

ITEM# 1.8

CONDITIONAL USE PERMIT RENEWAL

Sale & On-Site Consumption of Alcoholic
Beverages – Chisme Bar & Grill
1512 E. Expressway 83, Suites 108 & 109
Lot 1, Re-Subdivision of Plaza Cantera
(aka Lot 2A and 3, Stewart Plaza Subdivision)
C-3
MN 2016, LLC
c/o Molamma B. George

REVIEW DATA

The site is located on the SW corner of Stewart Road and Expressway 83 -**see vicinity map**. The applicant is leasing two suites within the commercial plaza for a Bar & Grill. Access to the site is provided from a 38' driveway off of Expressway 83. The last CUP approved for this location was on January 22, 2024 for a 6 months period after obtaining their business license.

- **Days/Hours of Operation:** Every day from 11:00 a.m. to 2:00 a.m.
- **Staff:** 20 employees
- **Parking & Landscaping:** It is noted that the parking area is held in common and there is a total of 219 parking spaces that are shared with the other businesses within the commercial plaza.
- **Sale of Alcohol:** The restaurant includes a 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from *the property line* of any churches, schools, publicly owned property, and residences. There are 3 residential lots that are within the 300'. However, P&Z and City Council have waived the separation requirement during other similar CUP's approval.

REVIEW COMMENTS: Staff mailed out 14 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff also requested a report from Mission P.D. in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol as of this day not reports have been filed. Staff notes that other CUPS for the sale and on-site consumption of alcoholic beverages for this location have been approved for other businesses in the past.

RECOMMENDATION:

Staff recommends approval subject to:

1. 2 year re-evaluation at which time they will need to renew their TABC License.
2. Waiver of the 300' separation requirement from residential uses, and
3. Continued compliance with all City Codes (Building, Fire, Health codes, Noise, etc.),

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**SITE
LOCATION**

E. EXPRESSWAY 83 (IH2)

S. STEWART RD.







Well ayer vi a tu nudo
con una Chava de
dinero en tabaco

Que well ayer vi a
unio con otra en ruido
allí where may cantando





Mixed Beverage Sales
Payment Only for period ending 08/31/2024
Confirmation: You Have Successfully Made A Payment

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Date and Time of Filing: 01/02/2025 01:28:47 PM

Taxpayer ID: 32079772490
Taxpayer Name: MN 2016, LLC
Taxpayer Address: 1001 TRAVIS ST MISSION , TX 78572-2037

Entered by: Subin Mathews
Email Address: subialex76@gmail.com
Telephone Number: (214) 984-9423
IP Address: 45.16.197.162

Payment Summary:

Amount to Pay: \$961.59
Electronic Check: \$961.59

Payment Reference Number: 225092099
Trace Number: 77859798
Type of Bank Account: CHECKING
Accountholder Name: Chisme Bar and Grill
Bank Routing Number: 114911687
Bank Account Number: ***** 5153
Payment Effective Date: 01/02/2025

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Mixed Beverage Sales
Payment Only for period ending 09/30/2024
Confirmation: You Have Successfully Made A Payment

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Date and Time of Filing: 01/02/2025 01:29:52 PM

Taxpayer ID: 32079772490
Taxpayer Name: MN 2016, LLC
Taxpayer Address: 1001 TRAVIS ST MISSION , TX 78572-2037

Entered by: Subin Mathews
Email Address: subialex76@gmail.com
Telephone Number: (214) 984-9423
IP Address: 45.16.197.162

Payment Summary:

Amount to Pay: \$1,420.12
Electronic Check: \$1,420.12

Payment Reference Number: 225092272
Trace Number: 77859817
Type of Bank Account: CHECKING
Accountholder Name: Chisme Bar and Grill
Bank Routing Number: 114911687
Bank Account Number: ***** 5153
Payment Effective Date: 01/02/2025

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Mixed Beverage
Payment Only for period ending 09/30/2024
Confirmation: You Have Successfully Made A Payment

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Date and Time of Filing: 01/02/2025 01:27:29 PM

Taxpayer ID: 32079772490
Taxpayer Name: MN 2016, LLC
Taxpayer Address: 1001 TRAVIS ST MISSION , TX 78572-2037

Entered by: Subin Mathews
Email Address: subialex76@gmail.com
Telephone Number: (214) 984-9423
IP Address: 45.16.197.162

Payment Summary:

Amount to Pay: \$1,158.93
Electronic Check: \$1,158.93

Payment Reference Number: 225091890
Trace Number: 77859779
Type of Bank Account: CHECKING
Accountholder Name: Chisme Bar and Grill
Bank Routing Number: 114911687
Bank Account Number: ***** 5153
Payment Effective Date: 01/02/2025

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Sales and Use Tax

Taxpayer: 32079772490, MN 2016, LLC
Address: 1001 TRAVIS ST, MISSION TX 78572-2037
Tax Type: Sales and Use Tax

Return Summary Original Return for Period Ending 10/31/2024 (2410)

CREDITS TAKEN

Credits Taken

Are you taking credit to reduce taxes due on this return? No

Licensed Customs Broker Exported Sales

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licenced Customs Broker Export Certifications? No

LOCATION SUMMARY

Loc #	Total Texas Sales	Taxable Sales	Taxable Purchases	Subject to State Tax (Rate .0625)	State Tax Due	Subject to Local Tax	Local Tax Rate	Local Tax Due
00001	0	0	0	0	0.00	0	0.02000	0.00
00002	12,400	12,400	0	12,400	775.00	12,400	0.02000	248.00
SubTotal	12,400	12,400	0	12,400	775.00	12,400		248.00

Total Tax for Locations **\$1,023.00**

Total Tax Due:	\$1,023.00
Prior Payments:	- \$1,017.88
Timely Filing Discount:	- \$5.11
Balance Due:	\$0.01
Pending Payments:	- \$0.00

[← Back](#)

Sales and Use Tax

Taxpayer: 32079772490, MN 2016, LLC
Address: 1001 TRAVIS ST, MISSION TX 78572-2037
Tax Type: Sales and Use Tax

Return Summary Original Return for Period Ending 11/30/2024 (2411)

CREDITS TAKEN

Credits Taken

Are you taking credit to reduce taxes due on this return? No

Licensed Customs Broker Exported Sales

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licenced Customs Broker Export Certifications? No

LOCATION SUMMARY

Loc #	Total Texas Sales	Taxable Sales	Taxable Purchases	Subject to State Tax (Rate .0625)	State Tax Due	Subject to Local Tax	Local Tax Rate	Local Tax Due
00001	0	0	0	0	0.00	0	0.02000	0.00
00002	13,654	13,654	0	13,654	853.38	13,654	0.02000	273.08
SubTotal	13,654	13,654	0	13,654	853.38	13,654		273.08

Total Tax for Locations **\$1,126.46**

Total Tax Due:	\$1,126.46
Prior Payments:	- \$1,120.82
Timely Filing Discount:	- \$5.64
Balance Due:	\$0.00
Pending Payments:	- \$0.00

[← Back](#)

Sales and Use Tax

Taxpayer: 32079772490, MN 2016, LLC
Address: 1001 TRAVIS ST, MISSION TX 78572-2037
Tax Type: Sales and Use Tax

Return Summary Original Return for Period Ending 09/30/2024 (2409)

CREDITS TAKEN

Credits Taken

Are you taking credit to reduce taxes due on this return? No

Licensed Customs Broker Exported Sales

Did you refund sales tax for this filing period on items exported outside the United States based on a Texas Licenced Customs Broker Export Certifications? No

LOCATION SUMMARY

Loc #	Total Texas Sales	Taxable Sales	Taxable Purchases	Subject to State Tax (Rate .0625)	State Tax Due	Subject to Local Tax	Local Tax Rate	Local Tax Due
00001	0	0	0	0	0.00	0	0.02000	0.00
00002	11,345	11,345	0	11,345	709.06	11,345	0.02000	226.90
SubTotal	11,345	11,345	0	11,345	709.06	11,345		226.90

Total Tax for Locations **\$935.96**

Total Tax Due:	\$935.96
Determination Penalty:	+ \$70.91
Interest:	+ \$3.11
Penalty:	+ \$116.29
Prior Payments:	- \$1,156.34
Returned Payment Fee:	+ \$30.00
Balance Due:	-\$0.06

S2950-00-000-0161-10 (280841)
RRR DEVELOPMENT LP
PO BOX 86
HIDALGO TX 78557

T3510-00-000-0044-00 (668047)
TRISTAN YRIS VIOLETA ROBLES
1603 SEBASTIAN ST
MISSION TX 78572

T3510-00-000-0045-00 (668048)
ZAPATA GERARDO DANIEL
1601 SEBASTIAN ST
MISSION TX 78572

S6215-00-000-0003-00 (686763)
MGV INVESTMENT GROUP LLC
4712 VERMONT AVE
MCALLEN TX 78503

S6215-00-000-0005-00 (686765)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS STREET
MISSION TX 78572

S6215-00-000-002A-00 (686778)
MGV INVESTMENT GROUP LLC
4712 VERMONT AVE
MCALLEN TX 78503

S6215-00-000-002B-00 (686779)
BLUE SUNRISE INVESTMENTS LLC
312 W NOLANA LOOP
PHARR TX 78577

S6215-00-000-005A-00 (686792)
LESKO REAL ESTATE INVESTORS LTD
1205 TRAVIS ST
MISSION TX 78572

S6215-00-000-005F-00 (686784)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS ST
MISSION TX 78572

S6215-00-000-005G-00 (686785)
DLT DEVELOPMENT LLC
3907 SANTA VERONICA
MISSION TX 78572

S6215-00-000-005H-00 (686786)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS STREET
MISSION TX 78572

S6215-00-000-005I-00 (686793)
CARDENAS OSCAR & LESVIA
1205 TRAVIS ST
MISSION TX 78572

S6215-00-000-005J-00 (686787)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS STREET
MISSION TX 78572

S6215-00-000-005M-00 (686790)
LESKKO REAL ESTATE INVESTORS LTD
1205 TRAVIS ST
MISSION TX 78572