, served with a side of rice. (Add avocado for \$1.50)



TACO LONCHE COMBO



CHICKEN TOSTADAS



SUPER QUESADILLA

www.suertebargrill.com



Suerte
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SANDWICHES & TORTAS

GRILLED CHEESE \$5

GRILLED CHEESE MAMALON \$9
Grilled cheese w/crispy bacon, avocado & mild siracha sauce with a side of fries.
(Add fried egg for \$1)

MEXICAN TORTA \$10
Tasty bistek served in a warm, slightly toasted torta smothered with refried beans, mayo along with grilled ham, cheese topped with avocado, lettuce, tomato, crema, side of fries.

LONCHES \$10
Order of 4 Lonches topped with mayo, bistek, cabbage, tomato, cilantro, crema, avocado, queso fresco.
*Vegan option available for \$12



GRILLED CHEESE MAMALON



MEXICAN TORTA



LONCHES

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Suerte
BAR & GRILL



BURGERS & PAPITAS!

SUERTE BURGER \$10

Home made burger served on regular buns topped with cheese, lettuce and tomato. Served with side of fries.

HOT CHEETO & CHEESE BURGER \$11

Home made burger topped w/Hot Cheetos & cheese. Served with side of fries.

MEXICAN BURGER \$13

Home made burger w/grilled ham, cheese, fried egg, lettuce, tomato, avocado, mayo all topped off with a jalapeño. Served with side of fries.

PIZZA FRIES \$9

Fries topped with marinara sauce, mozzarella cheese and pepperonis.

BACON CHEESE FRIES \$8

Fries topped with 2 blends of shredded cheese and bits of bacon.

SUCIA FRIES \$10

Fries topped with bistek meat, hot cheetos, nacho cheese & jalapeño.

BASIC FRIES \$5 **CHEESE FRIES \$6**

PAPA ASADA \$7 **PAPA ASADA W/BISTEK \$10** **PAPA ASADA W/ BISTEK**



SUERTE BURGER



PIZZA FRIES



PAPA ASADA W/ BISTEK

www.suertebargrill.com



Suerte
BAR & GRILL



WINGS & THINGS

ORDER OF 6 WINGS \$9

Add 2 more wings 1.50

Bone In or Boneless

Choice of: Hot, Lemon Pepper, BBQ, Mango Habanero, Garlic Parm

Served w/side order of fries & ranch dressing

MEXICAN HOTDOGS \$6

2 bacon wrapped hotdogs topped with cilantro, onion, tomato, mayo, ketchup & mustard.

*with fries \$9

Add avocado for \$1.50, hot Cheetos for \$1.

LA PESCA

SHRIMP TACOS A LA PLANCHA \$13

2 shrimp tacos smothered in white cheese on flour tortillas. Served with a side of rice & beans.

SHRIMP TOSTADAS \$11

2 tostadas topped with grilled shrimp sautéed in butter & bacon, queso blanco and picadillo. Served with a side of rice. Add an avocado for \$1.50

SHRIMP COCKTAIL \$15



MEXICAN HOTDOGS



SHRIMP TACOS A LA PLANCHA



SHRIMP COCKTAIL

www.suertebargrill.com



Suerte
BAR & GRILL



PLATOS

ENCHILADAS SUIZAS \$10

Made with Chicken Mozzarella cheese. Topped with our house green salsa paired with a side of beans and rice.

AMERICAN ENCHILADAS \$10

Cheese, paired with a side of beans and rice. *with Ground Beef \$12

SANCHOS FOR 2 \$14

Beans and cheese nachos topped w/bistek, guac, sour cream and onions. *with Fajita \$18



ENCHILADAS SUIZAS



SANCHOS



AMERICAN ENCHILADAS

www.suertebargrill.com



Suerte
BAR & GRILL



GROUP SERVINGS

SUERTE SAMPLER \$45

5 Tacos de bistek, 4 lonches, 4 fajitas de pollo, 4 Mex Hotdogs, sides of cilantro, grilled onions, limes and salsa

TACO PLATTER \$40

Platter of 25 tacos de bistek

TACO HEART PLATTER \$55

Platter of 25 tacos de bistek in Shape of a heart Hot Cheetos, Grilled Onions, Salsa, Limes.

BIRTHDAY PLATTER \$75

Platter of 50 tacos de bistek shaped in number requested. Sides of onion, cilantro, lime and salsa.



BIRTHDAY PLATTER

DESSERT

CHURRO SUNDAE \$7

Churros & vanilla ice cream served in a cup.

FLAN \$7

Topped with whipped cream, caramel and fresh fruit.

BEVERAGES

MEXICAN COKES, PONCHE, MANZANA \$3.50

LIMONADA \$5

BOTTLED WATER \$2

TOPO CHICO \$4

CANNED SODA \$2.50



FLAN

Taxes included in prices above unless specified otherwise.

18% automatic gratuity is added on all parties 4 or more &/or on tabs of \$100 & up.

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BAR & GRILL



BRUNCH

BREAKFAST PLATE

2 eggs of your choice, 2 bacon strips, cubed potatoes, refried beans, and toast.

\$10

CHICKEN CHILAQUILES

\$10

W/BEANS EN SALSA ROJA

MAMA MIGAS PLATE

Migas Omelette, Chorizo Refried Beans, Bacon Strips & Diced Potatoes

\$10

TOSTADAS CHIFLADAS

2 tostadas topped with refried beans, chorizo, avocado, queso fresco with side of cubed potatoes.

\$10

GRILLED CHEESE MAMALON

Melted cheese, fried egg, crispy bacon, avocado & house Sracha sauce.

\$9

TACOS

- Bistek \$8 - Fajita \$11 - Vegan \$9
- Birria \$10 - Tripa \$9 - Al Pastor \$9

SUERTE TACO

Taco loaded with egg, a slice of bacon, refried beans, & cheese. Served with a side of potatoes.

\$4

FRIJOLE ROMANTICOS

Small cup of frijoles charros topped with bistek and queso blanco.

\$5

ORDER OF 6 WINGS

Add 2 more wings 1.50

Bone In or Boneless
Choice of: Hot, Lemon Pepper, BBQ, Mango Habanero, Garlic Parm
Served w/side order of fries & ranch dressing

\$9

LA AZUCAR

CHURRO SUNDAE

Churros and Vanilla Ice Cream
Served in a cup.

\$7

FLAN

Topped with whipped cream, caramel and fresh fruit.

\$7



TOSTADAS CHIFLADAS



CHICKEN CHILAQUILES

Taxes not included in prices above unless specified otherwise.

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LA PEDA

MIMOSA PA LAS CHINGONAS

Giant OJ Mimosa topped with fresh fruit

\$45

BLUE HAWAIIAN MIMOSA

Blue Hawaiian flavored

\$8

WATERMELON MIMOSA

Watermelon flavored mimosa made with Lemonade, Champagne, Malibu Watermelon

\$8

PEACH MIMOSA

Peach flavored mimosa made with Lemonade, Champagne, & Malibu Peach

\$8

MANGO MIMOSA

Mango flavored mimosa

\$8

PALOMA MIMOSA

\$8

MIMOSA

OJ and Champagne Mimosa

\$5

MICHELADA

House Michi mix topped with olives, dried shrimp, lemon and your choice of beer.

\$11

BEVERAGES

MEXICAN COKES

Ponche/ Manzana

\$3.50

LIMONADA

\$5

BOTTLED WATER

\$2

TOPO CHICO

\$4

CANNED SODA

\$2.50



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Suerte

BAR & GRILL



STICKER ART DRINKS

EL 956 CUHH

Tropical flavored, rum, topped with fresh pineapples, trechas y chamoy.

\$13

LA DOBLE P

Sweet and Refreshing! Cherry Coconut flavored topped with Cucumbers, Chamoy and Trechas

\$12



EL 956 CUHH



LA DOBLE P

FROZEN DRINKS 20 OZ

EL GORRITO

Our own version of a frozen and very tasty piña colada topped with a slice of pineapple.

\$12

LA MACETA

Our very tasty and delicious mangoada mixed with tequila, topped with mango chunks, chamoy stick, chamoy and trechas.

\$11

EL NOPAL

Just like a chamoyada at the raspa stand, but with cucumber chili flavored tequila topped with pickles, and chamoy stick.

\$12



EL NOPAL

MARGARITAS 20 OZ

LA CHALUPA

Traditional lime margarita on the rocks.

\$9

LA SANDIA

Tastes just like the real thing! Refreshing watermelon flavored margarita.

\$11

EL BARRIL

Cucumber/lima flavored margarita

\$8

LA CORONA

Traditional lime margarita on the rocks made with Patron Tequila.

\$10

SPECIALTY DRINKS

EL BORRACHO

Cuidado! This is the strongest drink of the house. Made with a combination of vodka, tequila, whiskey, gin & rum.

\$15

EL CAMARON

Our own Michelada Mix with your choice of beer topped with chamoy, house trechas, dried shrimp and olives.

\$11



LA CHALUPA



LA SANDIA



EL BORRACHO

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DRINKS AND COCKTAILS

- EL COTORRO** \$8
Our version of a Vampire; grapefruit soda, tequila, lime juice, salt, and Viuda de Sanchez.
- LA SIRENA** \$8
Our ocean, blue specialty cocktail full of fruit juices & rum topped with pineapple.
- LA LUNA** \$8
Tequila, lime juice, and club soda. Our version of a carreta!
- EL SOL** \$8
Agua de limon spiked with Natural Light Vodka of your choice:
-Classic Lemonade
-Strawberry Lemonade
-Black Cherry Lemonade
- LA DAMA** \$8
Martini; your choice of watermelon or cucumber flavor.
- EL VALIENTE** \$10
Old fashioned made with Jameson Orange.
- LA CALAVERA** \$8
Suerte's version of a Mule. Made with vodka, ginger beer and lime.

PALOMAS Y MOJITOS

- LA ESTRELLA** \$8
Our version of a Paloma; grapefruit soda, tequila, lime juice and salt.
- EL CORAZON** \$8
A watermelon flavored Paloma made with grapefruit soda, tequila, lime juice and salt.
- LA ROSA** \$8
Bonita y buena! Strawberry flavored mojito
- LA PALOMA CHINGONA** \$75
Paloma served in a 160oz cantaro. Served to groups of 3 or more



LA SIRENA



EL CORAZON

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Suerte

BAR & GRILL



CERVEZAS

- IMPORTS AND MICROS** \$5.50
- DOS EXX
 - CORONA
 - CORONA PREMIER
 - INDIO
 - VICTORIA
 - MODELO
 - MODELO OROS
 - BOHEMIA
 - SHINOR BOCK
 - STELLA ARTOIS
 - HEINEKIN
 - SMIRNOFF
 - SMIRNOFF APPLE
 - TECATE
 - WHITE CLAW
 - TOPO CHICO SELTZER
 - CASA AZUL SELTZER
 - MICHELOB ULTRA GOLD
- CRAFT** \$6
- FOUR CORNERS: EL CHINGON
 - KARBACH: CRAWFORD BOCK

- SELECT DOMESTICS** \$4.50
- BUD LIGHT
 - BUDWEISER
 - MICHELOB ULTRA
 - MILLER LIGHT
 - COORS LIGHT
 - LONESTAR

**BUY A ROUND OF BEER \$10
FOR OUR KITCHEN STAFF!**



Taxes not included in prices above unless specified otherwise.

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BAR & GRILL



SHOTS AND DROP SHOTS

- LA BICHOTA** \$6
Pink Starburst flavored.
- EL PERREO** \$6
Refreshing blue raspberry flavored.
- EL CATRIN** \$6
Tastes similar to a white gummy bear.
- LA TOXICA** \$6
Our version of a green tea flavored shot.
- EL DIABLITO** \$6
Tamarindo vodka & Chamoy flavored.
- EL PAJARO** \$6
A favorite among our guests. Tropical, coconut flavored shot.
- LA PERA** \$6
A little fruity & sweet, tastes better than the real thing!
- EL MANGOLON** \$8
Mango flavored shot.
- EL PARAGUAS** \$6
Cucumber flavored shot.
- EL PALETERO** \$8
Our version of the mexican lollipop shot.
- EL BIRTHDAY SURPRISE** \$8
Cake flavored topped with whipped cream, candle & blow horn.
- LA MANZANA** \$8
Shot of apple whiskey dropped into a half glass of green apple flavored Smirnoff

TEQUILA FLIGHTS

- LA BANDERA** \$10
Line 'em up! Shot of Don Julio Tequila, Lime juice and sangrita.
- LA MUERTE** \$45
Lo mejor de Don Julio Tequila!
-Don Julio 70
-Don Julio Reposado
-Don Julio 1942
- EL MUNDO** \$75
A variety of the best tequila on deck
-Clase Azul
-Don Julio 1942
-1800 Cristalino or Mezcal

TEQUILA

- | | |
|--------------------|--------------------|
| 1800 | CLASE AZUL |
| 1800 CRISTALINO | MAESTRO DOBEL |
| DON JULIO 1942 | MEZCAL 400 CONEJOS |
| DON JULIO BLANCO | |
| DON JULIO REPOSADO | |
| DON JULIO 70 | |
| PATRON SILVER | |
| CLASE AZUL | |



LA BANDERA



EL PALETERO

www.suertebargrill.com

S2950-00-000-0184-02 (280957)
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN TX 78504-2670

S2950-00-000-0184-15 (280961)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0184-52 (624567)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

G9955-00-000-0001-00 (716978)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

S4660-00-000-0001-00 (730399)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

T6916-00-000-0002-00 (841645)
TRESFUENTES LLC
2704 SAN DIEGO
MISSION TX 78572

S2950-00-000-0184-43 (1179904)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

N6761-00-001-0004-00 (1236067)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0006-00 (1236071)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0005-00 (1236070)
MDC COASTAL 5 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

M5200-99-000-0000-P5 (1012083)
NCR CORPORATION
CORPORATE PROPERTY TAXES
846 SPRING ST NW
ATLANTA GA 30308

T9100-02-000-0001-0 (1465499)
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN, TX 78504-2670