



MEETING DATE: February 4, 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 – Oriental Wok Restaurant in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 280, Applicant: Shary Wok LLC, c/o Francisco Paez - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 15, 2026 – Application for Conditional Use Permit submitted to the City for processing.
- January 23, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- February 4, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 24, 2026 – Public Hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 600' north of 1st Street along the West side of Shary Road. Access to the site is off of Shary Road via a 35' driveway.
- Per Code of Ordinance, the sale & on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 2,325 square foot suite within a commercial plaza for an Oriental Restaurant. The applicant would like to offer alcohol with their meals.
- The proposed hours of operation: Monday – Sunday 11:00 am to 10:00 pm
- Staff: 25 employees in different shifts
- Parking: In reviewing the floor plan, there is a total of 74 seating spaces proposed, which require 25 parking spaces (74 seats/1 space for every 3 seats=24.66 parking spaces). It is noted that the parking is held in common. A total of 187 parking spaces are available and shared with other businesses within the commercial plaza.
- Sale of Alcohol (Section 1.56-3): (3a) of the Zoning codes requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There are no land uses within the above radius.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to 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. Permit for two (2) years to continue to assess this business
2. Must comply with all City Codes (Building, Fire, Health, etc.)
3. Must comply with TABC requirements
4. Acquisition of a business license before occupancy
5. CUP is not transferable to others
6. Hours of operation: Monday – Sunday from 11:00 am to 10:00 pm
7. Must comply with noise ordinance
8. Must have security cameras inside and outside with a maximum 30 day retention
9. Wet zone property
10. Maximum occupancy is ___ people

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

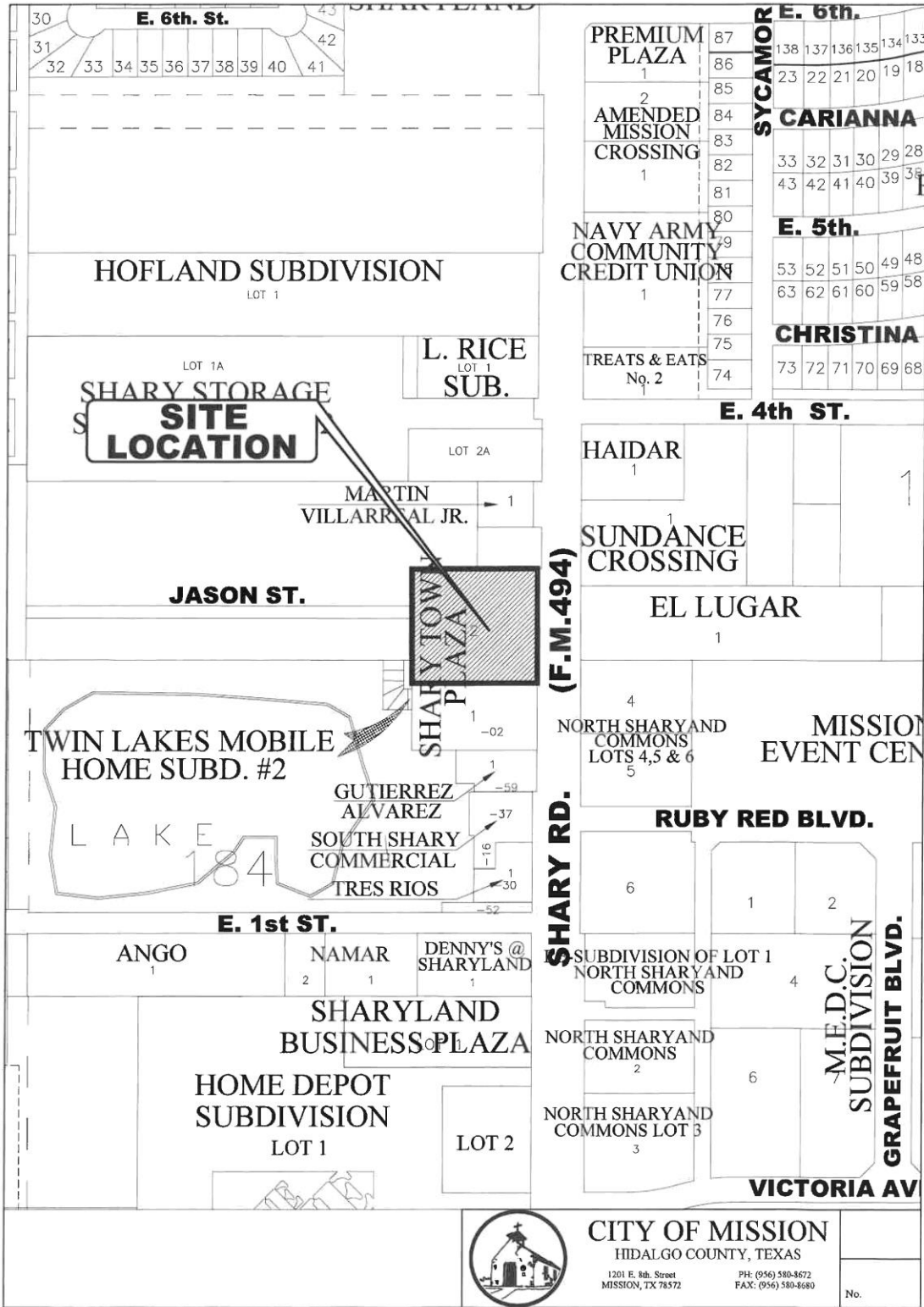
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP

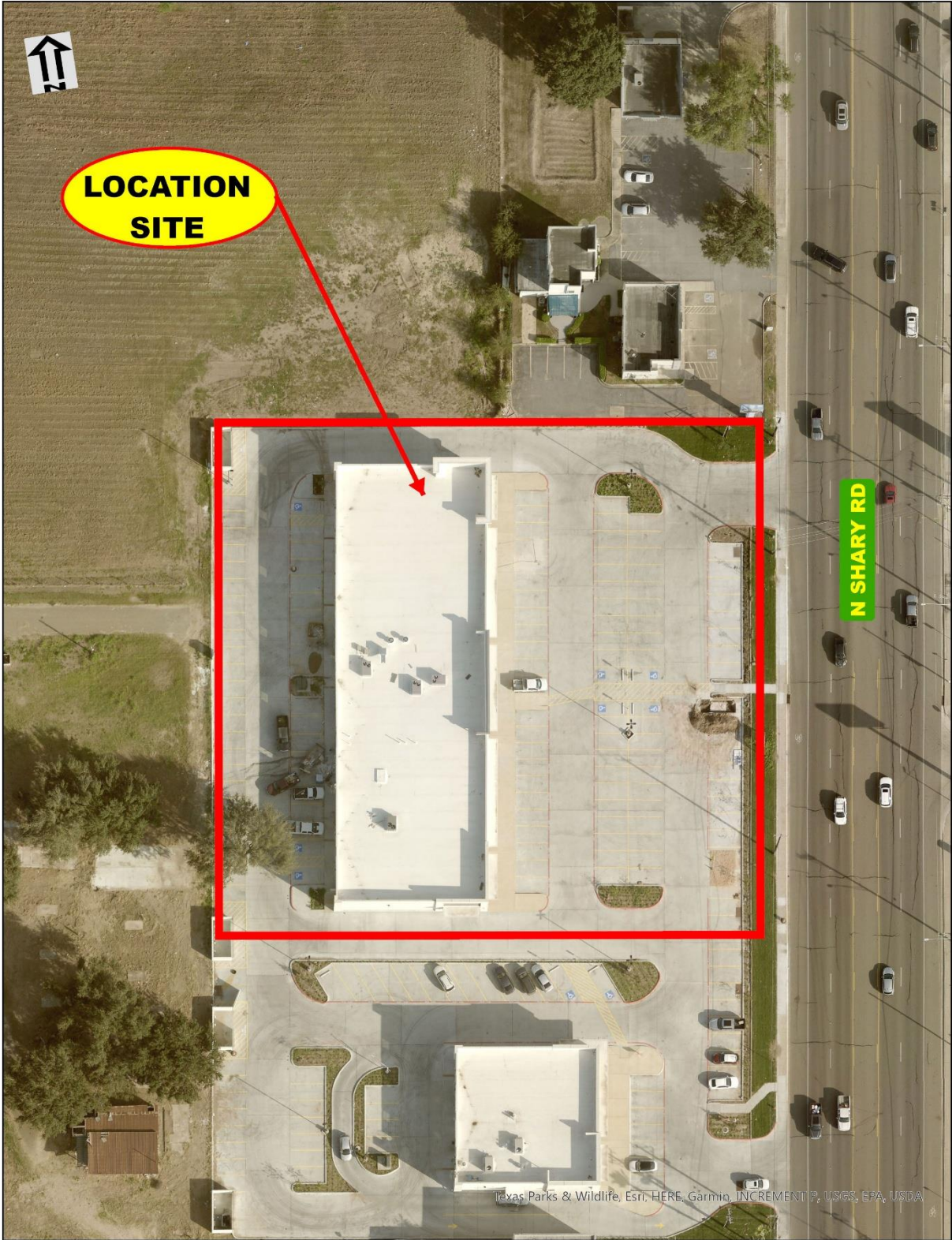


CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372

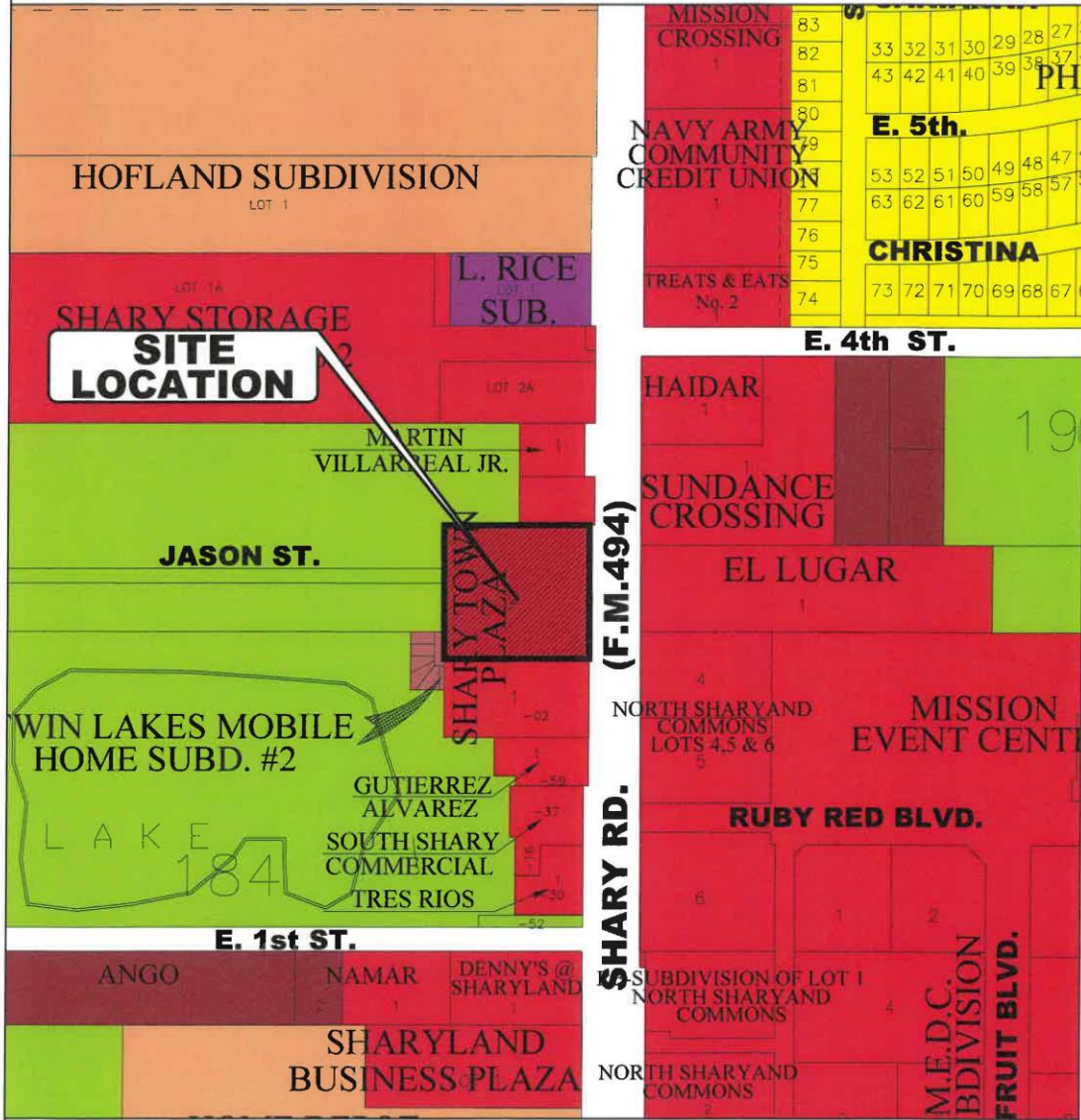
PH: (956) 580-8672
 FAX: (956) 580-8680

No.

ARIEL MAP



ZONING MAP



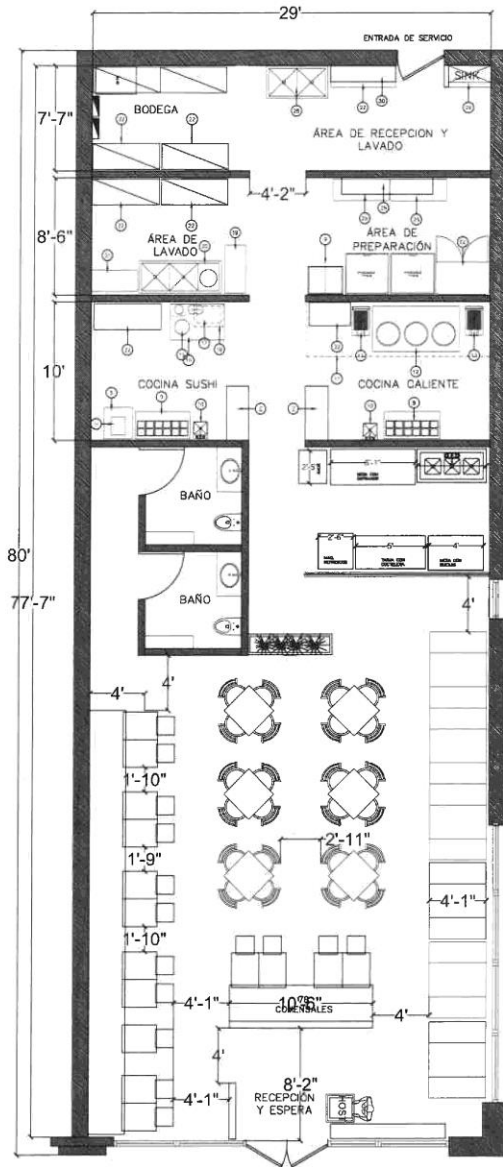
ZONING LEGEND

- | | | |
|---|--|---|
| ■ 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 MFCTD 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 |

ATTACHMENTS



ATTACHMENTS



WOK - SHARY TOWN PLAZA

LISTADO DE EQUIPO		
PART.	CANT.	DESCRIPCION
1	1	MESA DE APOYO PARA DELIVERY CON ENTREPAÑO 1.90X0.40M FABRICADA EN ACERO INOXIDABLE
2	2	CONGELADOR CORONA 0.90X0.97M
3	1	MESA DE TRABAJO CON ENTREPAÑO 1.75X0.55M FABRICADA EN ACERO INOXIDABLE.
4	1	MESA COCKTELETA 0.50X0.60M
5	1	TARJA DOBLE 0.85X0.57M
6	1	CONGELADOR DE 0.60X0.77M
7	1	WARMER
8	1	MESA BAJA PARA WARMER 0.85X0.70M FABRICADA EN ACERO INOXIDABLE
9	2	MESA FRIA DE 1.22X0.60M
10	2	TARJA SENCILLA 0.30X0.38M
11	1	CAMPANA DE ACERO INOX. DE 4.60X1.20M
12	1	WOK DE 3 QUEMADORES DE 1.90X1.00M FABRICADO EN ACERO INOXIDABLE.
13	1	FREIDORA 1 TINA, 2 QUEMADORES, CAP. 19 LTS., FULL INOX., MARCA ASBER. 40X65M
14	2	MESA DE TRABAJO CON ENTREPAÑO MED. 50 X 1.20 M FABRICADA EN ACERO INOXIDABLE.
15	1	ARROCERA
16	2	MESA DE TRABAJO CON ENTREPAÑO DE 1.20X0.80M CON ENTREPAÑO FABRICADA EN ACERO INOX.
17	1	MICROONDAS
18	1	REPISA MED 0.50 X 0.80 MTS FABRICADA EN ACERO INOXIDABLE PARA MICROONDAS
19	1	MESA PARA MUERTOS CON ENTREPAÑOS DE 0.90X0.50M FABRICADA EN ACERO INOX.
20	1	TARJA DOBLE CON ESCAMOCHÉ DE 1.86X0.70M
21	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.00M0.50M FABRICADA EN ACERO INOX.
22	10	RACK 1.50X0.69M
23	1	CONGELADOR VERTICAL CON DOS PUERTAS DE 1.20X0.70M
24	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.15X0.55M FABRICADA EN ACERO INOX.
25	2	MESA DE TRABAJO CON ENTREPAÑO DE 1.20X0.50M FABRICADA EN ACERO INOX.
26	1	TARJA DOBLE 1.40X0.70M
27	1	MESA DE TRABAJO CON ENTREPAÑO DE 1.40X0.50M FABRICADA EN ACERO INOX.
28	1	AREA DE SINK
29	1	REPISA DE 2.00X0.35M
30	1	REPISA DE 1.40X0.35M
31	1	MUEBLE DE APOYO DE SALSAS 1.50X0.35M
32	1	SALAMANDRA



ORIENTAL WOK
SUCURSAL MCALLEN
PLANTA ARQUITECTÓNICA

OCTUBRE 2025

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Site Plan

Leasable Area

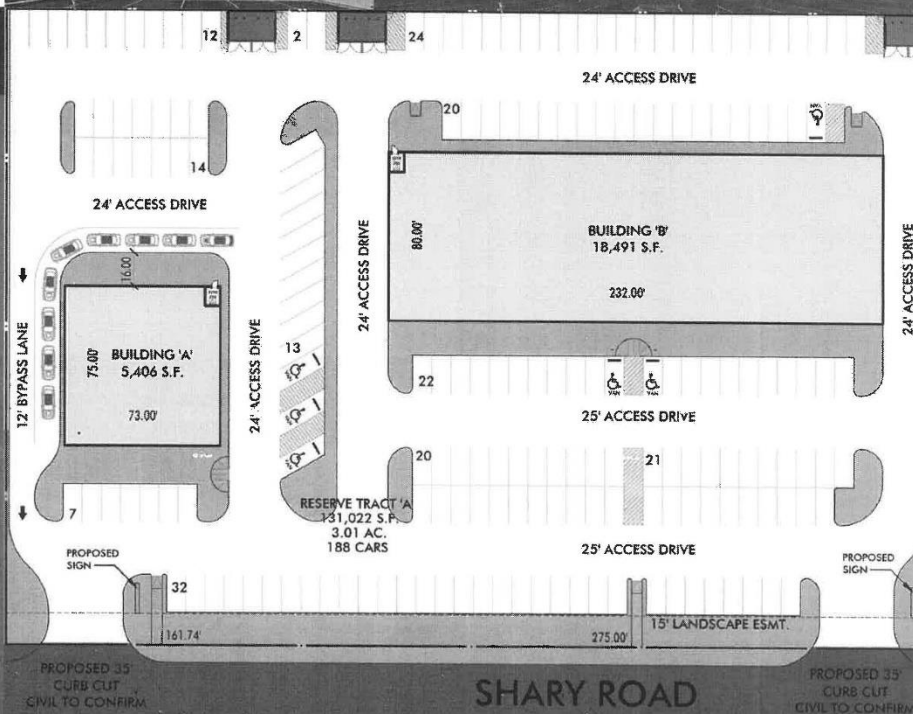
24,000
SqFt

Total Parking Spaces

187
Spaces

Drive-Thru

3
Spaces



Dan Cantu
956.227.0505
Dan@aurielinvestments.com



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1/14/26, 4:29 PM

Document



Document reference ID : 572337

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: 572337
Applicant Name: Shary Wok LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 394578872
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 806218901
Date Filed: 1/5/2026
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Francisco
Legal Middle Name: Paez
Email Address: orientalwokshary@gmail.com
Phone Number: 956-358-6466

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1/14/26, 4:29 PM

Document

Basic Business information

Business/Trade Name: Shary Wok LLC DBA Oriental Wok

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-358-6466

Location Address

Address: 301 N Shary Rd , Suite 280, Mission, TX, United States, Hidalgo
78572

Is your location within city limits? Yes

Mailing Address Information

Address: 301 N Shary Rd , Suite 280, Mission, TX, United States, Hidalgo 78572

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? No

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1/14/26, 4:29 PM

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Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 11/22/2025

Projected Sales Information

Sales Year: 2026
Alcohol Sale: \$88,200.00
Food Sales: \$91,800.00
Total Sales: \$180,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No
Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

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APPETIZERS RICE

- KUSHIAGES**
(3 pcs) Manchego cheese.
- WONTON**
(3 pcs) Surimi, cream cheese, chicken and shrimp.
- EGG ROLL**
(2 pcs) Surimi, cream cheese and chipotle.
(2 pcs) Beef and vegetables.
- EDAMAMES**
Steamed with a touch of salt.
Sautéed with a mild spicy kick.
- ORIENTAL-STYLE POTATOES**
- LEE CHAT SKEWERS**
(4 pcs) Chinese-style chicken skewers with a lightly spicy peanut sauce.
- EBI FURAI**
(6 pcs) Breaded shrimp stuffed with cream cheese.
- CHEESY BALLS**
Enjoy an explosion of flavor with this combination of Manchego and cream cheese blended with fresh shrimp and aromatic oriental spices.
- DUMPLINGS**
(6 pcs) Crispy dumplings filled with seasoned pork, served with sweet oriental sauce, finished with a touch of cilantro and topped with sesame seeds.

- GOHAN**
Steamed white rice.
- TAMPICO GOHAN**
Steamed white rice with tampico sauce.
- ROBBIE RICE**
Fried rice topped with cream cheese and avocado.
- SPICY CRISPY RICE**
Fried rice topped with crispy pork cracklings, battered surimi, and avocado, served with our signature serrano-lime dressing.
- ORIENTAL RICE**

- ORIENTAL RICE**
Beef
Chicken
Shrimp
Miso
Vegetables

SALADS

- SUNOMONO KANI**
Cucumber and surimi
- SUNOMONO EBI**
Cucumber and shrimp
- SUNOMONO TAKO**
Cucumber and octopus
- SUNOMONO SPECIAL**
Cucumber, surimi, shrimp and octopus

SOUPS

- RAMEN**
Delicious chicken ramen soup, served with a boiled egg, spinach, mushrooms, broccoli, and chili oil.
- RAMEN TONKOTSU**
Crafted with a rich pork broth, topped with perfectly grilled crispy bacon, boiled egg, fresh spinach, toasted nori, and a drizzle of aromatic chili oil.
- WOK SPECIAL SOUP**
Chinese-style seafood soup with fresh vegetables and a subtle spicy kick.
- BITTERSPICY SOUP**
Chinese-style shrimp soup with a subtle spicy kick.
- WONTON SOUP**
Chicken consommé with spinach and rawlio filled with meat and shrimp.

ORIENTAL BURGER

- SHRIMP**
Cream cheese base, crispy breaded shrimp, kaniama, sliced avocado, mayonnaise, lemon, and togarashi, served between two crispy panko-breaded rice buns. Includes oriental-style potatoes.
- SALMON**
Cream cheese base, fresh salmon, tampico, kaniama, sliced avocado, mayonnaise, lemon, and togarashi, served between two crispy panko-breaded rice buns. Includes oriental-style potatoes.

BOWLS

- SPICY SAMBAL**
Succulent beef stir-fried in our house-made sambal-style sauce, combined with celery, green bell peppers, carrots, and scallions for a satisfying crunch. Served over your choice of fried or steamed rice, topped with sesame seeds.
- SPICY BOWL**
Tender chicken stir-fried in our savory sambal-style sauce made with Asian chilies, combined with red and green bell peppers, toasted sesame seeds, and fresh cilantro. Served over your choice of fried or steamed rice.
- SWEET KUNG PAO**
Crispy chicken stir-fried in a bold blend of our classic Kung Pao, sweet & sour and oyster sauces, tossed with red and green bell peppers. Finished with a subtle kick of arbol chili, toasted sesame seeds, and fresh cilantro. Served over your choice of fried or steamed rice.
- HUNAN BOWL**
Crispy battered chicken breast tossed with scallions and toasted sesame seeds, glazed in a signature blend of our Hunan sauce and Lee Chat peanut-based sauce. Served over your choice of fried or steamed rice.

NOODLES

- ORIENTAL BOWL**
Oriental-style noodles with grilled chicken and beef, tossed with broccoli, carrots, and red bell peppers, seasoned with our house special sauce.
- LO MEIN NOODLE BOWL**
Noodles with chicken, carrots, green bell peppers, and scallions, stir-fried in a sweet oyster and soy sauce.
- VIETNAM SPICY**
Chinese noodles with beef, unbreaded chicken, and shrimp, tossed with cherry tomatoes, broccoli, spinach, and snow peas, finished with soy sauce, carrots, and jicama.

CHICKEN DISHES

- SPICY SAMBAL CHICKEN**
Tender chicken tossed in our sambal-style sauce, combined with celery, green bell peppers, scallions, and carrots.
- SWEET ORANGE CHICKEN**
Crispy chicken pieces tossed with broccoli, jicama, and scallions, finished in a rich orange sauce with hints of citrus peel.
- SPICY HUNAN**
Chicken in Hunan-style sauce with scallions and toasted sesame seeds.
- SWEET & FIRE CHICKEN**
Sweet-style chicken tossed with green and red bell peppers, pineapple, scallions, and arbol chili, served over a bed of crispy noodles.
- PEPPER-STYLE CHICKEN**
Pepper-style chicken stir-fried with white onions, broccoli, carrots, potatoes, zucchini, and red bell peppers.
- ORIENTAL WOK**
Chicken in a medium-spicy arbol chili and hoisin sauce, topped with carrots, green bell peppers, scallions, and peanuts.
- KUNG PAO CHICKEN**
Chicken in Kung Pao sauce with broccoli, peanuts, and scallions.
- SWEET & SOUR CHICKEN**
Chicken in sweet and sour sauce with carrots, green bell peppers, onions, and pineapple.

ROLLS

- SPICY TUNA ROLL**
A spicy, crispy roll filled with tampico paste, wrapped in fresh tuna slices and topped with battered shrimp. Finished with a drizzle of Sriracha dressing, arbol chili, and crowned with serrano chili.
- PHILADELPHIA ROLL**
Salmon, cucumber, and cream cheese inside, sesame seeds on the outside.
- CALIFORNIA ROLL**
Surimi, cucumber & avocado, topped with golden sesame seeds.
- PHILADELPHIA ESPECIAL**
Salmon, cucumber, and cream cheese inside, topped with masago.
- KANI SPECIAL**
Surimi, crunchy pasta, and chipotle dressing inside; topped with avocado, crunchy pasta, chipotle dressing, eel sauce, and sesame seeds.
- KING CRAB ROLL**
Salmon, cream cheese and avocado inside, topped with masago and a tower of crispy fried kaniama mixed with rock dressing and finished with chopped scallions.
- KUATRO ROLL**
Tempura shrimp and tampico inside, topped with cream cheese and avocado.
- DRAGON ROLL**
Kaniama, battered shrimp, and cucumber inside; topped with masago, togarashi, avocado, and mango.
- VAN HALEN ROLL**
Shrimp, cream cheese, and avocado inside, topped with salmon and kaniama.
- AVOCADO ROLL**
Shrimp, cream cheese, and cucumber inside; topped with salmon.
- BLACK TUNA**
A bold-flavored roll filled with tampico paste, wrapped in fresh tuna slices, and finished with a drizzle of dressing and serrano chili.
- KANI MAKI**
Shrimp, cream cheese, avocado, and cucumber inside; topped with surimi.
- SALMON ROLL**
Surimi, cream cheese, avocado, and cucumber inside; topped with salmon.
- SPICY TUNA CRUNCH**
A crunchy delight topped with crunchy pasta, chipotle dressing, and scallions, filled with tuna, avocado, cucumber, and sambal sauce.
- WOK ROCA ROLL**
Breaded shrimp, avocado, and cream cheese inside; topped with rock shrimp, scallions, and sesame seeds.
- DYNAMITE ROLL**
Tempura shrimp, avocado, cream cheese, and chipotle inside; topped with masago and finished with tampico paste.

MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
20829990	E4397-01-000-0001-00	SARAM DEVELOPMENT LLC	300 N SHARY RD	MISSION	TX	78572-8210
281054	S2950-00-000-0194-10	ELIZONDO DOLLY L	305 N SHARY RD	MISSION	TX	78572-0205
711991	M1455-00-000-0001-00	DEERFIELD ACQUISITION GROUP LLC	305 N SHARY RD	MISSION	TX	78572-0205
281055	S2950-00-000-0194-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
281053	S2950-00-000-0194-05	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
280961	S2950-00-000-0184-15	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
346138	S2950-00-000-0184-17	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
716978	G9955-00-000-0001-00	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
514708	T9100-02-000-0001-00	DRAGONFLY 6265 LLC	305 A N SHARY RD	MISSION	TX	78572-2025
1179904	S2950-00-000-0184-43	MPJ GROUP LLC	400 W NOLANA AVE STE H2	MCALLEN	TX	78504-3997
1236067	N6761-00-001-0004-00	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICHO	NY	11753
1236070	N6761-00-001-0005-00	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1236061	S7035-00-000-0001-00	GUERRERO JUAN DAVID & DARIELA G	960 FALL CRK	GRAPEVINE	TX	76051-8247
1569217	S2965-00-000-0001-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403
1569218	S2965-00-000-0002-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-1403