



MEETING DATE: November 05, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill, being Lot 1, Alba Plaza Subdivision, in a (C-3) General Commercial District, located at 608 N. Shary Road, Suites 9 & 10 Applicant: Blesson George – Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 20, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- October 24, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 05, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- December 09, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road.
- Per the Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- This business has been in operation since June 2021. Access to the site is via a 34-foot driveway off Shary Road. The applicant is currently operating a nightclub. This nightclub offers food, a VIP area, live music, and concerts etc.
- The hours of operation are as follows: Friday – Sunday from 4:00 pm to 2:00 am.
- Staff: 10 employees in different shifts
- Parking: There are a total of 165 seating spaces available, which require 55 parking spaces. It is noted that the parking is held in common, and there is a total of 138 parking spaces that are shared with the other businesses within the commercial plaza.
- Section 1.56-3 of the Zoning Code states that bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs must be 300 feet from the nearest residence, church, school, or publicly owned property. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The last conditional use permit approved for this location was on June 23, 2025, for a period of 6 months.

- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) legal notices to surrounding property owners.
- Staff requested a report from Mission PD regarding any incidents that may have occurred in relation to the sale and on-site consumption of alcohol. There was a total of 3 incidents from August 31, 2025, to present that range from: 1-Disturbance, 1-Drunk driver in the parking lot, and Unwanted subjects in the parking lot.
- 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 with the conditions below:

1. Approval for 1-year re-evaluation to assess this operation;
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. Waiver of the 300' separation requirement from the residential homes.
4. Continued compliance with TABC requirements.
5. CUP is not transferable to others.
6. Must have security cameras inside and outside with a minimum 30-day retention.
7. Maximum occupancy to be 165 people at all times.
8. Hours of operation: Friday – Sunday from 4:00 pm to 2:00 am.
9. Must comply with the Noise Ordinance

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

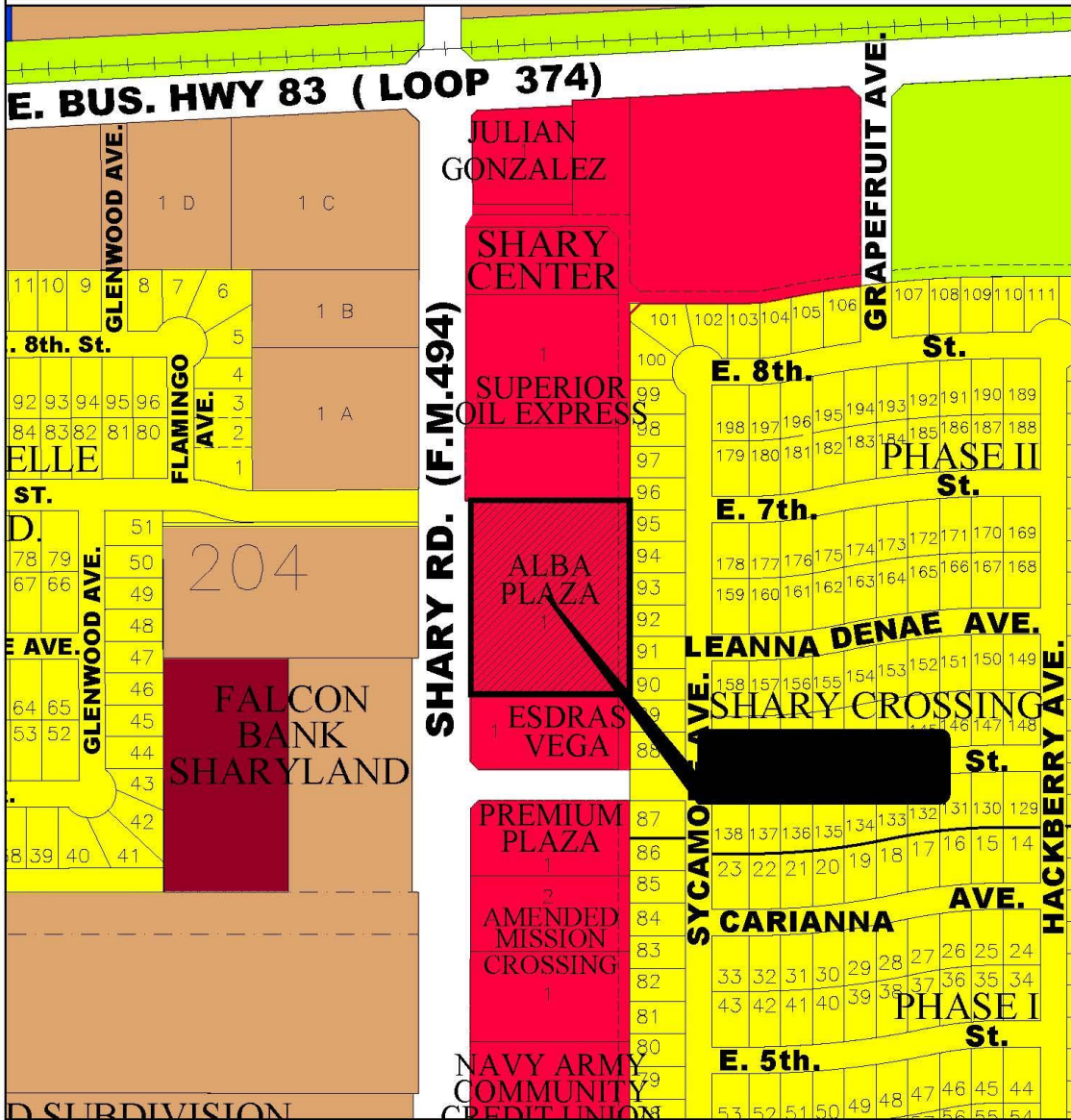
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



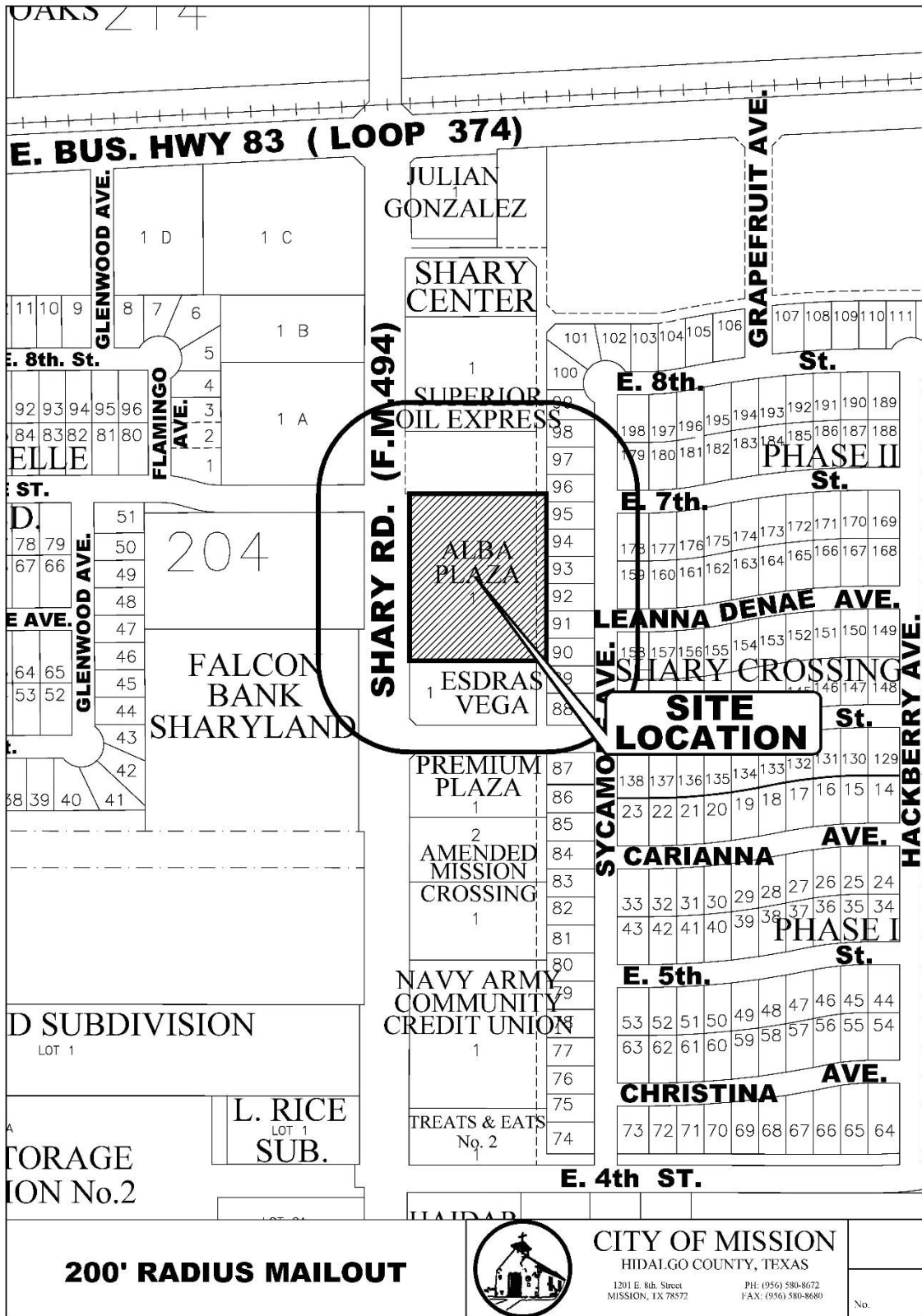
ZONING MAP



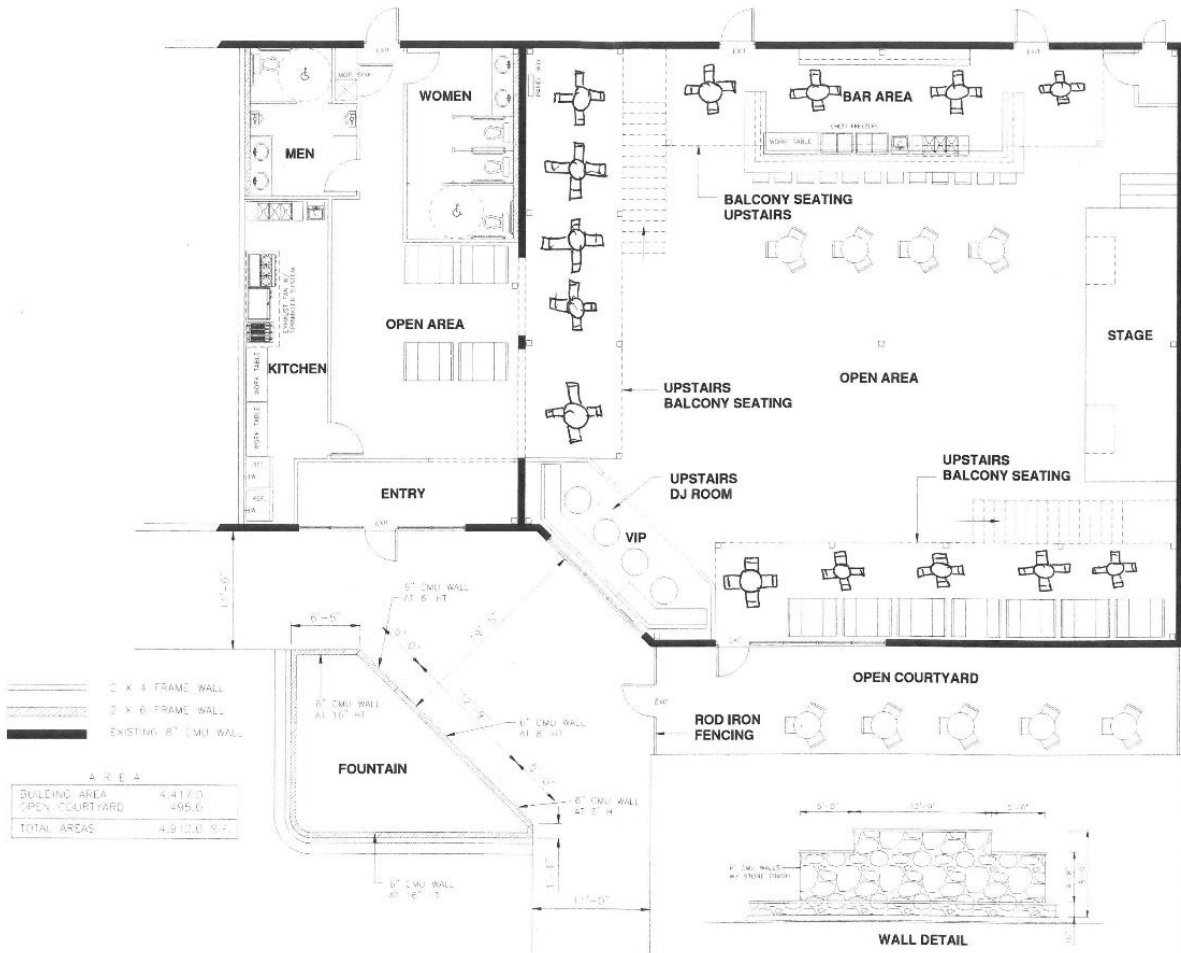
ZONING LEGEND

A0-I AGRICULTURAL OPEN INTERIM	R-3 MULTI-FAMILY RESIDENTIAL	C-4 HEAVY COMMERCIAL
A0-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

LEGAL NOTICE MAP



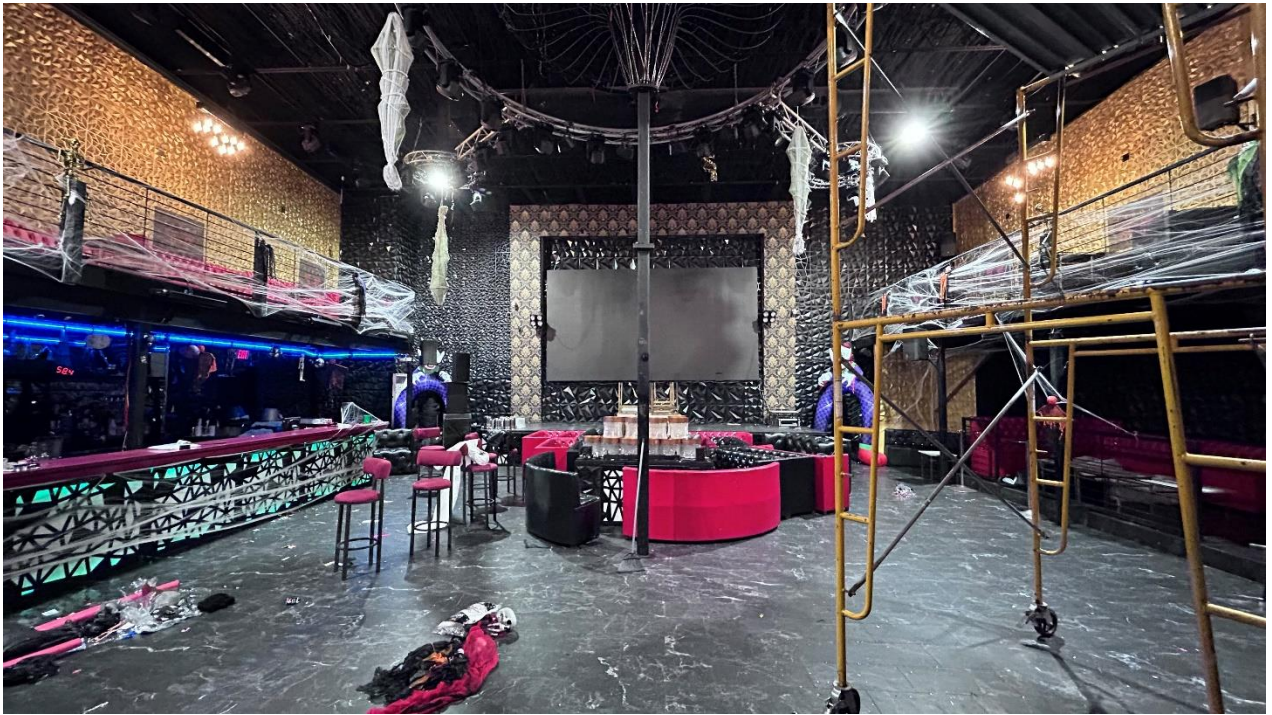
FLOOR PLAN



EXTERIOR PHOTO



INTERIOR PHOTOS



INTERIOR PHOTOS



MENU



T A B O O



BURGERS

WING COMBO'S

TRADITIONAL OR BONELESS.

WING COMBO #1 - 5 WINGS, 1 FLAVOR, 1 SMALL BASKET OF FRENCH FRIES & 1 DIP. \$7.59

WING COMBO #2 - 8 WINGS, SMALL BASKET OF FRENCH FRIES, 2 FLAVORS, ORDER OF VEGGIES & 1 DIP. \$9.99

WING COMBO #3 - 10 WINGS, 2 FLAVORS, 1 LARGE BASKET OF FRENCH FRIES & 2 DIPS. \$11.99

COMBO'S CAN NOT BE MODIFY OR SUBSTITUTED.

FAMILY PACKS

TRADITIONAL OR BONELESS.

PACK #1 - 24 WINGS, 3 FLAVORS, 2 LARGE BASKETS OF FRENCH FRIES & 3 DIPS. \$26.99

PACK #2 - 32 WINGS, 4 FLAVORS, 2 LARGE BASKETS OF FRENCH FRIES, 1 ORDER OF VEGGIES. \$36.99

#1. ALL AMERICAN BURGER - PREMIUM HAMBURGER BUNS W/ AMERICAN CHEESE, 100% MADE FROM SCRATCH MEAT PATTY TOPPED W/ ROMANIE LETTUCE, RED ONIONS, SLICED TOMATO & CRISPY SLICED PICKLES. ORDER OF GOLDEN CRISPY FRESH FRENCH FRIES INCLUDED. \$8.99

#2. CRISPY CHICKEN BURGER - TWO FRESH JUCY CHICKEN TENDERS FRIED TO PERFECTION W/ CHOICE OF SAUCE COVERED ON DELUXED BUNS & ROMANIE LETTUCE. SIDE OF CRISPY FRENCH FRIES W/ ORDER. \$8.99

SALADS

#1. HOUSE SALAD - MIX OF CRISPY ROMANIE AND ICEBERG LETTUCE, FIRM TOMATOES, SLICED CUCUMBERS, RED ONIONS, TOPPED W/ CHEDDAR CHEESE, CROUTONS AND 1 DRESSING. \$4.99

#2. BUFFALO CHICKEN SALAD - ASSORTED GREENS, SHREDDED CARROTS, TOMATOES, RED ONIONS SLICED CUCUMBERS, MONTEREY JACK CHEDDAR CHEESE, AND CROUTONS. TOPPED W/ GRILLED OR CRISPY FRIED CHICKEN BITS, CHOICE OF SIDE DRESSING. \$8.99

APPETIZERS

1. MOZZARELLA STICKS - ORDER OF 6 FRIED FINGER SIZE HAND BATTERED MOZZARELLA CHEESE W/ MARINARA SAUCE ON THE SIDE. \$6.99

2. FRIED PICKLES - CRISPY FRIED HAND BATTERED SLICED PICKLES W/ A SIDE OF RANCH DIP. SM. BASKET \$4.99 LG. BASKET \$6.99

3. ONION RINGS - TEXAS SIZE CUT, OF FRESHLY CRISPY HAND BATTERED SLICED ONIONS, DEEP FRIED TO PERFECTION. SIDE OF DIP WITH ORDER. 6 PCS. \$4.99 12 PCS. \$6.99

4. BACON LOADED FRIES - CRISPY GOLDEN FRENCH FRIES TOPPED WITH CHEESE & DELICIOUS BACON BITS. SM. \$4.99 LG. \$6.99

5. CHIPS & SALSA - FRESH SEASONED TORTILLA CHIPS W/ DELICIOUS MILD SALSA ON THE SIDE. \$4.99 ADD CHEESE DIP FOR EXTRA. \$1.50

6. ZESTY NACHOS - CRISPY NACHO CHIPS W/ AMERICAN CHEESE, LETTUCE, DICED TOMATO & TOPPED W/ CHOICE OF GRILLED OR BATTERED MEDIUM BUFFALO CHICKEN TENDERS. \$9.89

7. CHICKEN QUESADILLA - 12" FLOUR TORTILLA FILLED W/ CHICKEN BITS, CHEDDAR & MONTEREY JACK CHEESE, ONION & GREEN PEPPERS. \$7.99 * SOUR CREAM AND SALSA ON THE SIDE



SIDES

1. FRENCH FRIES - ORDER OF GOLDEN CRISPY FRESH FRIES. SM. \$2.99 LG. \$4.99 * SEASONED FRIES. 50 CENTS EXTRA. * ADD PARMESAN FOR .99 CENTS.

2. POTATO WEDGES - SEASONED SLICED POTATOES FRIED TO PERFECTION. SM. \$3.99 LG. \$4.99

3. CELERY & CARROTS - ORDER OF FRESH CUT VEGGIES W/ YOUR CHOICE OF DIP. \$.99



DAILY SPECIALS

WEDNESDAY

COCTEL CAMARON \$7.99
CEVICHE \$7.99

THURSDAY

BEEF TACOS \$5.99

FRIDAY

12 OZ. RIBEYE \$24.99
8 OZ. RIBEYE \$15.99

SATURDAY

CAMARON FRITO \$12.99
PESCADO GRITO \$10.99

SUNDAY

COCTEL CAMARON \$7.99
CEVICHE \$7.99

DESSERT

#1. CHOCOLATE LAVA CAKE - MOLTEN LAVA FUDGE OVER CHOCOLATE CAKE TOPPED WITH VANILLA ICE CREAM AND A DRIZZLE OF CHOCOLATE. \$6.99



DRINKS

#1 - 20 OZ COKE \$1.99
#2 - 20 OZ SPRITE \$1.99
#3 - 20 OZ DR. PEPPER \$1.99
#4 - 20 OZ ORANGE FANTA \$1.99
#5 - 20 OZ GATORADE \$1.99
#6 - DIET COKE \$1.99
#7 - LIMONADA \$1.99
#8 - SWEET TEA \$1.99
#9 - UNSWEET TEA \$1.99

SHARE YOUR FUN



(956) 429-7903 (956) 429-7897
608 N SHARY RD MISSION TX

GRILL & BAR MENU

FAMOUS FLAVORS CHOOSE YOUR FAVORITE

#1. LEMON PEPPER
#2. GARLIC PARMESAN
#3. BARBECUE
#4. TERIYAKI
#5. KICKIN' BOURBON
#6. SWEET THAI CHILI
#7. MEDIUM BUFFALO
#8. MEDIUM LEMON PEPPER
#9. HOT CAJUN
#10. HOT BUFFALO
#11. EXTRA HOT BUFFALO
#12. MANGO HABANERO



WINGS

TRADITIONAL OR BONELESS

#1 - 6 PCS 1 FLAVOR. \$5.99
#2 - 8 PCS 2 FLAVORS. \$7.99
#3 - 10 PCS 2 FLAVORS. \$9.99
#4 - 12 PCS 3 FLAVORS. \$11.99
#5 - 16 PCS 3 FLAVORS. \$15.99
#6 - 20 PCS 4 FLAVORS. \$19.99

*ADD 1 WING FOR EXTRA \$.99
*ADD AN EXTRA FLAVOR FOR \$.76

TENDERS

#1 - 3 PCS. 1 FLAVOR. \$6.99
#2 - 5 PCS. 2 FLAVORS. \$9.99

EXTRAS

#1. RANCH \$.89
#2. CHIPOTLE RANCH \$.99
#3. CILANTRO RANCH \$.99
#4. WINGS SAUCE \$.99

MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
684555	S2755-02-000-0139-00	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-196
684504	S2755-02-000-0088-00	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-197
684505	S2755-02-000-0089-00	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	S2755-02-000-0090-00	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-197
684575	S2755-02-000-0159-00	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-196
684595	S2755-02-000-0179-00	ZHENG DA MEI	2421 E 7TH AVE	MISSION	TX	78572-194
684508	S2755-02-000-0092-00	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-856
684510	S2755-02-000-0094-00	WHLL LLC	808 S SHARY RD SUITE 5216	MISSION	TX	78572
684614	S2755-02-000-0198-00	AVILA CARLOS & SANDRA PALACIOS DE AVILA	2420 E 8TH AVE	MISSION	TX	78572
684574	S2755-02-000-0158-00	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-197
684594	S2755-02-000-0178-00	PENA ALEJANDRO TREVINO	2420 E 7TH AVE	MISSION	TX	78572-194
684507	S2755-02-000-0091-00	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-197
684509	S2755-02-000-0093-00	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-197
684511	S2755-02-000-0095-00	PALACIOS CARLOS AVILA	615 SYCAMORE AVE	MISSION	TX	78572-197
684512	S2755-02-000-0096-00	FULANITO INC	7416 N 4TH ST	MCALLEN	TX	78504
684513	S2755-02-000-0097-00	GUERRERO SELENE	703 SYCAMORE AVE	MISSION	TX	78572-198
684514	S2755-02-000-0098-00	ZORILLA JORGE J REVILLA GUTIERREZ	705 SYCAMORE AVE	MISSION	TX	78572-198
684515	S2755-02-000-0099-00	CASTILLO FRANCISCO JAVIER ALVARADO	707 SYCAMORE AVE	MISSION	TX	78572-198
818962	S7682-00-000-0001-00	J & M VALLEY INVESTMENT LLC	710 N SHARY RD	MISSION	TX	78572-974
20827570	F1520-00-000-0001-00	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	S2950-00-000-0204-45	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-339
960387	E6640-00-000-0001-00	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-366
1471062	A2360-00-000-0001-05	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-485
1308162	M4725-00-000-001A-00	AURIEL INVESTMENTS LLC	1200 AUBURN AVE STE 250	MCALLEN	TX	78504-140
1308059	M4725-00-000-0000-01	MIRABELLE OWNERS ASSOCIATION INC	813 N MAIN ST STE	MCALLEN	TX	78501-000
625924	S2950-00-000-0205-09	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-163
1238655	A2360-00-000-0001-00	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-485
1561200	S2580-01-000-0001-00	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-947