



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 a bar named Mala Fama Restaurant Bar and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (AKA as Lots 2A and 3, Stewart Plaza Subdivision), located at 1512 E. Expressway 83, Suite 108 and 109, Applicant: Janette Salinas dba JS Ventures Group, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 5, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- August 29, 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 subject site is located at the Southwest corner of Stewart Road and Expressway 83.
- Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a total of 4,000 square feet for two (2) suites within a commercial plaza for a bar/lounge venue and would like to offer the sale and on-site consumption of alcoholic beverages to her customers. The venue has a kitchen and food will be available for the customers.
- The applicant will have live music inside and must comply with the noise ordinance.
- Hours of Operation: Wednesday thru Sunday from 8:00 p.m. to 2:00 a.m.
- Staff: 10 employees
- The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses.
- As per the Fire Department the maximum capacity for this venue is 145 people.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) 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:

Staff recommends approval of the request subject to compliance with the following conditions:

1. 1 year approval to continue to assess this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Must comply with TABC requirements
4. Must acquire a business license prior to occupancy
5. CUP is not transferable to others
6. Must have a minimum of three (3) Level II Security Officer from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance
7. Maximum occupancy is 145 people
8. Must have security cameras inside and outside with a minimum 30-day retention
9. Must comply with the noise ordinance
10. Hours of operation: Wednesday thru Sunday from 8:00 p.m. to 2:00 a.m.

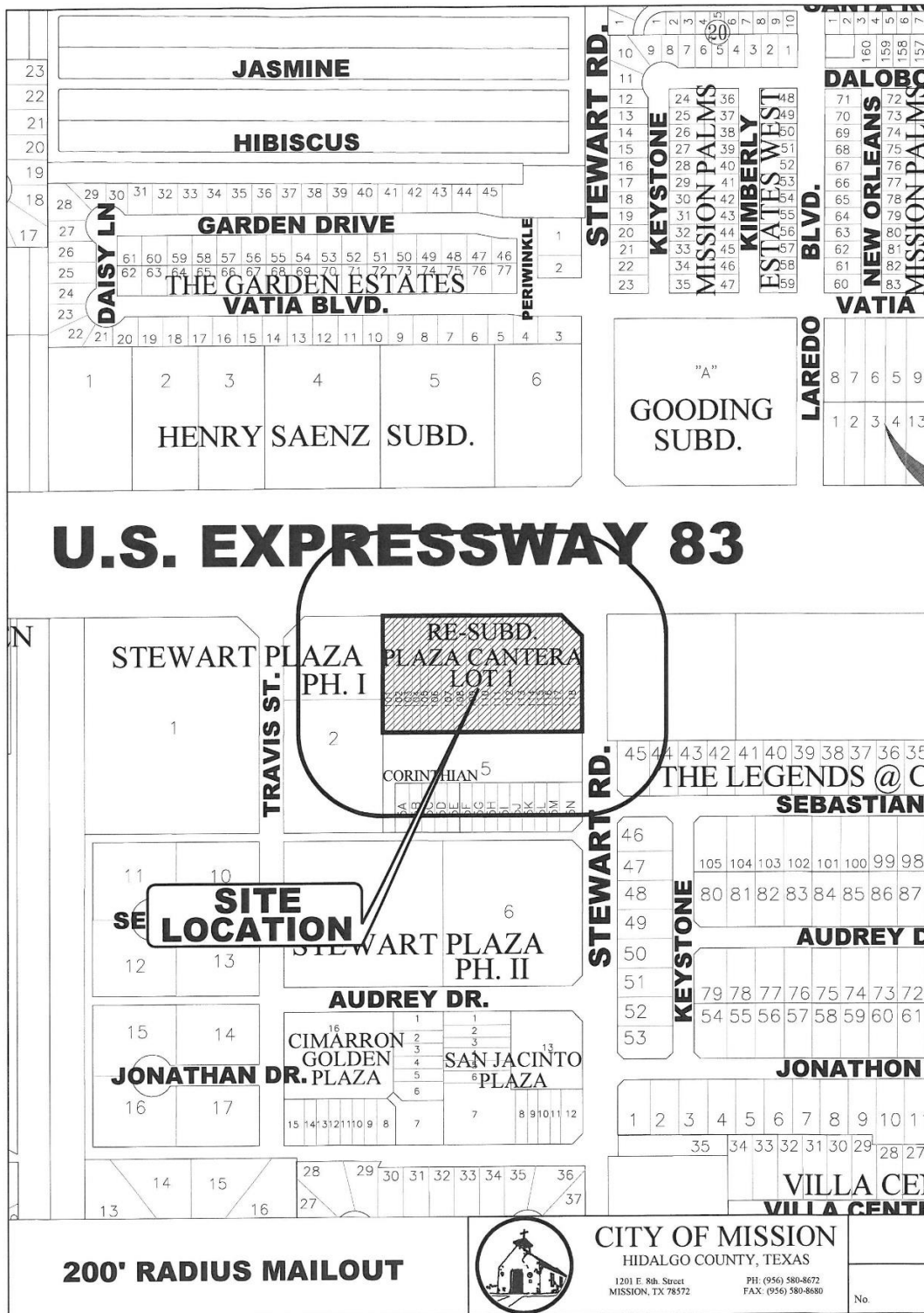
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

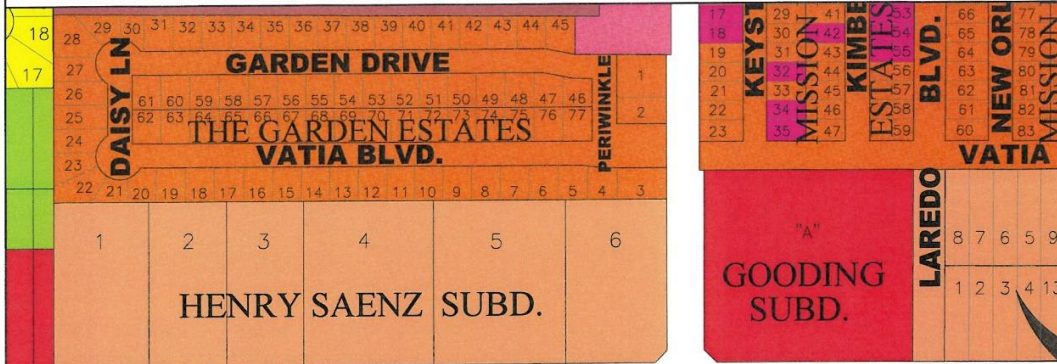
LEGAL NOTICE MAP



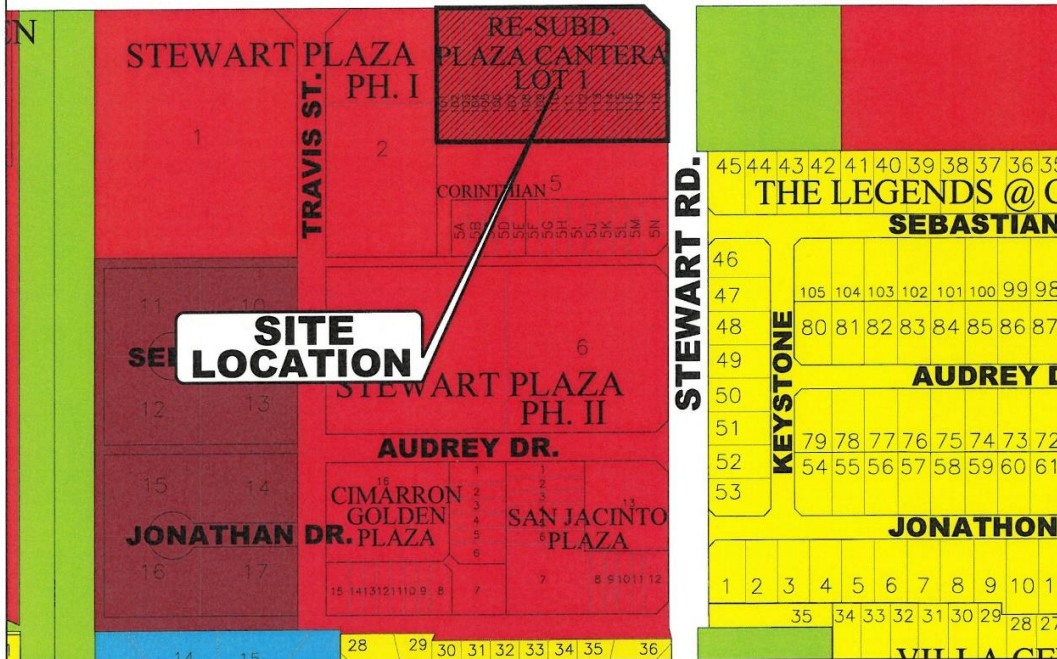
AERIAL PHOTO



ZONING MAP



U.S. EXPRESSWAY 83



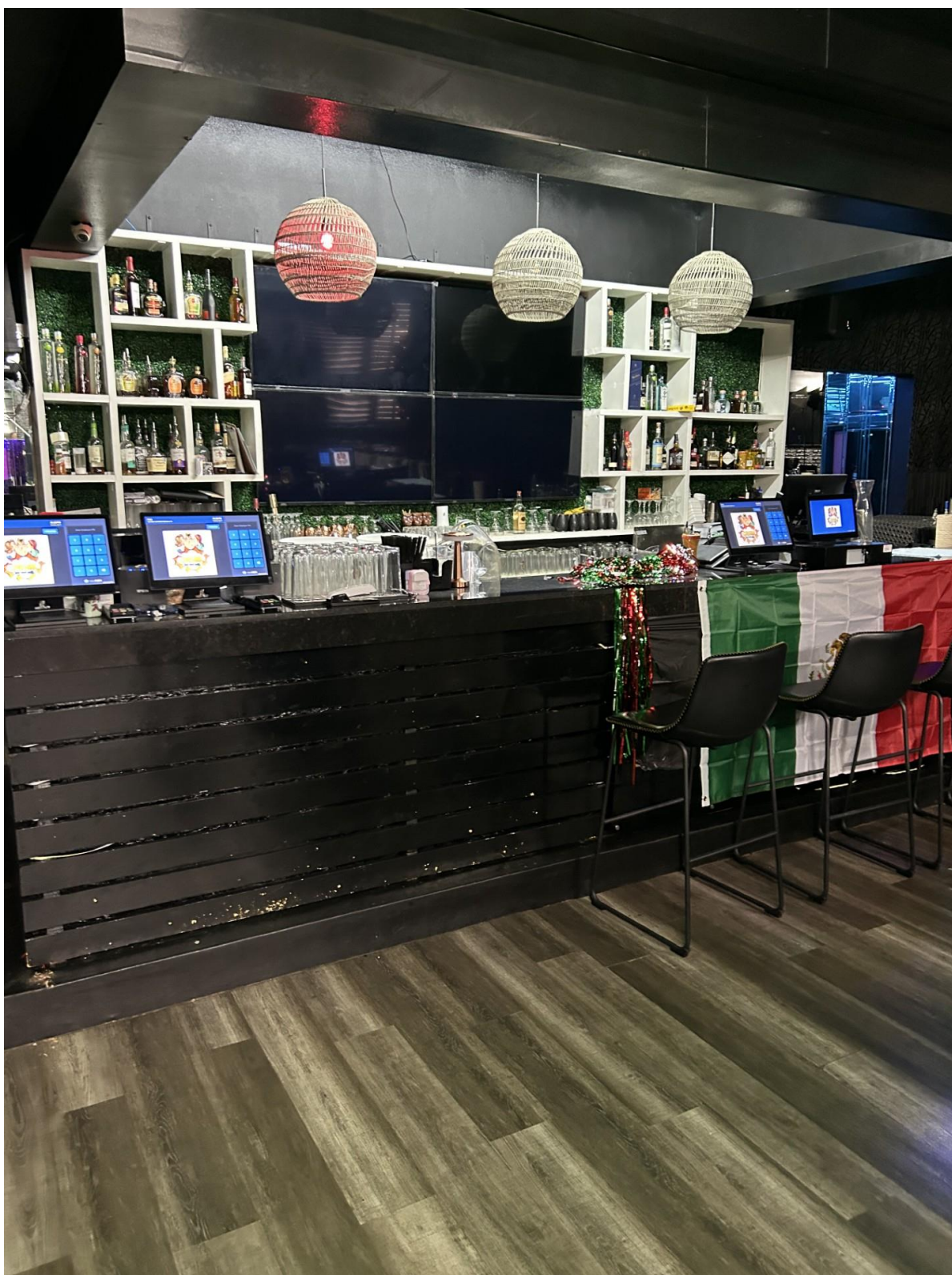
ZONING LEGEND

A0-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 PHOTO



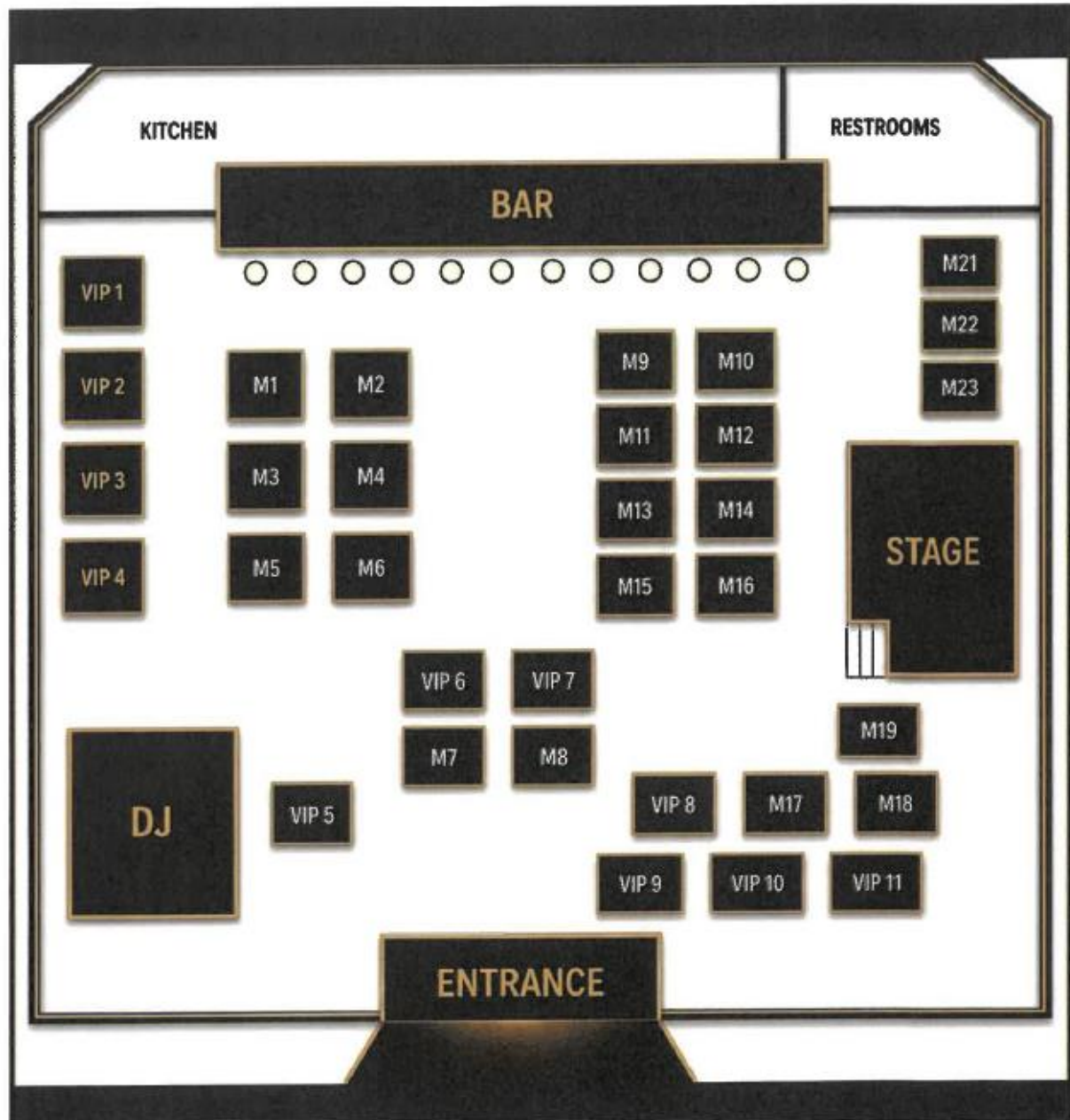
INTERIOR PHOTO



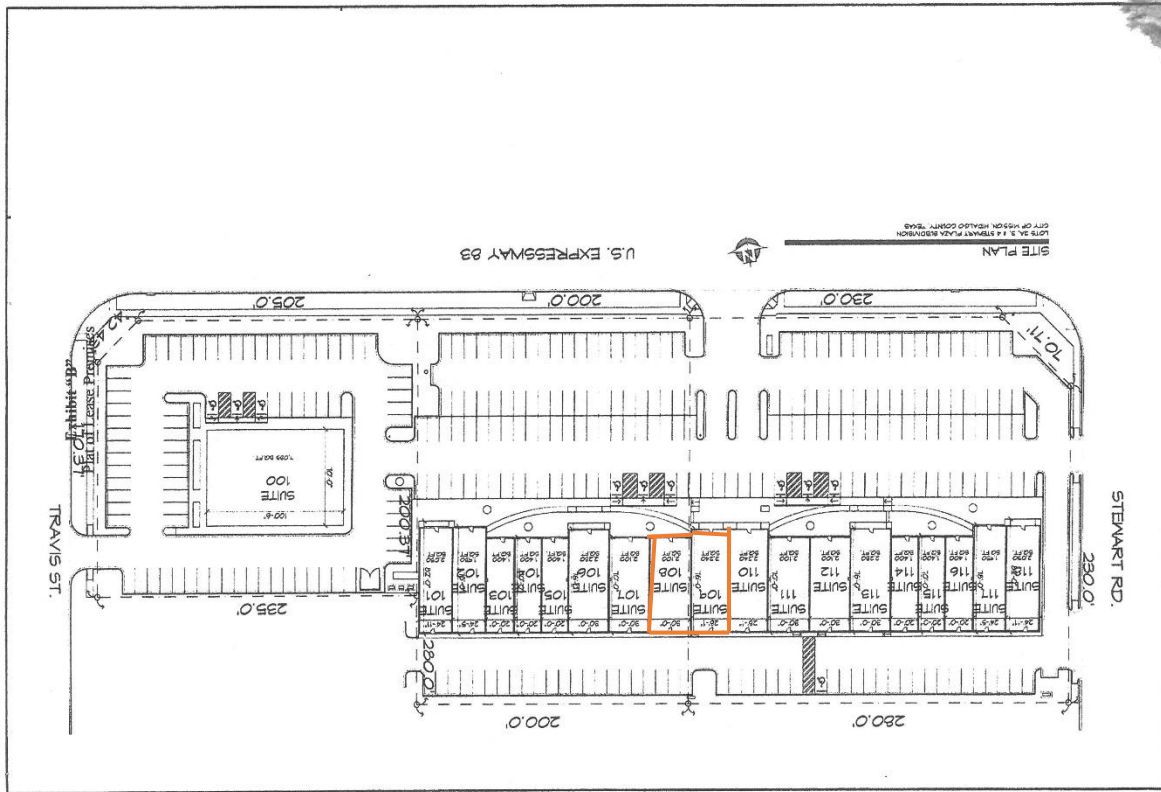
INTERIOR PHOTO



FLOOR PLAN



SITE PLAN



FOOD MENU



MALA FAMA

RESTAURANT BAR

APPETIZERS

LOADED FRIES	\$10.99
Cheddar cheese, bacon, and fajita.	
MOZZARELLA STICKS	\$9.99
ONION RINGS	\$8.99
CHIPS & SALSA	\$4.99
FRIES	\$5.99

★ MALA FAMA SAMPLER	\$20.99
Onion rings, mozzarella sticks, loaded fries and bone in wings. Serves 2 or more / para 2 o más.	

WINGS & BONELESS

SERVED WITH FRIES & RANCH OR BLUE CHEESE.

BONE IN WINGS	
6 WINGS	\$10.99
12 WINGS	\$15.99
18 WINGS	\$21.99
24 WINGS	\$28.99
BONELESS WINGS	
8 BONELESS	\$10.99
16 BONELESS	\$15.99
24 BONELESS	\$21.99
32 BONELESS	\$28.99

WING FLAVORS

- BUFFALO
- MILD BUFFALO
- HONEY BBQ
- SWEET CHILI SRIRACHA
- GARLIC PARMESAN
- MANGO HABANERO
- SWEET TERIYAKI
- LEMON PEPPER DRY RUB

TACOS

CORN (4) | FLOUR (2)

BISTEC	\$10.99
BEEF FAJITA	\$11.99
CHICKEN FAJITA	\$10.99
FISH	\$11.99
SHRIMP*	\$12.99

SPECIALTY TACOS

PIRATA TACOS	\$13.99
Beef fajita, melted cheese, avocado, and grilled onions on flour tortillas.	
GOBERNADOR TACOS*	\$14.99
Grilled shrimp, cheese & onions on flour tortillas.	

PANCHOS

BEEF FAJITA PANCHOS	\$16.99
Loaded with queso, pico de gallo, jalapeños, guacamole, and sour cream.	
MALA FAMA PANCHOS	\$18.99
Beef & Chicken Fajita loaded with queso, pico de gallo, jalapeños, guacamole, and sour cream.	

SALADS

CAESAR SALAD	\$8.99
Romaine lettuce, parmesan cheese, croutons, and Caesar dressing.	
ADD CHICKEN	\$4.00
ADD SHRIMP*	\$5.00
HOUSE SALAD	\$9.99
Mixed greens, tomatoes, cucumbers, shredded cheese, and croutons.	
ADD CHICKEN	\$4.00
ADD SHRIMP*	\$5.00

CEVICHE

CEVICHE MALA FAMA	\$15.99
Fish, shrimp, onion, tomato, jalapeño, and cucumber.	

SEAFOOD BASKETS

SERVED WITH FRIES, SALAD & TARTAR SAUCE.

FISH BASKET	\$15.99
SHRIMP BASKET*	\$17.99
FISH & SHRIMP BASKET	\$19.99

BURGERS

SERVED WITH FRIES.

HAMBURGER	\$11.99
CHEESEBURGER	\$13.49
BACON CHEESEBURGER	\$15.49



Document reference ID : 624543

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:	624543
Applicant Name:	JS Ventures Group LLC
License Type applied for:	Mixed Beverage Permit (MB)

Entity Information

Business Structure:	Limited liability company
FEIN/SSN Number:	422931805
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	806629070
Date Filed:	6/2/2026
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	Janette
Legal Middle Name:	Salinas
Email Address:	janetteslins@yahoo.com
Phone Number:	956-569-1624

TABC APPLICATION

Initial Application Information

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

Legal First Name: Janette

Legal Last Name: Salinas

Email Address: janettesins@yahoo.com

Phone Number: 956-569-1624

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
JS Ventures Group LLC	Janette Salinas	Member	100	Added

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686778	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318
686779	BLUE SUNRISE INVESTMENTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
686790	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686792	LESKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686786	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686793	CARDENAS OSCAR & LESVIA	1205 TRAVIS ST	MISSION	TX	78572-2033
686787	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686784	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686785	DLT DEVELOPMENT LLC	3907 SANTA VERONICA	MISSION	TX	78572-9578
686765	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
668048	ZAPATA GERARDO DANIEL	1601 SEBASTIAN ST	MISSION	TX	78572-6067
280841	RRR DEVELOPMENT LP	PO BOX 86	HIDALGO	TX	78557-0086
668047	TRISTAN YRIS VIOLETA ROBLES	1603 SEBASTIAN ST	MISSION	TX	78572-6067
686763	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318