

ITEM# 1.8

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – The Grove at Sharyland Bar & Grill
2402 Brock Street, Unit 2
Lots 21 & 22, Shary Business Center
(aka Shary Business Center Condos Unit 3)
C-3
Grove at Sharyland
c/o Mauricio Hernandez

REVIEW DATA

The 2,171 sq. ft. restaurant is located within a commercial plaza approximately 420' south of Griffin Parkway along the east side of Shary Road. The applicant operates a bar & grill which offers alcoholic beverages with their meals. The applicant has live entertainment or DJ on Friday thru Sunday from 9 p.m. to 12 a.m. The applicant would like to re-apply for the conditional use permit. The last CUP approved for this location was on October 11, 2021 for a period of 2 years.

- **Hours of Operation:** Monday – Sunday from 11:00 a.m. to 2:00 a.m. Alcoholic beverages will only be sold during allowable State selling hours.
- **Staff:** 10 employees
- **Parking:** In viewing the floor plan, there is a total of 110 seating spaces, which require 37 parking spaces (110 seats/ 1 space for every 3 seats = 36.6 parking spaces). It is noted that the parking area is held in common (153 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 residence within the 300' radius, however P&Z and City Council have waived this requirement for a similar business in this plaza.

REVIEW COMMENTS: Staff mailed out 27 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 the request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there have been no reports since its last approval.

RECOMMENDATION: Staff recommends approval subject to: 1) CUP to be valid for a period of 2 years at which time the applicant will need to renew his CUP and TABC license, and 2) Waiver of the 300' separation requirement from residential neighborhoods.



**SITE
LOCATION**

BROCK ST.

SHARY RD. (F.M. 494)

THE GROVE

AT SHARYLAND BAR & GRILL

RESTAURANT

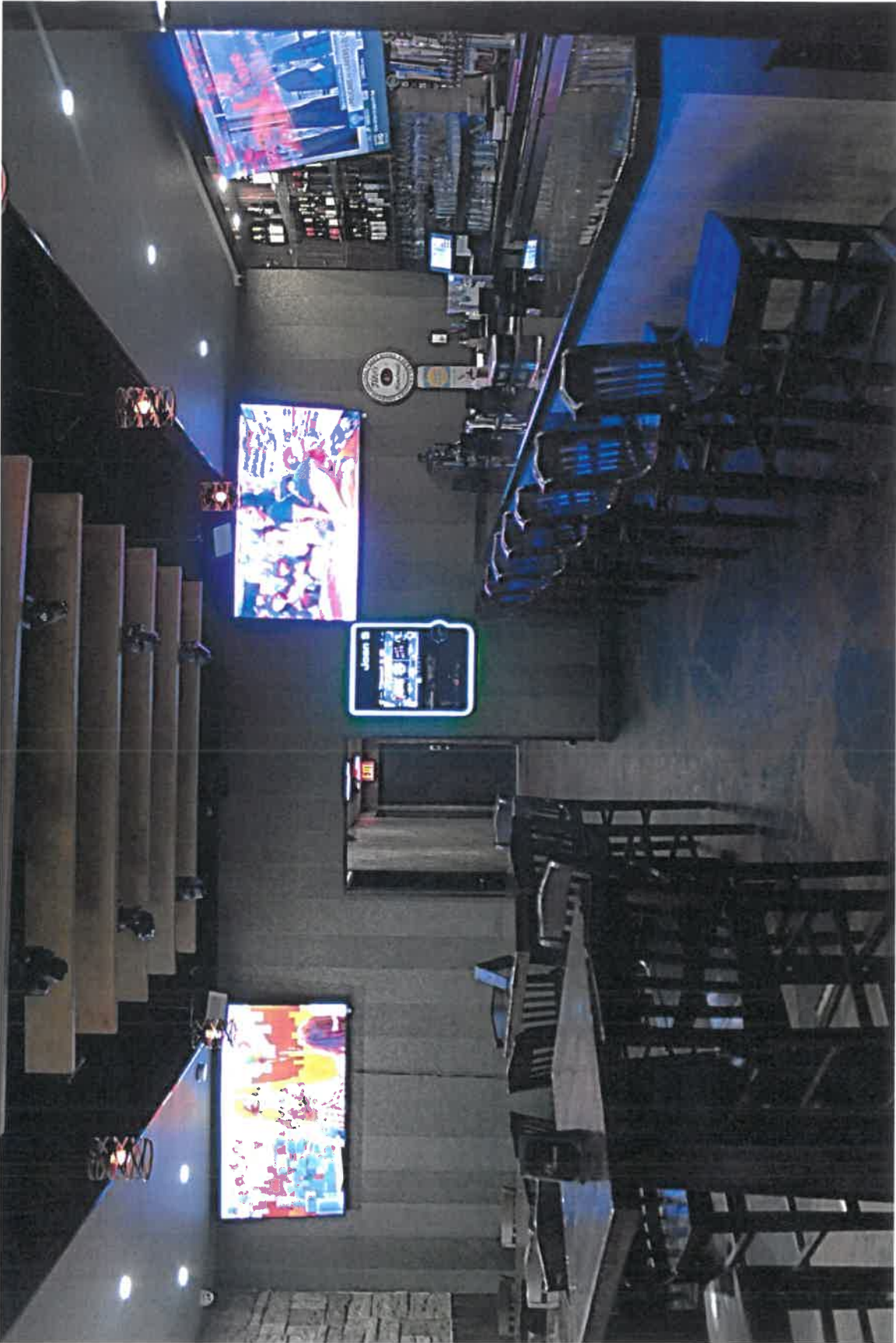
THE GROVE
2402
Brook St. Suite B Mission, 781572

THE GROVE
Monday - Sunday
11AM - 2AM
956-591-0545
Thank you for Supporting
Local Business

THE GROVE
AT SHARYLAND BAR & GRILL

THE GROVE
AT SHARYLAND BAR & GRILL







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Master File Id: 2100046023
Legacy CLP: MB1116089
License Type: MB
License Id: 107078222
Trade Name: GROVE AT SHARYLAND
Owner: NAPPA VALLEY INVESTMENT GROUP LLC
Location Address: 2402 BROCK ST UNIT 2
MISSION , TX 785723083
UNITED STATES
Mailing Address: 1301 W SAM HOUSTON BLVD UNIT A
PHARR , TX 785775669
United States
County: Hidalgo
Original Issue Date: 4/19/2021
License Status: Active
Current Issued Date: 6/28/2023
Wine Percent:
Location Phone No.:
Status Change Date: 11/28/2023
Gun Sign: BLUE
Expiration Date: 4/18/2025
Subordinates (list): FB,LH

G4400-02-000-000A-00 (179641)
SERIES 8-2215 N SHARY RD A SERIES OF
2200 E GRIFFIN PKWY
MISSION TX 78572

O0550-00-000-0021-00 (545444)
LOZANO ISAAC & CASEY
2318 BROCK ST
MISSION TX 78572

S2740-00-000-0001-00 (568332)
TEXAS STATE BANK
C/O DIANA SEALE
15 20TH ST S STE 501
BIRMINGHAM AL 35233

S2971-00-000-0001-00 (545453)
GARCIA LAURO
2309 SUMMER BREEZE RD
MISSION TX 78572

S2741-00-000-0001-00 (624474)
HSU SHERRY & TON TU
708 CHELSEA DR
MISSION TX 78573

S2741-00-000-0002-00 (624478)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0003-00 (624479)
HSU SHERRY & TON TU
708 CHELSEA DR
MISSION TX 78573

S2741-00-000-0004-00 (624480)
SAN INVESTMENT LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0005-00 (624481)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0006-00 (624482)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0007-00 (624483)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0008-00 (624484)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0009-00 (624485)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0010-00 (624486)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0011-00 (624487)
INTERNATIONAL BUILDERS GROUP LLC
2401 DURANGO DR
MISSION TX 78573

S2741-00-000-0012-00 (624488)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0013-00 (624489)
GARCIA ALBERTO JR & MARA CASTELLANOS
2602 FRESNO AVE
HIDALGO TX 78557

S2741-00-000-0014-00 (624490)
SMR AAVY INVESTMENTS LLC
2314 WOODLANDS DR
MISSION TX 78574

S2741-00-000-0015-00 (624491)
TREVINO FELIX JR & MARIA GLORIA
800 MONTECRUZ ST
MISSION TX 78574

S2741-00-000-0016-00 (624492)
TREVINO FELIX JR & MARIA GLORIA
800 MONTE CRUZ
MISSION TX 78574

S2741-00-000-0017-00 (624493)
IGLESIA CRISTOCENTRO INC
2307 E 27TH ST
MISSION TX 78574

S2741-00-000-0018-00 (624494)
KIDZ CRUSADE ACADEMY LLC
2407 BROCK ST STE 18
MISSION TX 78572

S2741-00-000-0019-00 (624495)
KIDZ CRUSADE ACADEMY LLC
2407 BROCK ST STE 18
MISSION TX 78572

S2741-00-000-0020-00 (624496)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0021-00 (624497)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501

S2741-00-000-0022-00 (624498)
BLUE DIAMOND REALTY GROUP LLC
1504 SANDSTONE DR
MISSION TX 78574

S2741-00-000-0023-00 (624499)
SAN INVESTMENTS LLC
321 S MAIN ST
MCALLEN TX 78501