

## **ITEM# 1.6**

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of  
Alcoholic Beverages – 1942 Bar & Grill  
4001 S. Shary Road, Ste. 350  
Lot 1, Sharyland Plantation Grove Tech-Center #2  
PUD  
The Best Flavored Beer, LLC

### **REVIEW DATA**

The subject site is located on the SE corner of San Mateo and Shary Road. – **see vicinity map**. The applicant leased a 1,500 sq.ft. suite and is proposing to open a Bar & Grill. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel. In the past this location has been used by several different operators the most recent being Tortas Del Jack closed in 2020. The last CUP approved for this location was on July 25, 2018 for a period of 2 years.

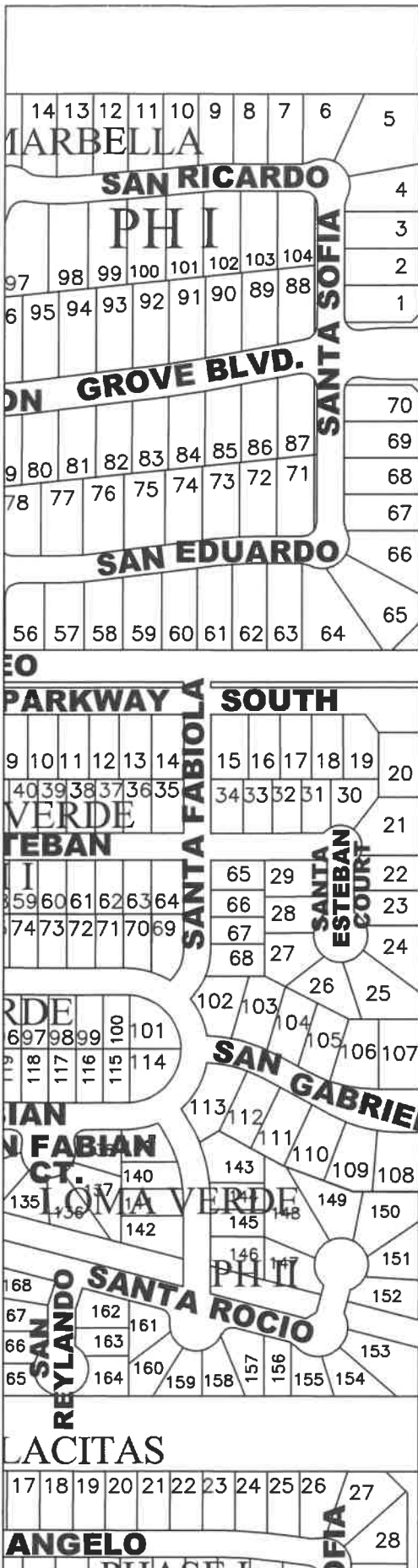
- **Hours of Operation:** Monday & Sunday from 3 p.m. – 12 a.m. and Tuesday – Saturday from 3 p.m. to 2 a.m.
- **Staff:** 7-10 employees
- **Parking:** In reviewing the floor plan, there are 65 total seating spaces, which require 22 parking spaces (65 total seating spaces/1 space for every 3 seats=22 parking spaces). It is noted that the parking area is held in common (180 existing parking spaces) and is shared with other businesses.
- **Sale of Alcohol:** The proposed restaurant does include 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 is a single-family residential neighborhood located within the 300' radius; however, P&Z and the City Council waived this separation requirement in the CUP's previous approval.

**REVIEW COMMENTS:** In the past this site has been used for a restaurant but it has also been used primarily as a bar. The applicant proposes to have hamburgers, wings, hotdogs and salads in his menu aside from the alcohol. He is also proposing to have a DJ in his establishment. Staff does not object to a 2 year approval to see how this new operation will work.

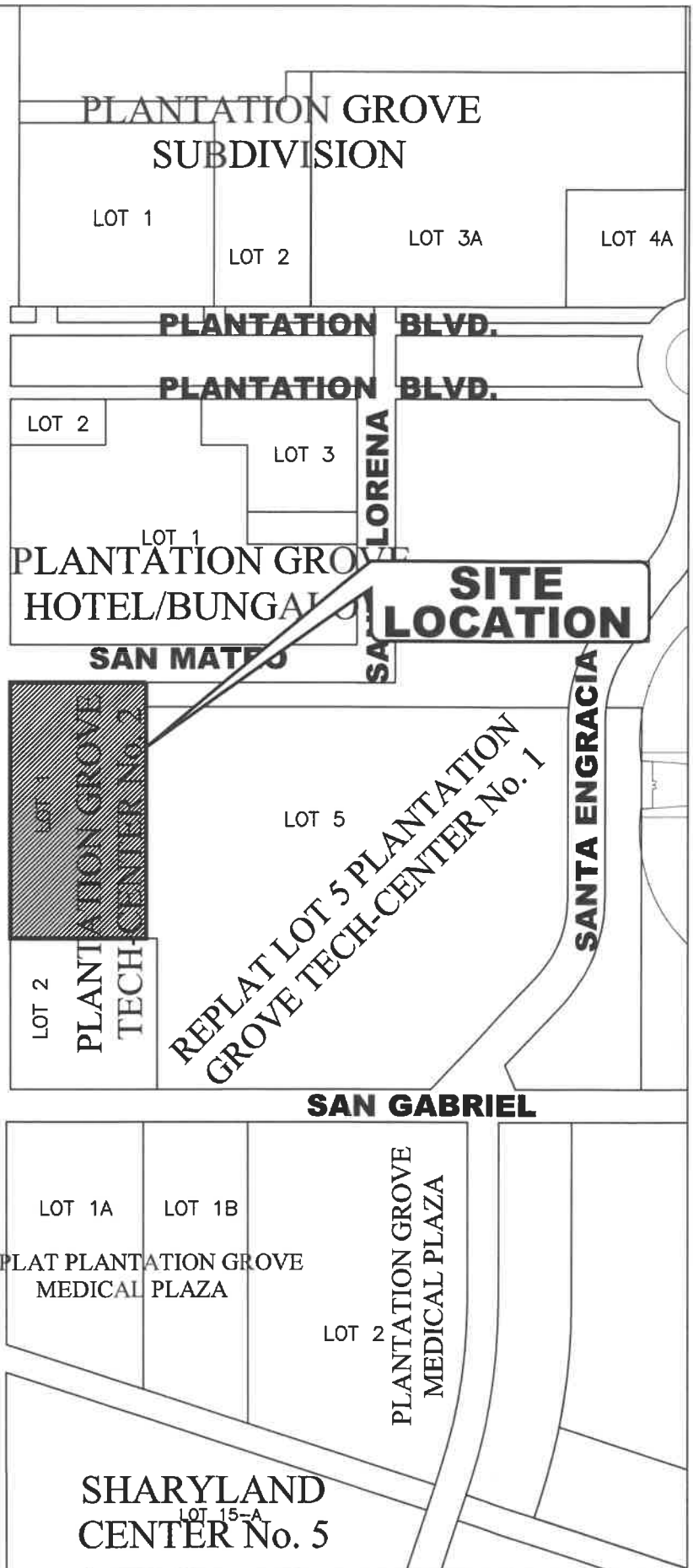
### **RECOMMENDATION:**

Staff recommends approval subject to:

1. Approval for 2 years at which time the CUP and TABC permit will need to be renewed;
2. Waiver of the 300' separation requirement from the residential home;
3. Must comply with all requirements from our City Codes (Noise, Fire, Health, etc.), and
4. Must obtain a business license prior to occupancy.



**SHARY RD. (F.M.494)**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.



**SITE  
LOCATION**

**SAN MATEO**

**S. SHARY RD (F.M. 494)**

# 1942 Bar and Grill

Monday 15:00 - 12:00 A.M.

Tuesday

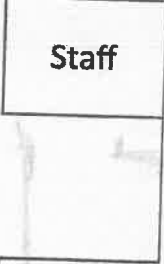
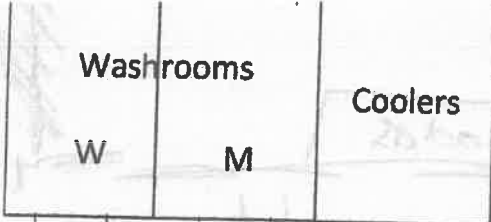
to

15:00 - 02:00 A.M.

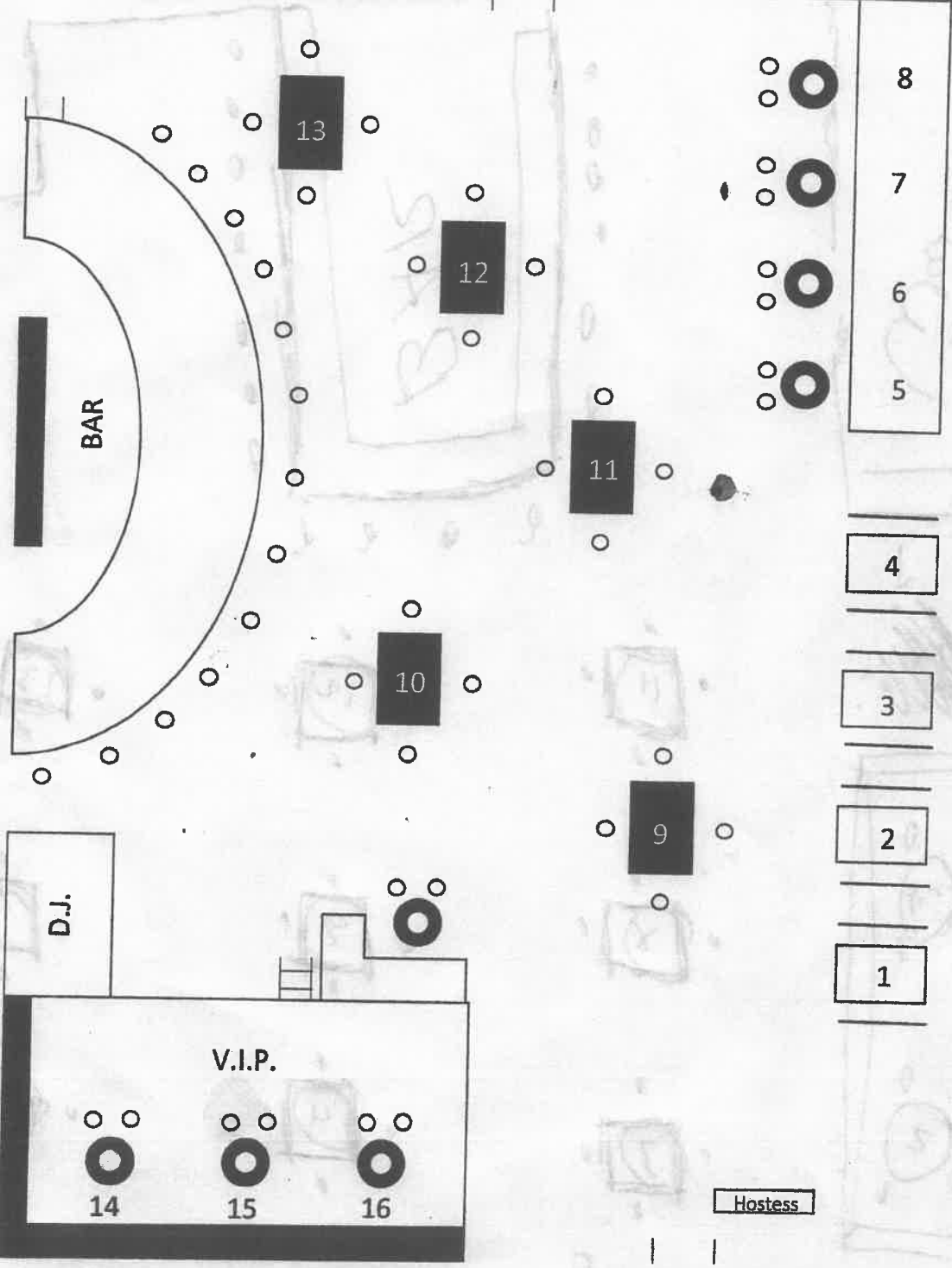
Saturday

Sunday 15:00 - 12:00 A.M.

# Employers 7 - 10



Kitchen



# 1942

- BAR -  
&  
- GRILL -

## Menu

### Appetizers

**Mozzarella Sticks**, Cheese-lover's dream, hot and crunchy on the outside, gooey with mozzarella cheese on the inside.

**5 for 5.99 10 for 10.99 15 for 16.49**

**Mexican Style Nachos**, Freshly cooked nacho chips served with melted cheddar cheese, Pico de Gallo and jalapeño. **6.99**

**Chili Style Nachos**, Homemade BFB Chili over tortilla chips, onions, a blend of cheeses, topped off with sour cream. **7.99**

**Guacamole Style Nachos**, Freshly cooked nacho chips served with a creamy guacamole and cream. **8.99**

**BFB Style Nachos**, Delicious portion of beef, cheese, and beans over tortilla chips topped off with pico de gallo. **9.99**

**BFB French Fries**, Fresh made potatoes with melt cheddar cheese. **5.99**

**Olives 3.99**

### Wings

**Finger licking-excellent!**

**Choose boneless or traditional wings.**

**Boneless**, you can use your fingers or a fork.

**5 for 6.99**

**10 for 8.99**

**15 for 13.99**

**20 for 18.99**

**25 for 23.99**

**30 for 27.99**

**Traditional**, Lightly hand breaded and cooked to perfection.

**5 for 6.99**

**10 for 8.99**

**15 for 13.99**

**20 for 18.99**

**25 for 23.99**

**30 for 27.99**

Pick your flavor

- BFB Sauce, the originals with our specialty smoky flavor that you just need to try.
- Mango Habanero
- Lemon Pepper
- Sweet Asian
- BBQ Original
- Chipotle
- Buffalo Hot
- Andale!

# Mix Beverages

## **BOURBON / WHISKEY / SCOTCH**

Buchanan's 12 yr.  
Buchanan's 18 yr.  
Crown Royal  
Fireball Cinnamon Whiskey  
Jack Daniels Black  
Jim Bean Bourbon 80  
Johnnie Walker Black  
McAllan 12 yr.

## **RUM**

Bacardi Light  
Captain Morgan  
Ron Zacapa 23 yr.

## **BRANDY**

Torres 10

## **COGNAC**

Hennessy VS

## **GIN**

Tanqueray

## **LIQUOR**

Amaretto Di Saronno  
Baileys Irish Cream  
Cuarenta y Tres Licor  
Jaggermaister  
Kahlua Coffe

## **VODKA**

Ciroc French  
Deep Eddy Ruby Red  
Effer Cucumber  
Grey Goose  
Ketel One  
Tito's

## **COCKTAILS**

151 Punch  
AMF  
Bahama Momma  
Black Velvet  
Blue Hawaiian  
Camaleon  
Carlota  
Corazon Azul  
Cosmopolitan  
Cucumber Martini  
Curabrichao  
Hawaiian Blue  
Hurriacane  
Long Island Tea  
Luces de la Habana  
Manhatan  
Margarita  
Martini ROssi  
Martini Extra Dry  
Mellon Ball  
Mexican Martini  
Miami Beach  
Mojito  
Orgasmo  
Piero  
Piña Colada  
Ruso Blanco  
Sergeant Pepper  
Sex on the Beach  
Spiderman  
Splash  
Tsunami  
Watermelon Tini

## **TEQUILA**

1800 Tequila  
Cuervo  
Don Julio 70<sup>th</sup> Anniversary  
Don Julio Reposado  
Herradura Reposado  
Patron Silver

## **BFB SHOTS**

ABC  
Baby Mango  
Cerebro  
Lluvia de Estrellas  
Muppet

## **SHOTS**

Alabama Slama  
Bomb Pops  
Buttery Nipple  
Derrame Cerebral  
Esperma  
Incredible Hulk  
Jagger Bomb  
Kamikazi  
Kermit the Frog  
Melon Ciego  
Mexican Lolipop  
Pickle Shots  
Purple Gecko  
Royal Flush  
Surfer on Acid  
The EX  
Violacion



**TEXAS ALCOHOLIC BEVERAGE COMMISSION**  
*Texans Helping Businesses & Protecting Communities*

**Required Certifications**

**Join TABC in the fight against human trafficking**

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.  
 Contact your local TABC office for assistance.

**LOCATION INFORMATION**

1. Trade Name of Location (Name of restaurant, bar, store, etc.)				1942 Lounge			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)				the best Flavored beer LLC			
3. Type of Owner							
<input type="checkbox"/> Corporation		<input checked="" type="checkbox"/> Limited Liability Company		<input type="checkbox"/> Partnership			
<input type="checkbox"/> Limited Partnership		<input type="checkbox"/> Limited Liability Partnership		<input type="checkbox"/> Other:			
4. Location Address							
4001 S Shary Rd Ste 350							
City		County		State		Zip Code	
Mission		Hidalgo		TX		78572	
5. Mailing Address							
4001 S Shary Rd Ste 350							
City		County		State		Zip Code	
Mission		Hidalgo		TX		78572	
6. Business Telephone Number		Alternate Telephone Number		E-mail Address			
956 445 27 14		956 533 3863		santy_malverde@yahoo.es			
7. Application for:							
<input type="checkbox"/> Original		<input type="checkbox"/> Reinstatement		License/Permit Number		<input type="checkbox"/> Reinstatement and Change of Trade Name	
		<input type="checkbox"/> Change of Location		License/Permit Number		License/Permit Number	
				<input type="checkbox"/> Change of Location and Trade Name		License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:							
<input type="checkbox"/> BF Retail Dealer's Off-Premise License		<input type="checkbox"/> E Local Cartage Permit		<input type="checkbox"/> P Package Store Permit			
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit		<input type="checkbox"/> ET Third-Party Local Cartage Permit		<input type="checkbox"/> Q Wine Only Package Store			
<input type="checkbox"/> LP Local Distributor's Permit							
8B. Type of On-Premise Retailer License/Permit							
<input type="checkbox"/> BE Retail Dealer's On-Premise License		<input type="checkbox"/> E Local Cartage Permit		<input checked="" type="checkbox"/> MB Mixed Beverage			
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit		<input checked="" type="checkbox"/> FB Food and Beverage Certificate		<input type="checkbox"/> WP Waterpark Permit			
<input type="checkbox"/> BP Brewpub License		<input checked="" type="checkbox"/> LH Late Hours Certificate					
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit							
<input type="checkbox"/> BB General Distributor's License		<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption		<input type="checkbox"/> S Nonresident Seller's Permit			
<input type="checkbox"/> BC Branch Distributor's License		<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit		<input type="checkbox"/> SD Brewer's Self-Distribution License			
<input type="checkbox"/> BN Nonresident Brewer's License		<input type="checkbox"/> G Winery - allows on-premise consumption		<input type="checkbox"/> W Wholesaler's Permit			
<input type="checkbox"/> BW Brewer's License		<input type="checkbox"/> J Bonded Warehouse		<input type="checkbox"/> X General Class B Wholesaler Permit			
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)							
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location							
<input type="checkbox"/> Bar		<input type="checkbox"/> Grocery/Market		<input type="checkbox"/> Package Store		<input type="checkbox"/> Sexually Oriented	
<input type="checkbox"/> Civic Center		<input type="checkbox"/> Hotel		<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)		<input type="checkbox"/> Sporting Arena	
<input type="checkbox"/> Convenience Store		<input type="checkbox"/> Motel		<input type="checkbox"/> Racetrack			
<input type="checkbox"/> Delivery Company		<input type="checkbox"/> Movie Theater		<input checked="" type="checkbox"/> Restaurant			

L5330-01-000-0020-00 ( 623856)  
GARAY JESSICA V FALCON  
3510 SAN MATEO PKWY  
MISSION TX 78572

L5330-01-000-0021-00 ( 623857)  
CANTU ROBERTO  
12606 SAND PIPER  
LIVEOAK TX 78233

L5330-01-000-0022-00 ( 623858)  
CAMPOS IRENE N & SABAS  
4001 SAN ESTEBAN CT  
MISSION TX 78572

L5330-01-000-0023-00 ( 623859)  
TEJEDA DAVID & PATRICIA N  
4003 SAN ESTEBAN CT  
MISSION TX 78572

L5330-01-000-0024-00 ( 623860)  
LONGORIA JOSE M BARRERA  
SONIA V M DE LONGORIA  
4005 SAN ESTEBAN CT  
MISSION TX 78572

S3001-00-000-0001-00 ( 631926)  
CANTU BUNGALOWS LLC  
5221 N MCCOLL ROAD  
MCALLEN TX 78504

S3001-00-000-000A-00 ( 631929)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

S2997-01-000-005A-00 ( 672733)  
3711 SAN GABRIEL OWNER LP  
ONE PENN PLZ STE 4015  
NEW YORK NY 10022

S2997-02-000-0001-00 ( 689411)  
SOSA PROPERTIES  
1301 E ROBINSON AVENUE  
SPRINGDALE AR 72764

S2997-02-000-0002-00 ( 689412)  
CASCADE REAL ESTATE OPERATING  
NO 2 LP ATTN: KILLAM OIL CO LTD  
4320 UNIVERSITY BLVD PO BOX 499  
LAREDO TX 78041

S2997-02-000-0002-01 ( 716914)  
CASCADE REAL ESTATE OPERATING LP  
ATTN: KILLAM OIL CO LTD  
4320 UNIVERSITY BLVD PO BOX 499  
LAREDO TX 78042