



MEETING DATE: September 16, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – The Drunken Chicken Restaurant in a (C-3) General Business District, being Lot 12, Block 92, Mission Original Townsite Subdivision, located at 523 N. Conway Avenue, Suite 1 & 2, Applicant: The Drunken Chicken BBQ-Grill LLC, c/o Erica Irma Cantu - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 11, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 31, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- September 16, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 13, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of Conway Avenue and 6th Street.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- The Drunken Chicken Restaurant has been in operation at this location since September 13, 2022. The restaurant offers a variety of BBQ plates and would like to incorporate alcohol beverages into their menu.
- The hours of operation are as follows: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., Monday closed
- Staff: 10 employees
- Parking: The restaurant has 14 tables that seat 4 to 8 people for a total of 78 seating spaces, which would require 26 parking spaces. They currently have 10 parking spaces at the back of the building. The restaurant would be exempt by Code from requiring new off-street parking, since it is located within the Downtown District. Staff notes that the city parking lot at the NW corner of Conway and 6th Street, which has an additional 44 parking spaces, was also available. The applicant has an agreement with the church to use their parking spaces if needed.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a church and residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The last conditional use permit approved for the sale of alcoholic beverages at this location was on January 12, 2008 for a period of 1 year for Cocina del Caribe Restaurant.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (23) legal notices to the surrounding property owners.

In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

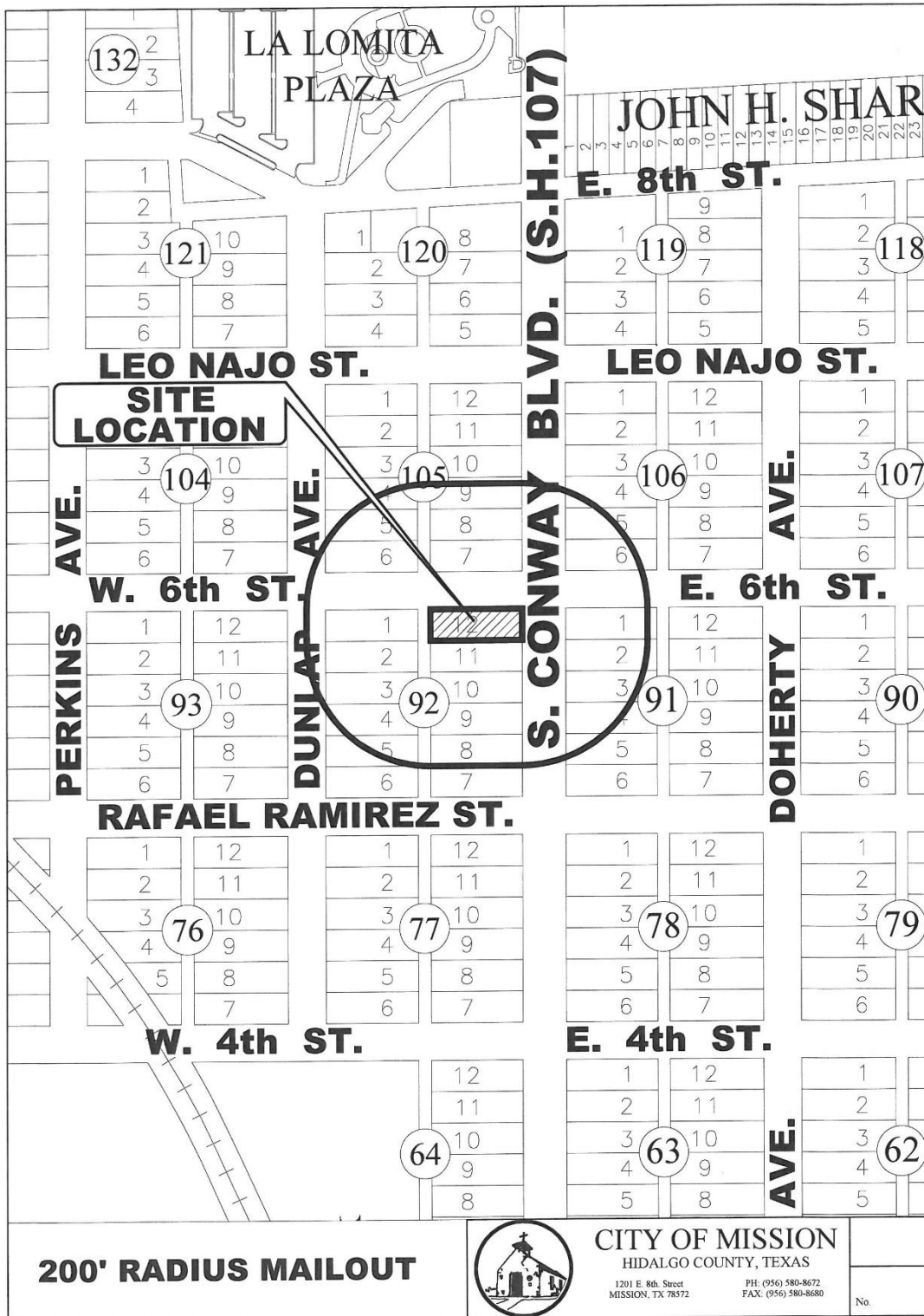
STAFF RECOMMENDATION:

- Approval for a 1-year permit to continue to assess this business.
- Waiver of the 300' separation requirement from a church and residential homes
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are the following: Tuesday to Saturday from 9:00 a.m. to 10:00 p.m., Sunday from 9:00 a.m. to 6:00 p.m., and Monday closed
- Must comply with TABC requirements
- CUP is not transferable to others

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____	AYES
_____	NAYS
_____	DISSENTING _____

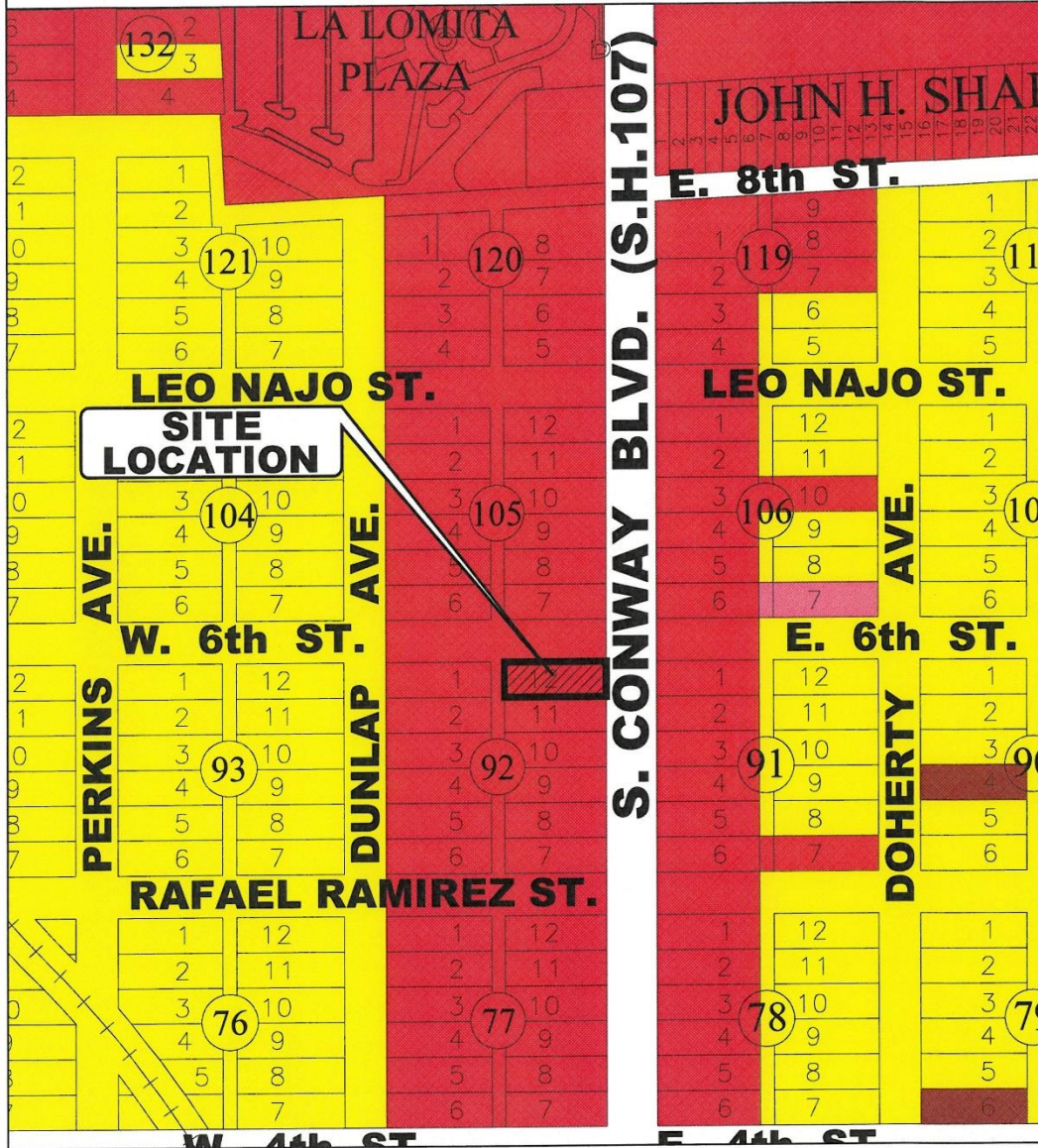
VICINITY MAP



ARIEL MAP



ZONING MAP



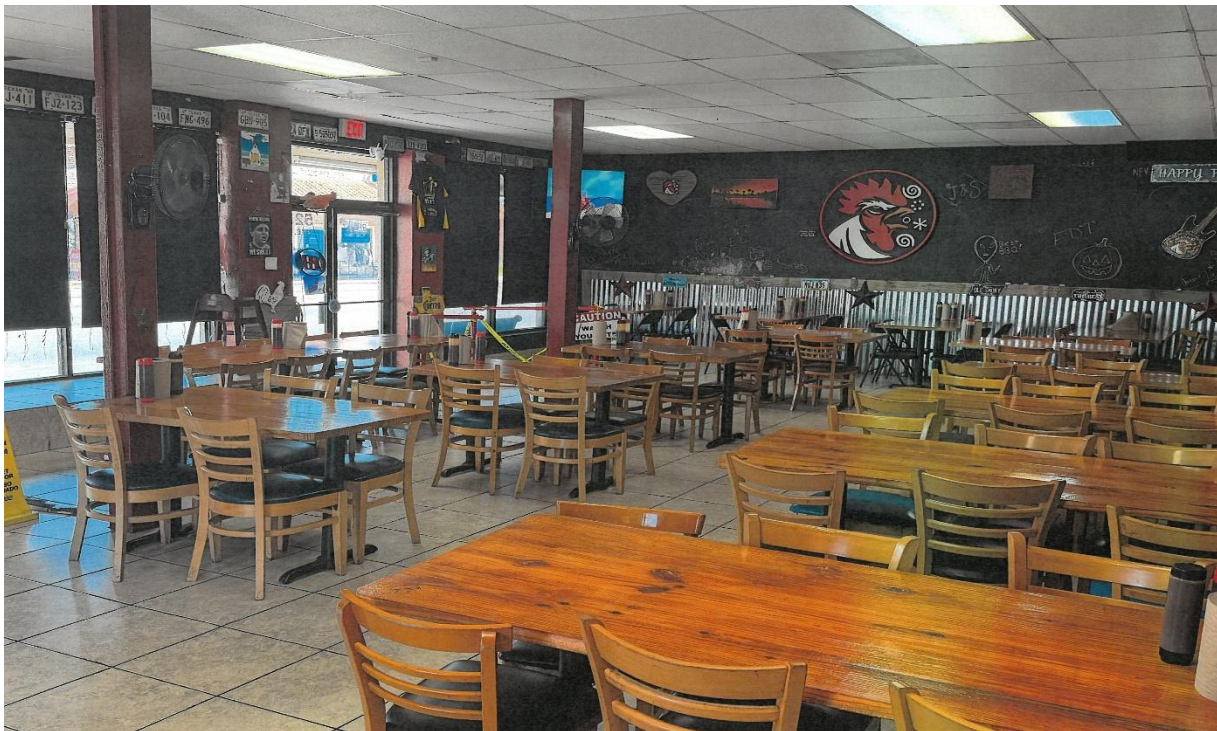
ZONING LEGEND

	AO-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

EXTERIOR PHOTOS



INTERIOR PHOTOS

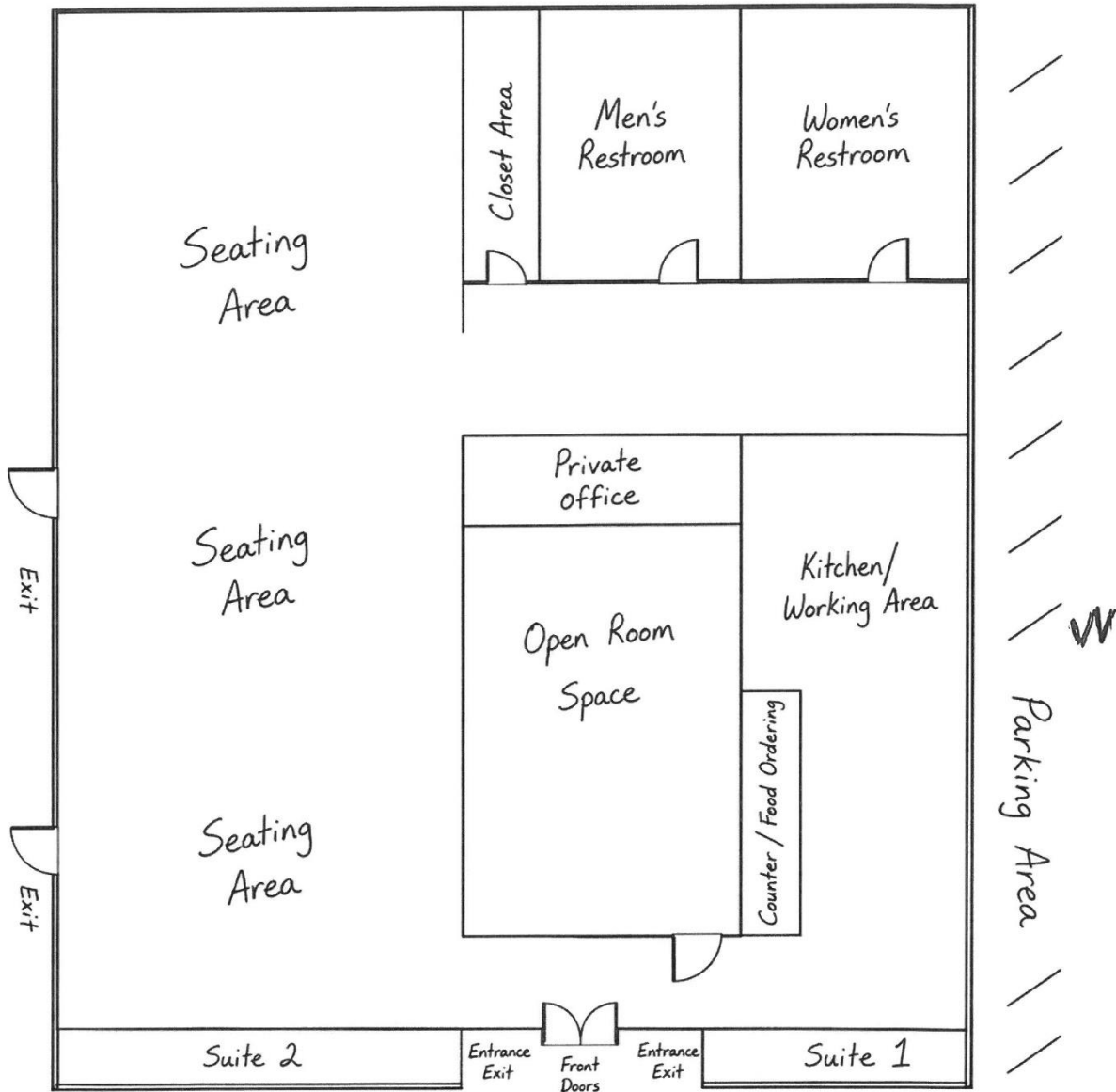


INTERIOR PHOTO

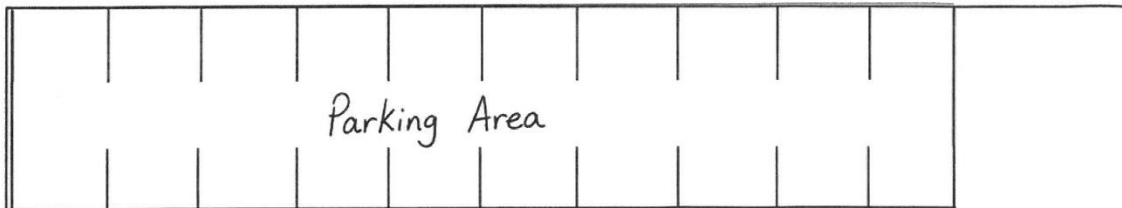


FLOOR PLAN

S.



100 W. 6th St.



N.

MENU

Chicken

Whole Chicken w/ 2 med sides	\$24.99
large sides.	\$26.99
½ chicken w/2 sides	\$14.99
¼ chicken w/2 sides	\$9.99

Sandwiches

Chicken sandwich w/2 sides	\$10.99
Pulled Pork sandwich w/2 sides	\$12.99
1/3 Brisket Sandwich w/2 sides	\$13.99
1/2 Brisket Sandwich w/2 sides	\$17.99

Mayberry Melt w/2 sides

Chicken	\$14.99
Pork	\$14.99
Brisket	\$16.99

Texas Mess Bowl

Chicken	\$11.99
Pork	\$10.99
Brisket	\$12.99

Plates

1 meat plate w/2 sides	\$16.99
2 meat plate w/2 sides	\$18.99
3 meat plate w/2 sides	\$20.99
(brisket, chicken, pulled pork, sausage, pork ribs)	



The Drunken Chicken

BBQ Grill & Catering

523 N Conway Ave
Mission, TX 78572
956-600-8989

Crispy Tacos

with rice & beans

Chicken	\$9.99
Brisket	\$14.99

Smash Burgers

w/ Homemade fries
& Canned drink

¼ lb.	\$ 9.99
½ lb.	\$13.99

Add brisket \$3.00

Homemade fries

Small	\$3.99
Medium	\$4.99
Large	\$5.99

"The South Sider" Taco

Chicken	\$10.99
Pork	\$10.99
Brisket	\$12.99

Tacos

3 tacos (brisket or sausage) w/2 sides	\$16.99
1 Taco (brisket or sausage)	\$4.99
3 Tacos (chicken or pork) w/2 sides	\$13.99
1 Taco (chicken or pork)	\$3.99

1-pound

½ pound

Brisket	\$28.99	\$16.99
Pork	\$16.99	\$13.99

Sausage link \$3.99 each

* Texas Twinkies \$3.99 each

Sides

Rice, Beans, Potato Salad, Pasta Salad, Corn & Green Bean Mix
Mac N Cheese, Tater Tot Casserole, Mexican Cole slaw,
Creamed corn, Baked potato

Lg. 16 oz - \$5.99 Med. 12 oz - \$4.99 Sm. 8 oz - \$3.99

Chips - \$1.75

Jalapenos - .50

Lemonade \$3.99

Canned drinks \$1.75

Iced Tea \$3.99

Mexican sodas \$3.99

Cherry Kool-Aid \$3.99

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TABC APPLICATION

8/6/26, 3:21 PM

Document



43693

Document reference ID : 639852

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 639852
Applicant Name: THE DRUNKEN CHICKEN BBQ-GRILL LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 423845886
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 806690262
Date Filed: 7/9/2026
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: OSCAR
Legal Middle Name: MALDONADO
Email Address: omaldonado.mbs@gmail.com
Phone Number: 956-369-5203

TABC APPLICATION

8/6/26, 3:21 PM

Document

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Legal First Name: ERICA

Legal Middle Name: IRMA

Legal Last Name: CANTU

Email Address: thedrunkenchicken956@yahoo.com

Phone Number: 956-279-0423

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
THE DRUNKEN CHICKEN BBQ-GRILL LLC	Juan Alberto Cantu	Member	50	Added
THE DRUNKEN CHICKEN BBQ-GRILL LLC	Erica Irma Cantu	Member	50	Added

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239323	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239385	FR ROY SNIPES	620 N DUNLAP AVE	MISSION	TX	78572-5150
239326	GUEVARA NORMA	507 N CONWAY	MISSION	TX	78572-5355
239396	CANIZALES ROGELIO AREVALO	1308 SAMANTHA ST	MISSION	TX	78574-3610
239327	VARCO INVESTMENTS LTD	700 E LEVEE ST STE 101	BROWNSVILLE	TX	78520-5267
239321	GUZMAN ISMAEL & ALMA M	506 N DUNLAP AVE	MISSION	TX	78572-5102
239320	MORENO ROY & BIANCA HILARIA	508 N DUNLAP AVE	MISSION	TX	78572-5102
239319	TAMAYO RITA RODRIGUEZ ET AL	1111 W YUCCA	MCALLEN	TX	78504
239318	DE LA CRUZ CONSUELO	121 W 6TH ST	MISSION	TX	78572-5121
239330	PANKRATZ JOHN	1206 S LINDA ST	ALTON	TX	78573
239329	GONZALEZ MARIA YOLANDA N	1603 DOHERTY AVE	MISSION	TX	78572
239328	INNOVATIVE DISABILITY CONSULTING INC	515 N CONWAY AVE	MISSION	TX	78572
239310	BDSO LLC	500 N CONWAY AVE	MISSION	TX	78572-5356
239307	LOPEZ ONESIMO & AURORA	1632 N BRYAN RD	MISSION	TX	78572-3020
239387	OUR LADY OF GUADALUPE	620 N DUNLAP AVE	MISSION	TX	78572-5150
239386	OUR LADY OF GUADALUPE	620 N DUNLAP AVE	MISSION	TX	78572-5150
344593	ROMAN CATHOLIC DIOCESE OF BROWNSVILLE	PO BOX 2279	BROWNSVILLE	TX	78522-2279
239304	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239306	GONZALEZ MARIA YOLANDA N	1603 DOHERTY AVE	MISSION	TX	78572
239309	TAKE HELP LLC	FM 1427 1/2 MILE S	PINITAS	TX	78576
239308	GARCIA ALEJANDRO L & KENIA ALEXANDRA ALARCON CABRAL	6113 N MOOREFIELD RD	MISSION	TX	78574
239322	OCHOA MANUEL & MARIA C	8416 ZURICH AVE	MISSION	TX	78573-3888
239305	ALEMAN JUAN	1800 CHERIL RD	MISSION	TX	78573-9108