



MEETING DATE: May 6, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – 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 – Han’s Katsuya Restaurant in a property zoned General Business (C-3) District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Ste. D Applicant: The BAB, LLC, c/o Junduck Han – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- May 6, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 26, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the northeast corner of Shary Road and 6th Street.
- 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.
- The applicant is leasing a 1,488 square foot suite within a commercial plaza for a Japanese Cuisine Restaurant.
- Access to the site is off East 6th Street, through an existing 24-foot driveway.
- This business has been in operation since May 2018, and the applicant would like to continue to offer alcoholic beverages with their meals.
- The last conditional use permit approved for the Sale & On-Site Consumption of Alcoholic Beverages for this location was approved by City Council on June 21, 2022, for a period of 4 years.
- The hours of operation are as follows: Monday – Friday from 11:00 a.m. to 2:00 p.m. & 5:30 p.m. to 9:00 p.m., and Saturday from 12:00 p.m. to 3:00 p.m., Closed Sundays
- Staff: 4 employees
- Parking: There are a total of 26 seating spaces available, which require 9 parking spaces (26 seating spaces/3 = 8.6 parking spaces). It is noted that parking is held in common; there are 56 parking spaces that are shared with the other businesses within the commercial plaza.
- 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 is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.

LEGAL NOTICE MAP



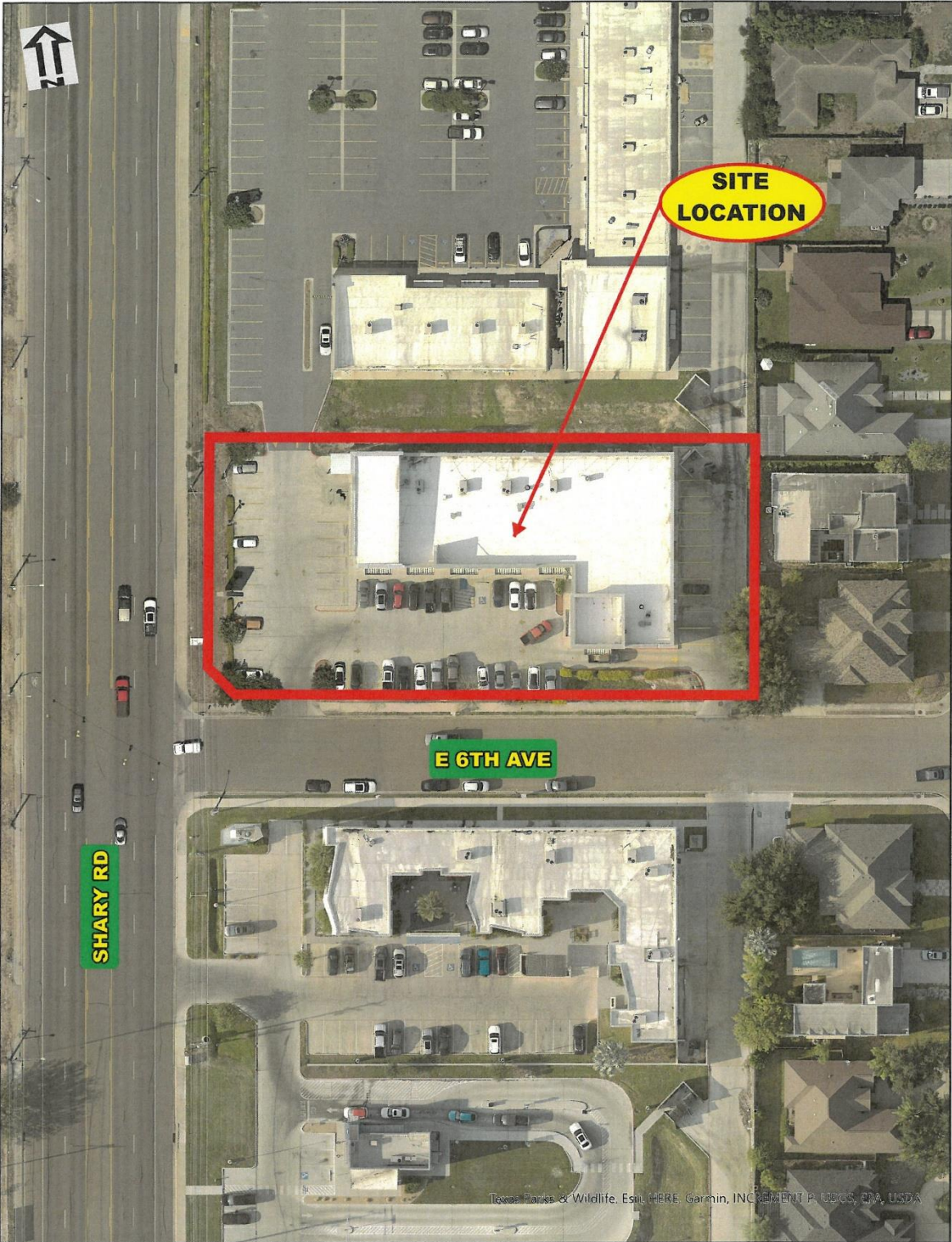
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

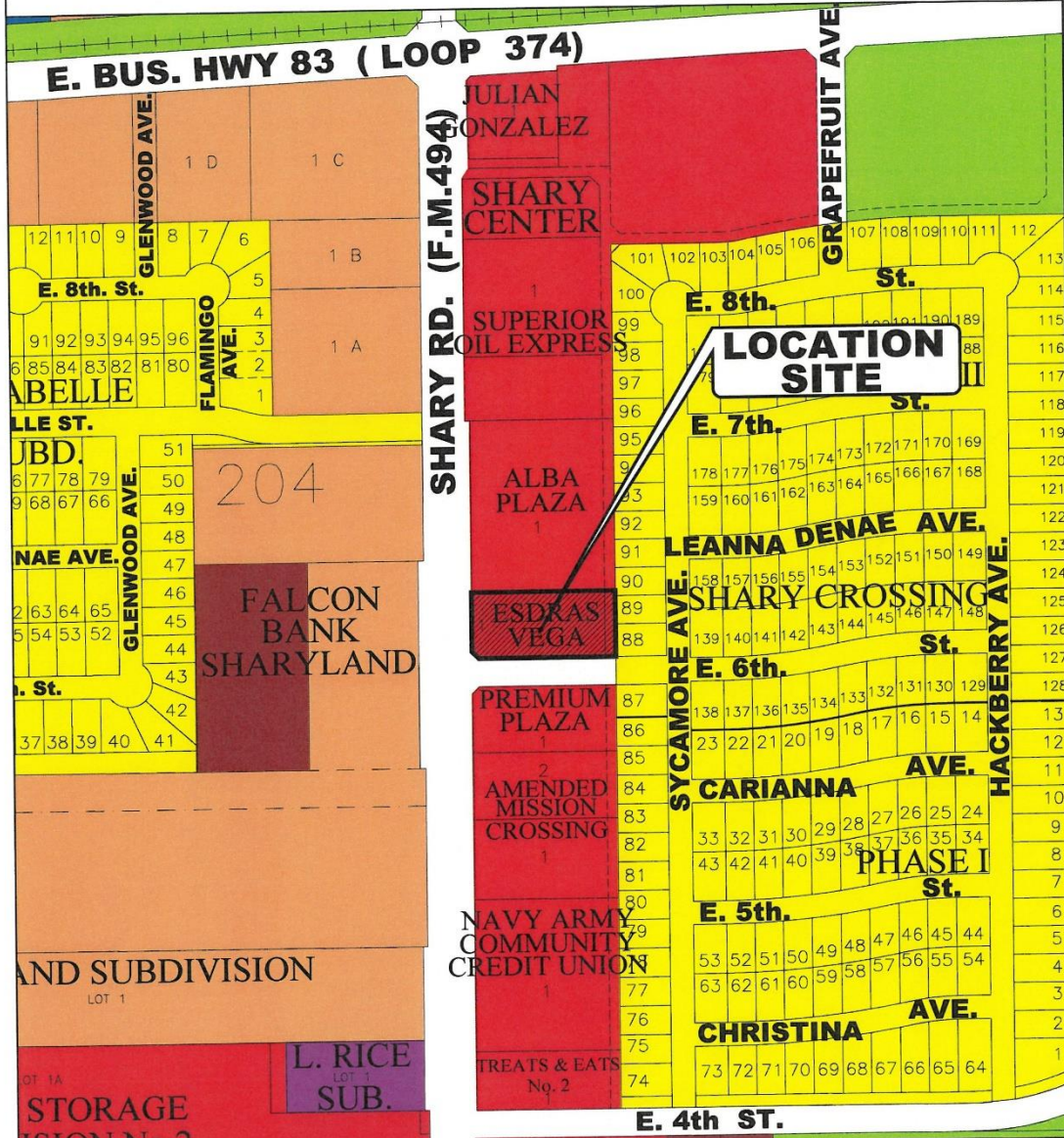
No.

AERIAL MAP



Images: Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, NOAA, NGA, USDA

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 MFCT'D 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

EXTERIOR PHOTO



INTERIOR PHOTOS



MENU

Appetizer



Gyoza(6p) 7
pork & vegetables



Ika Sansai 7
(Calamari)
ginger, seaweed



Hiya-Yakko 6
(Cold Tofu)
*bonito flakes, scallions,
soy sauce*



Wakame 5
(Seaweed)



Taco-Yaki(5p) 9
*fried octopus balls
w/ bonito flakes*



Fried Oyster(4p) 8



Karaage 6
*Japanese style boneless
fried chicken*



Ebi Tempura(5p) 8



Edamame stick(8p) 6
*fried soybeans wrapped in
a crispy spring roll skin*



Garlic fried potato 6
Waffle Potato Fries, garlic flakes



Croquette 6
*Deep fried mashed potato
Homemade katsu sauce*



Kakiage 5
deep-fried vegetables



Shumai(5p) 6
*Steamed *shrimp* dumplings*



Shrimp pops 6
*Fried breaded *Shrimp**



Edamame 5

Foods that may cause allergic reactions are indicated in bold

Ramen うーめん



Spicy Seafood 🌶️🌶️🌶️ **15**
 pork, garlic, **shrimps**, **clams**, **egg**
mussels, vegetables, green onion



Creamy Rose **16**
 chicken, **shrimp**, garlic
 tomato, **milk**, **egg**, vegetables
mussels, **clams**, corn



Shrimp **14**
shrimp, **egg**, garlic flakes
 Vegetables, green onion



Curry 🌶️ **14**
 chicken, croquette, vegetables
 sweet corn



Miso **14**
 pork, miso, fish cake, vegetables
egg, corn, green onion



Chicken **13**
 chicken, vegetables, **egg**
 garlic flakes, green onion

Foods that may cause allergic reactions are indicated in bold

MENU

K - Food 한국음식

Korean Fried Chicken

Deep-fried battered chicken wings with signature sauces

L 16pc S 8pc




Plain

L 24 S 13

★ Sweet Chili 

Soy garlic  

L 26 S 14

White Onion 

Sweet Chili Garlic   

* Extra. Sauce(2oz) 1.5

* Coleslaw(Cabbage salad) 2.5



Soon Dubu   13

Extra soft tofu, vegetables, spicy chili oil & powder, pork mussel, shrimp, egg in a hot pot w/ side of steamed rice

Pork / Chicken 12

Non seafoods

Beef 14

Non seafoods

Seafood 14

shrimps, mussels, clams, egg vegetables, green onion

Foods that may cause allergic reactions are indicated in bold

Donburi どんぶり

Japanese Rice Bowl

Katsu Curry-Don 16

Japanese-style curry with Katsu
onion, potato, carrot, cabbage, garlic



★ **Bulgogi-Don 15**

Korean-style thinly sliced beef
*garlic, onion, cabbage, sugar
sesame oil*



Gyu-Don 14

Japanese-style thinly sliced beef
egg, cabbage, onion, pickled ginger



Spicy pork-Don 14

Korean-style sliced spicy pork
*Gochuhjang(chili paste), onion, garlic,
cabbage, sesame oil*



Foods that may cause allergic reactions are indicated in bold

MENU

Ramen うーめん



Spicy 🌶️🌶️🌶️ **13**
*pork, vegetables, **egg**, mussels*
green onion



Kimchi **13**
*pork, kimchi, vegetables, **egg***
garlic, green onion



Tomato **13**
chicken, tomato, vegetables
***egg**, mussels, garlic*

Extra

Small Katsu	7
Extra Noodle	5
<i>Please order with your order</i>	
Stir-fried Kimchi	3
Steamed Rice	2.5
Egg	1.5

Meat (Pork or Chicken)	4
Croquette(1p)	3.5
Shrimp	1.25
Mussels(3p)	1
Fish cake(2p)	0.5
Corn	0.5

*** Spicy flavor available**

Foods that may cause allergic reactions are indicated in bold

TABC APPLICATION

4/29/26, 11:58 AM

Public Inquiry System

[Back](#) [Export to Excel](#)

[Print Results](#)

Master File Id: 2100043052

Legacy CLP: BG1025235

License Type: BG

License Id: 105775521

Trade Name: HANS KATSUYA

Owner: THE BAB LLC

Location Address: 600 N SHARY RD
STE D
Mission , TX
785728301
UNITED STATES

Mailing Address:

600 N. Shary Rd STE D
Mission , TX 785728301
United States

County: Hidalgo

Original Issue Date: 8/1/2018

License Status: Active

Current Issued Date: 7/16/2024

Wine Percent: Upto 17%

Location Phone No.:

Status Change Date: 7/16/2024

Gun Sign:

Expiration Date: 7/31/2026

Subordinates (list): FB

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
684554	REGO MARIA A & RAFAEL A	2420 E 6TH AVE	MISSION	TX	78572-1961
684555	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
684493	RIOS REYNOL & MARIA	515 SYCAMORE AVE	MISSION	TX	78572-1925
684504	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684489	MARES GLORIA C	511 SYCAMORE AVE	MISSION	TX	78572-1925
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684490	GARZA PERLA MARLEN & CHRISTIAN AUGUSTO NORIEGA	513 SYCAMORE AVE	MISSION	TX	78572
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1070342	FLORES NORMA YOLANDA	4410 SIERRA DRIVE	PALMHURST	TX	78573-0409
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
625924	STATE OF TEXAS				
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859