



**MEETING DATE:** January 21, 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 – Chick-Po on the Grill in a (C-3) General Business District, being Lot 2, Shary Town Plaza Subdivision, located at 301 N. Shary Road, Suite 200, Applicant: Chick-Po on the Grill LLC, – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 31, 2025 – Application for Conditional Use Permit submitted to the City for processing.
- January 08, 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.
- January 21, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- February 10, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 565 feet North of 1<sup>st</sup> Street along the West side of North Shary Road
- Access to the site is off North Shary Road via a 34-foot driveway.
- Per the Code of Ordinance, the sale and on-site consumption of alcoholic beverages requires the approval of a Conditional Use Permit by the City Council.
- On February 10, 2025, the applicant obtained a Conditional Use Permit for the life of use by the City Council for a Drive-Thru Service Window.
- The applicant is leasing a 2,276 sq. ft. suite within a commercial plaza for a restaurant that has been in business since August 28, 2025, and would like to offer alcoholic beverages with their meals.
- **Parking:** The suite has 9 tables and 10 booths with a total of 82 seating spaces, which requires 27 parking spaces. There is a total of 135 parking spaces held in common that will be shared with other businesses.
- **Days/Hours of Operation:** Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.
- **Staff:** 10 employees
- **Sale of Alcohol:** Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence. There are no land uses within the above radius, measured door-to-door for churches or hospitals, or measured lot line to lot line for schools.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 one (2) years to continue to assess this operation
2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)
3. Must comply with TABC requirements.
4. CUP is not transferable to others.
5. Must have security cameras inside and outside with a minimum 30-day retention.
6. Must comply with noise ordinance.
7. Hours of operation to be as follows: Monday – Saturday from 9:00 a.m. to 9:00 p.m. and Sundays from 9:00 a.m. to 5:00 p.m.
8. Wet zone property
9. Maximum occupancy is 57 people.

**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

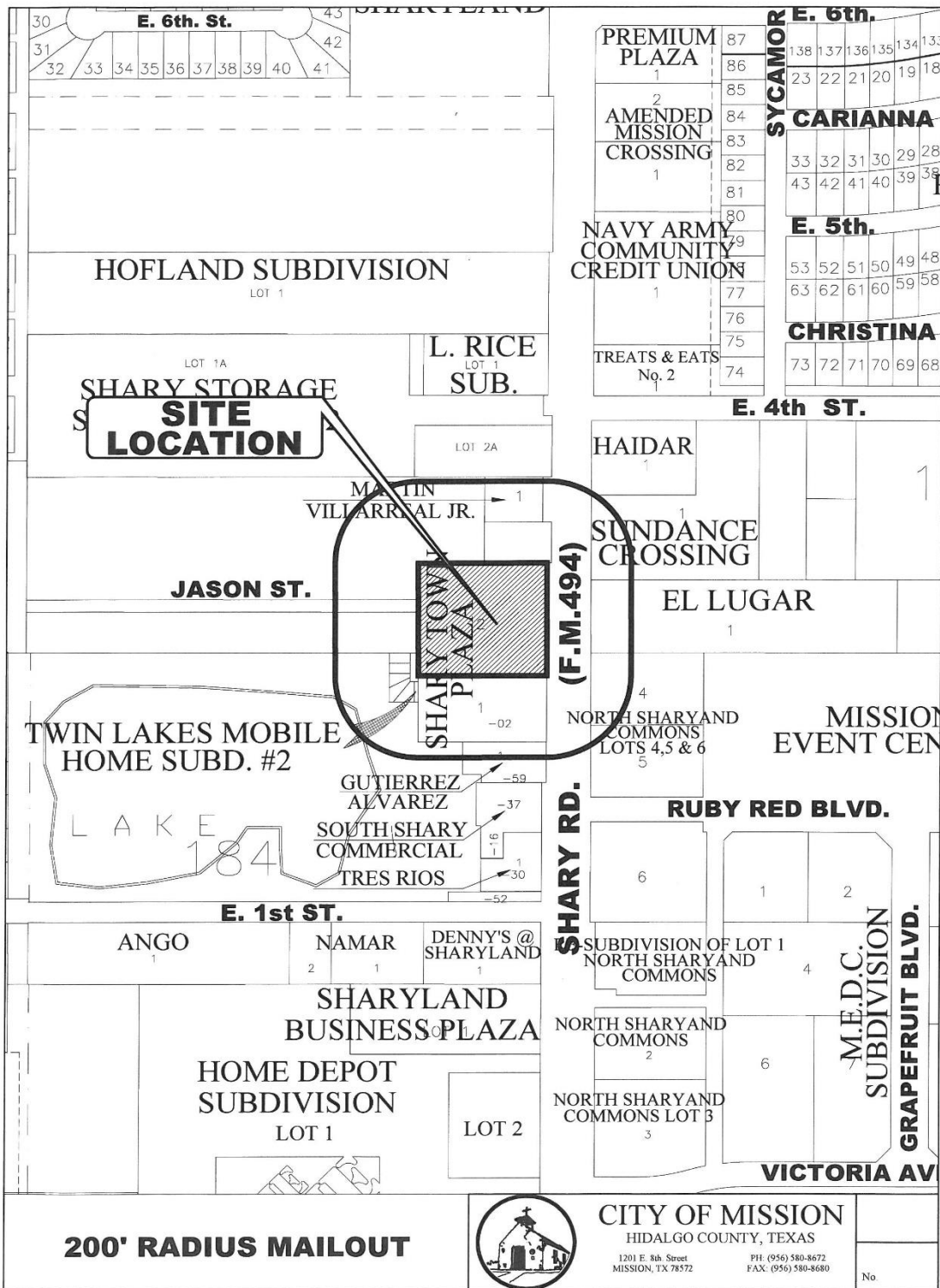
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

**VICINITY MAP**



**200' RADIUS MAILOUT**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78372

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

No.

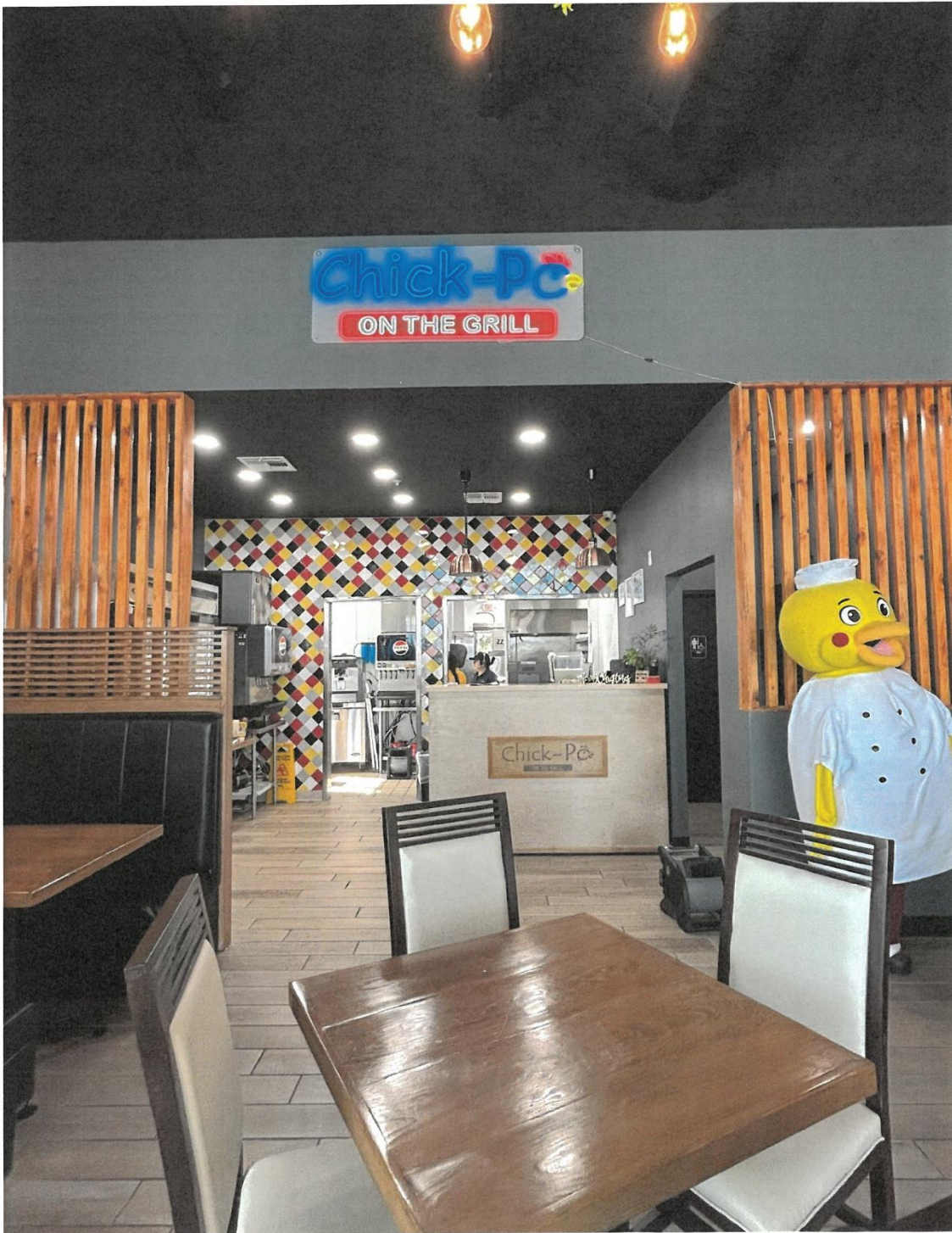
ARIEL MAP



PHOTO



PHOTO



PHOTO



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# MENU

## Burgers and Sandwiches



**Fried Chicken Burger - \$10.89** A crispy fried chicken breast topped with fresh lettuce, tomato, pickles, melted cheese, and grilled bacon, served with a side of fries or wedges.



**Cheese Chick-Po Burger - \$10.89.** Grilled chicken breast layered with crisp lettuce and melted cheese, served with a side of fries or wedges.



**Grilled Chicken Burger - \$11.69.** A juicy grilled chicken breast layered with fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.

**Grilled Chicken Chipotle Sandwich - \$12.49.** A grilled chicken breast topped with creamy chipotle sauce, fresh lettuce, tomato, melted cheese, and grilled bacon, served with a side of fries or wedges.

## Grilled Chicken

**Family Grilled Chicken - \$27.60.** A whole chicken marinated in our special seasoning and grilled to perfection, available in classic or barbecue flavor. Served with four half corncobs, grilled onion, and warm tortillas.

**Individual Grilled Chicken - \$10.90.** Individual chicken, fire-grilled and seasoned with our signature blend. Served with corn on the cob, grilled onion, fresh lemons, and warm tortillas.



## Wings



**Rancho-Style Chicken Wings - \$12.79.** Four of our special jumbo wings, grilled rincherito-style and served with half a corncob, and warm tortillas.



**Chicken Wings - \$12.95.** Five crispy jumbo wings, grilled to perfection, tossed in your choice of Buffalo or Lemon Pepper sauce, served with golden wedge fries and cool ranch dipping sauce.

## Chicken Strips

**Grilled Chicken Tenders - \$11.79.** Four juicy grilled chicken tenders, seasoned regular or barbecue, served with a side of fries or wedges and ranch sauce.

**Breaded Chicken Tenders - \$11.29.** Four crispy breaded chicken tenders served with fries or wedges and ranch sauce.

**Lemon Pepper Chicken Tenders - \$11.79.** Four juicy chicken tenders seasoned with lemon pepper, served with fries or wedges and ranch sauce.



## Savory Plates



**Creamy Chicken Breast - \$18.39.** A tender chicken breast seasoned and topped with a rich poblano cream sauce. Served with a piece of bread.

**Serrano Chicken Tostadas - \$12.49.** Four crispy tortillas topped with seasoned shredded chicken, melted cheese, and a touch of grated serrano chili. Served with your choice of green or red sauce.

**Chicken Flautas - \$10.99.** Shredded chicken rolled in five crispy tortillas, with lettuce, tomato, sour cream, and green sauce on the side.

**Chicken Quesadillas - \$8.99.** Four golden tortillas filled with seasoned shredded chicken and melted cheese, served with lettuce, tomato, and your choice of green or red sauce.

**Chicken Fajitas - \$12.89.** Tender chicken fajitas, served sizzling with grilled onion, half a corncob, fresh lemons, and warm tortillas.



## Beyond Chicken

**Sirloin on the Grill - \$23.90.** An 8 oz sirloin steak seasoned and grilled to perfection, served with grilled onion, a charred chili, your choice of bread or tortillas, and a baked potato on the side.

**Chick-Po Style Salmon - \$23.70.** An 8 oz salmon fillet seasoned and grilled, served with fresh lettuce, cherry tomatoes, red onion, and mashed potatoes side. Comes with your choice of bread or tortillas.



## Salads



**Chick-Po Light Salad - \$14.49.** Grilled chicken fajitas served over a fresh mix of lettuce, cherry tomatoes, red onion, and bell peppers, topped with crunchy croutons and a side of ranch dressing.

**La Deliciosa Salad - \$22.15.** Hearty salad loaded with flavor - tender grilled chicken fajitas served over crisp lettuce, cherry tomatoes, and red onion, topped with creamy avocado and smoky turkey bacon. Finished with croutons and a side of ranch dressing.

**Caesar Salad - \$12.25.** Fresh lettuce, crunchy croutons, dressing, and parmesan cheese.



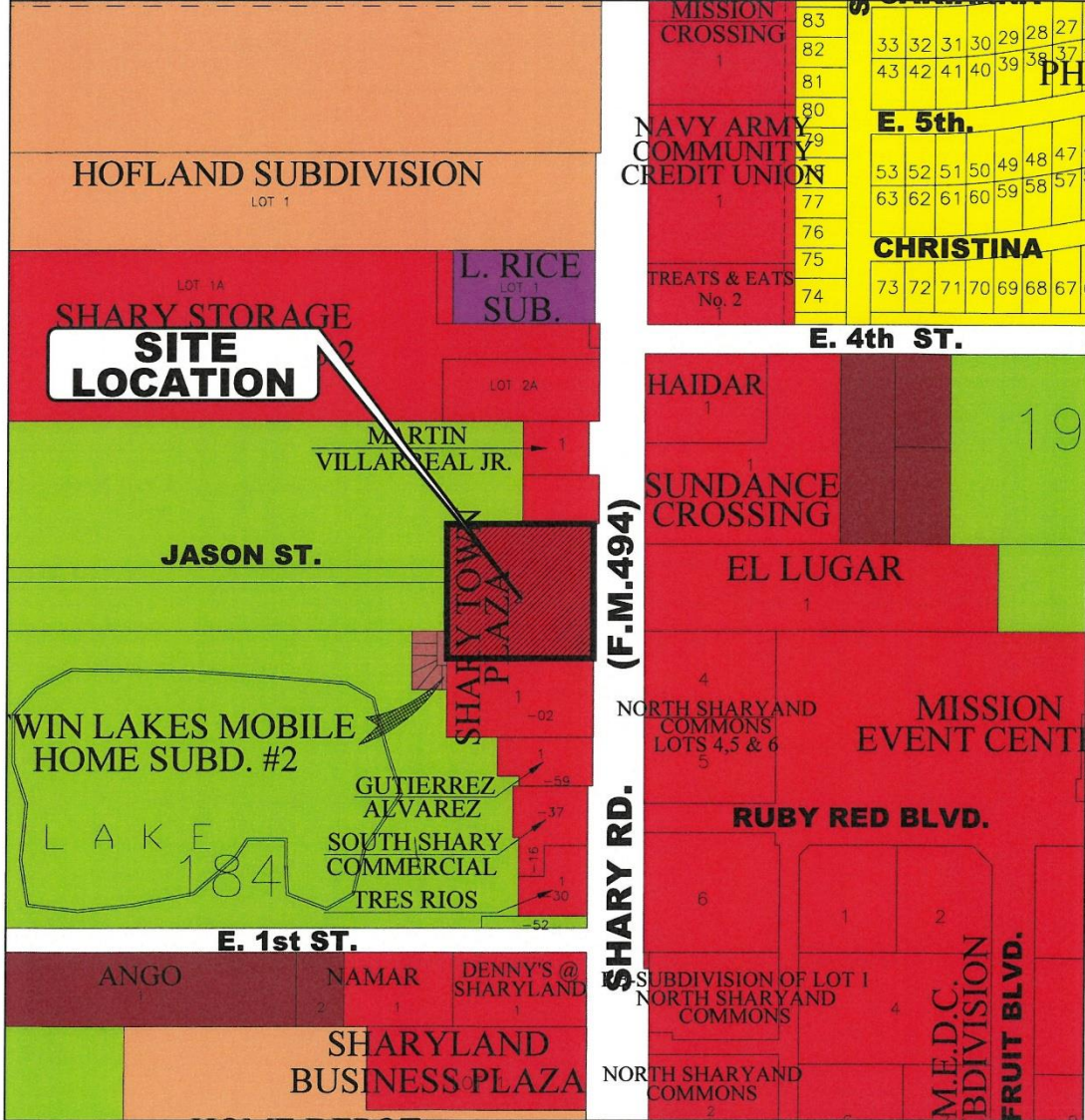
## Wraps

**Chicken Paper Wrap - \$10.89.** Tender chicken fajitas wrapped in a soft 12-inch flour tortilla with crisp lettuce, tomato, bell pepper, and red onion for a fresh and flavorful bite.

**Chick-Po Light Wrap - \$10.89.** Grilled chicken fajitas wrapped in a wholesome 12-inch whole wheat tortilla with crisp lettuce, cherry tomatoes, bell pepper, and red onion for a lighter, fresh option.



# ZONING MAP



## ZONING LEGEND

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|--|--|--|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></span> A0-I AGRICULTURAL OPEN INTERIM</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> AO-P AGRICULTURAL OPEN PERMANENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> R-1A LARGE LOT SINGLE FAMILY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FF8C00; border: 1px solid black; margin-right: 5px;"></span> R-1T TOWNHOUSE RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFFF00; border: 1px solid black; margin-right: 5px;"></span> R-1 SINGLE FAMILY RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371; border: 1px solid black; margin-right: 5px;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> R-3 MULTI-FAMILY RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> R-4 MOBILE &amp; MODULAR HOME</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> R-5 HIGH DENSITY MFCT'D HOUSING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> C-1 OFFICE BUILDING</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> C-2 NEIGHBORHOOD COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8B0000; border: 1px solid black; margin-right: 5px;"></span> C-3 GENERAL BUSINESS</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #FFD700; border: 1px solid black; margin-right: 5px;"></span> C-4 HEAVY COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #483D8B; border: 1px solid black; margin-right: 5px;"></span> C-5 ADAPTIVE COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> I-1 LIGHT INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> I-2 HEAVY INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #4682B4; border: 1px solid black; margin-right: 5px;"></span> PUD PLANNED UNIT DEVELOPMENT</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> P PUBLIC</li> </ul> |
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# TABC APPLICATION



Document reference ID : 562270

## 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:** 562270  
**Applicant Name:** Chick-po on the grill  
**License Type applied for:** Retail Dealer's On-Premise License (BE)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 992512860  
**Member Managed or Manager Managed:** Member Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 805499875  
**Date Filed:** 4/9/2024  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** REYNALDO  
**Legal Middle Name:** BUENO  
**Email Address:** reynaldobueno@chickpo.com  
**Phone Number:** 956-313-7467

## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
729298	H0652-00-000-0001-00	Haidar Properties Ltd	1601 SOUTH CAGE BLVD SUITE B	PHARR	TX	78577-5574
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