

ITEM# 1.8

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic
RENEWAL: Beverages – Muelle 37
801 N. Shary Road, Suites 150, 160 & 170
Lot 1A, Mirabelle Subdivision
C-4
Mariscos El Muelle, LLC

REVIEW DATA

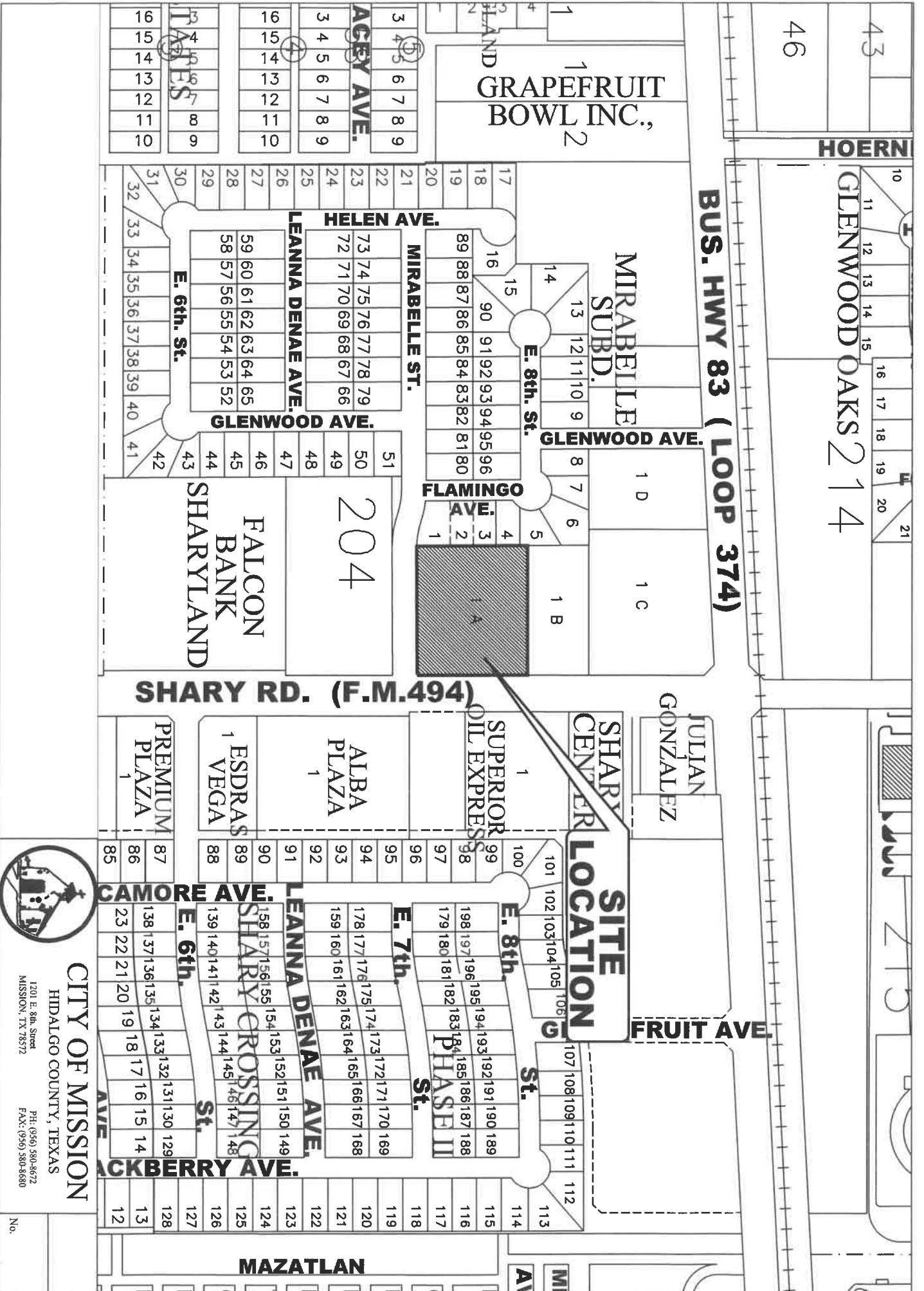
The subject site is located approximately 600' south of E. Business Highway 83 along the west side of N. Shary Road. The applicant has been operating this Seafood Restaurant since July 2022. The applicant would like to continue offering alcohol with the meals therefore the need to renew the conditional use permit. The last CUP approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was on May 9, 2022 for a period of 2 years after obtaining their business license. Access to the site is off a 25' driveway off of N. Shary Road and two 32' driveways off of Mirabelle Street.

- **Hours of Operation:** Monday – Thursday from 11:00 a.m. to 9:00 p.m., Friday, Saturday & Sunday from 11:00 a.m. to 10 p.m.
- **Staff:** 18 to 25 employees in different shifts.
- **Parking:** In viewing the floor plan, there is a total of 177 seating spaces, which require 59 parking spaces (177 seats/ 3 seats = 59 parking spaces). It is noted that the parking area is held in common (135 existing parking spaces) and are shared with other businesses.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for other similar businesses.

REVIEW COMMENTS: Staff mailed out 22 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff has asked PD for any reports regarding alcohol for this establishment as of this date there has been none. Since the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 4-year re-evaluation at which at which time the applicant will need to renew his CUP and TABC license,
- 2) Continue to comply with all City Codes (Building, Fire, Health, etc.),
- 3) Waiver of the 300' separation requirement from residential neighborhoods, and
- 4) CUP not to be transferable to others



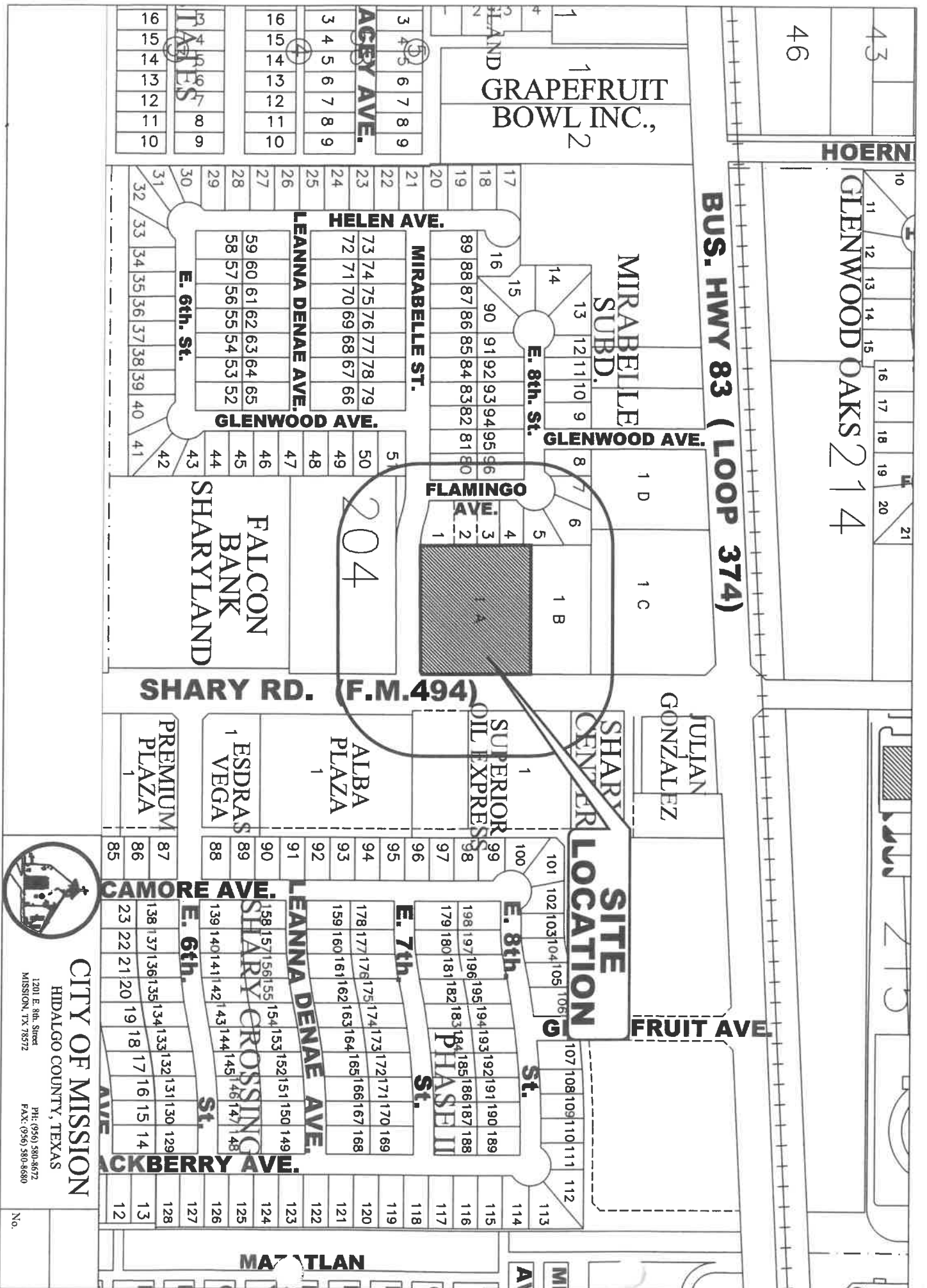
CITY OF MISSION


HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680



No.

200' RADIUS MAILOUT MAP




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

No.



MIRABELLE DR.

SHARY RD. (F.M. 494)

SITE
LOCATION

Muelle 37

MARISCOS



Lo tienes que Probar!

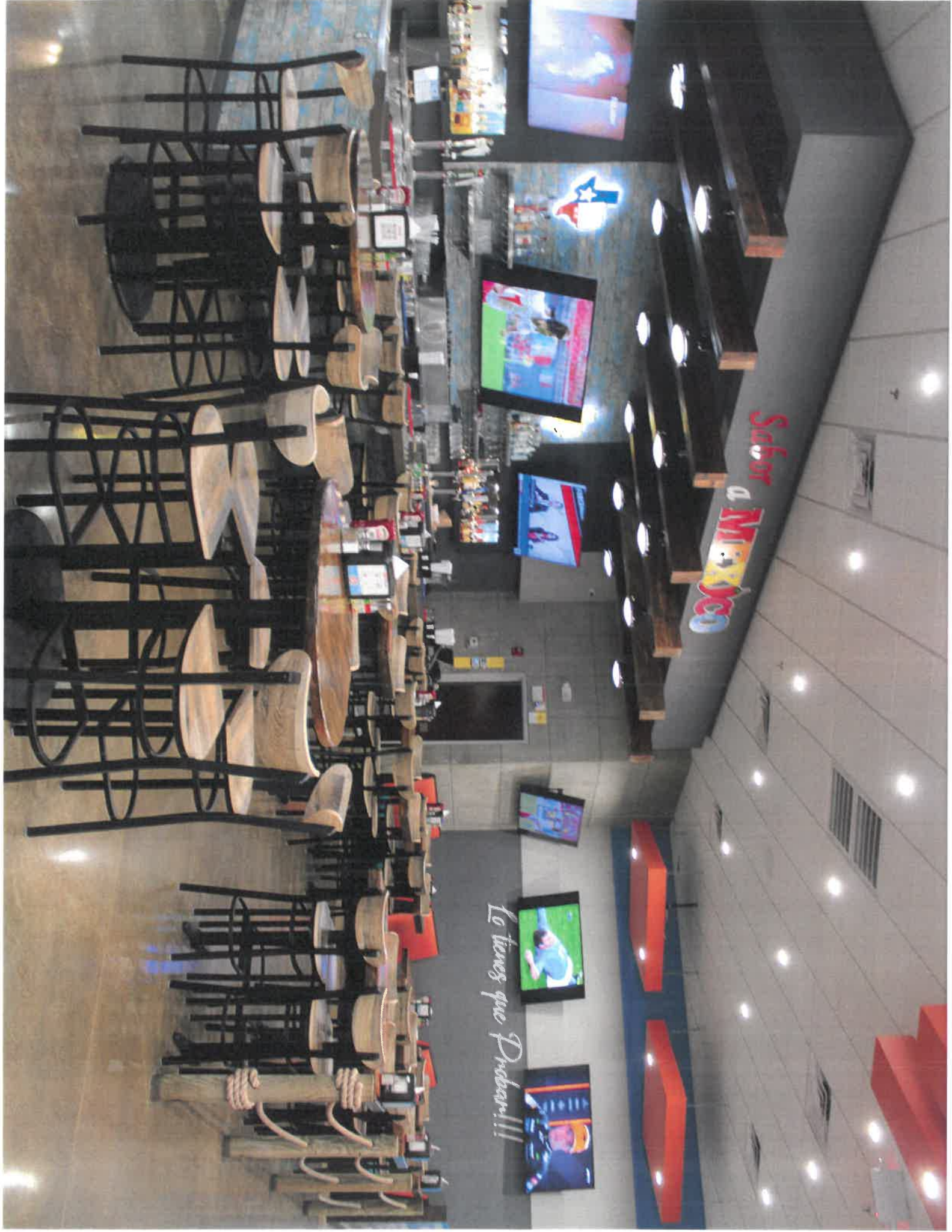


FIRE LANE NO PARKING

CHICHARRONES

EXIT





Sabon a Mico

Lo tienes que Probar!!!

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Master File Id: 2100013798

Legacy CLP:

License Type: MB

License Id: 200052080

Trade Name: Muelle 37

Owner: Mariscos El Muelle LLC

Location Address:	801 N Shary Rd	Mailing Address:	
	Suite 150		801 N Shary Rd Suite 150
	Mission , TX		Mission , TX 78572
	78572		United States
	United States		

County: Hidalgo

Original Issue Date: 6/17/2022

License Status: Active

Current Issued Date: 5/21/2024

Wine Percent:

Location Phone No.:

Status Change Date: 5/21/2024

Gun Sign: BLUE

Expiration Date: 6/16/2026

Subordinates (list):

S2950-00-000-0205-09 (625924)
STATE OF TEXAS
PO BOX 1717
PHARR TX 78577

S2745-00-000-0001-00 (684492)
FAYMAN FAITH STRONG AMENDED AND
MARK B LUMBARD AMENDED AND RESTATED
PO BOX 200
RAYMORE MO 64083

S2950-00-000-0204-45 (685429)
LERMA MIGUEL & LOURDES
2426 E 21ST
MISSION TX 78572

S7682-00-000-0001-00 (818962)
J & M VALLEY INVESTMENT LLC
710 N SHARY RD
MISSION TX 78572

A2360-00-000-0001-00 (1238655)
PRO HOME INVESTMENTS LLC
200 S 10TH ST STE 1601-A
MCALLEN TX 78501

M4725-00-000-001A-00 (1308162)
AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN TX 78504-1403

M4725-00-000-0001-00 (1308066)
SELVERA JUAN D
800 RAMOS ST
PHARR TX 78577

M4725-00-000-0002-00 (1308067)
TREVINO JOSE ANGEL RAMIREZ & MARIA
802 FLAMINGO AVE
MISSION TX 78572

M4725-00-000-0003-00 (1308068)
VELAZQUEZ ERICK
804 FLAMINGO AVE
MISSION TX 78572

M4725-00-000-0004-00 (1308069)
VILLALOBOS EMERIO JOSE ARANZAZU
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0005-00 (1308070)
CANTU RAFAEL & LESLI KARINA CARDENAS
1205 TRAVIS ST
MISSION TX 78572

M4725-00-000-0006-00 (1308071)
SANTOS ADOLFO IV
905 E AZUCAR AVE
PHARR TX 78577

M4725-00-000-0007-00 (1308072)
ARANZAZU AMARILIS & ODWIN LEAL
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0008-00 (1308073)
FONSECA ALBERTO & MARIA T PATINO
2301 E 8TH ST
MISSION TX 78572

M4725-00-000-0050-00 (1308115)
AVILES EDGAR ALEJANDRO CHIW &
704 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0051-00 (1308116)
ANDERSHOCK LYDIA YESEL
706 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0080-00 (1308145)
BURGOS ARNOLDO
1721 N MCCOLL RD LOT 160
EDINBURG TX 78541

M4725-00-000-0096-00 (1308161)
RIVERA IRMA ISABEL PRUNEDA & LIZBE
2214 E 8TH ST
MISSION TX 78572

M4725-00-000-000A-00 (1308062)
MIRABELLE OWNERS ASSOCIATION INC
813 N MAIN ST STE
MCALLEN TX 78501

M4725-00-000-001B-00 (1308163)
R & L LOZANO LEASING LTD
208 N CAGE BLVD
PHARR TX 78577

M4725-00-000-001C-00 (1308164)
DOMAIN DEVELOPMENT CORP
PO BOX 52085
PHOENIX AR 85012

S2580-01-000-0001-00 (1561200)
BRADEN & TREYTON HOLDINGS LTD
605 W JAVELINA DR
PHARR, TX 78577-9470