

**AGENDA ITEM  
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

**Agenda Item:**

Public hearing and take action to consider a request for a Conditional Use Permit to extend the hours of operation and add live music & karaoke at Las Calles De Mexico Taqueria, being Lot 1, Sundance Crossing, located at 308 N. Shary Road. Applicant: Las Calles De Mexico, LLC, c/o Stephanie Castillo

Prepared By: Susana De Luna  
Title: Assistant Planning Director  
Signature: *Susana De Luna*

**Brief Summary:**

Project Timeline

- December 20, 2024 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- January 1, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- January 15, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). The P&Z approved the request subject to staff’s recommendations including reducing the hours on Tuesday – Thursday to 11pm.
- January 27, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council. The City Council took no action on the request. Applicant needs to apply for the late hour permit through TABC and then come back to City Council for reconsideration.
- March 13, 2025 - – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 24, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary

- The site is located approximately 214’ south of E. 4<sup>th</sup> Street along the east side of Shary Road.
- Per Code of Ordinance, to extend the hours of operation and to have live music requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to extend the hours of operations and add Live Acoustic & Karaoke music. Access to the site is of two 25’ driveways off of N. Shary Road along the north and south side of the property. The last conditional use permit for the sale & on-site consumption of alcoholic beverages approved for this location was approved by the City Council on January 8, 2024 for a period of 2 years.
- The proposed hours of operation are as follows: Sunday - Monday from 7:00 am to 11:00 pm, and Tuesday – Saturday from 7:00 am to 2:00 am
- Staff: 5 employees
- Parking: In reviewing the floor plan, there is a total of 76 seating spaces, which

require 25 parking spaces. The parking is held in common and there are 80 parking spaces that are shared with the other businesses,

- No incidents have been reported for this business.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (18) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed 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:

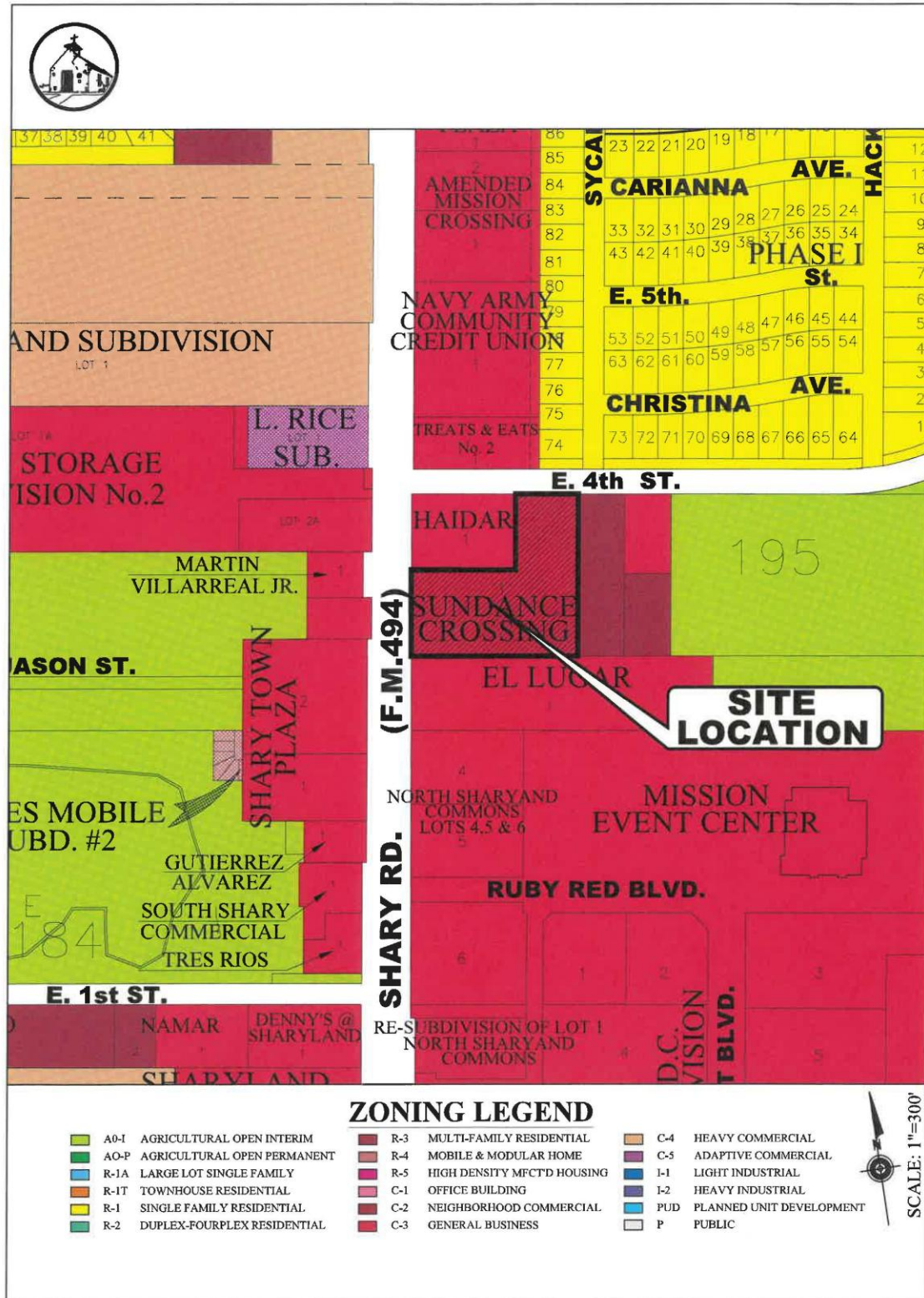
1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, Sign, Noise, etc.)
3. CUP not transferable to others.
4. Hours of operation are Sunday - Monday from 7:00 am to 11:00 pm and Tuesday – Saturday from 7:00 am to 2:00 am

## Attachment I





# Attachment II



### Attachment III





## Attachment IV





Combinación de Carnes: Selecciona 3 tipos de carne para 6 tacos en tortillas de maíz.

Opciones: 2 Pastor, 2 Bistec, 2 Tripa,  
2 Asada, 2 Suadero

# Tacos

## LOS GUEROS

Pruebe nuestros  
tacos con  
doble carne

Servidos en 3 tortillas de maíz  
"hechas a mano", 3 Chiles Güeros (Banana  
Peppers) rellenos de Queso Philadelphia  
y envueltos en tocino, asados a la parrilla.  
Carne a su elección. Tiempo de preparación:  
25 minutos.

- Al Pastor (Trompo con piña)
- Bistec
- Campechano (bistec y salchicha)
- Asada

### Extras "Para Tacos"

- Queso Gratinado:
- Queso Fresco:
- (5) Tortillas de Maíz Taquera:
- Aguacate:
- Tortillas Hechas a Mano:





Food Allergies? Please let us know. ¿Alergico a ciertas comidas? Avisenos, por favor

# Los huaraches

## De la Tía Chona

- Sencillo:
- Huevo:
- Puerco Enchilado:
- Sirloin (Bistec):
- Cecina de Res:
- Costilla de Res: "Ribeye 10 oz"

### Extras:

- Lechuga:
- Crema:
- Salsa:
- Nopal:
- Huevo:
- Queso Fresco:

Servidos en una tortilla gigante  
hecha a mano con frijoles refritos,  
salsa verde de la casa, queso fresco,  
cebolla y crema





# Hamburguesas

## del Tío Pachín

Preparadas con una receta especial de la casa.  
Servidas con **papas fritas** y acompañadas de  
lechuga, jitomate, cebolla, ketchup, mostaza,  
mayonesa, y una salsa especial de la casa.

- **La Sencilla:**  
*Carne y queso*
- **La Clásica:**  
*Carne, jamón y queso amarillo*
- **La Monterrey:**  
*Carne, queso Jack, tocino, jalapeño  
y cebolla asada*
- **La Hawaiana:**  
*Carne, jamón, piña y queso*
- **La Mexicana:**  
*Carne, jamón, tocino, queso amarillo  
y huevo*
- **Al Pastor:**  
*Carne, pastor, jamón, queso amarillo  
y aguacate*
- **La Monster:**  
*Carne, queso amarillo, jamón, tocino,  
sausage y aguacate*

## Las Empanadas del Mercadito

Orden de 4 empanadas fritas con relleno a su elección,  
servidas con repollo, crema, queso fresco, jitomate y aguacate:

- **Queso:**
- **Pollo en Chipotle:**
- **Carne Deshebrada:**
- **Chicharrón Prensado:**
- **Empanadas Mixtas:**  
(Una combinación de distintos rellenos)
- **Con Queso EXTRA:**

Toda Alergia? Please let us know. ¿Alergico a ciertas comidas? Avisenos, por favor





# Las Quesadillas

de la Tía Lupis

**Una super tortilla de 12", servida con**

- Bistec con Queso Gratinado:
- Deshebrada con Queso Gratinado y Rajas (Poco Picante):
- Deshebrada con Queso Gratinado y Champiñones:
- Deshebrada con Queso Gratinado, Rajas y Champiñones:
- Campechana (Pastor, Bistec y Queso Gratinado):
- Quesadilla con Fajita y Queso Gratinado:
- Quesadilla Vegana con 2 Tortillas de Maíz, Servida con Morrón Verde y Amarillo, Cebolla y Champiñones:
- Keto Quesadilla Servida en Costra de Queso con Carne a su Elección:
- Pastor:
- Bistec:
- Asada:
- Carne Mix:



*Food Allergies? Please let us know. ¿Alérgico a ciertas comidas? Avisenos, por favor*

# Bebidas

- Sodas de Lata:
- Sodas Mexicanas:
- Cerveza domestica
- Cerveza Importada
- Mix Michelada
- Aguas de Fruta Natural  
(32 Oz., NO REFILL):
- Topochico:
- Topochico Preparado:
- Freska Preparada:
- Sangría Calles:
- Botella de Agua:
- Bebida de Niño  
(NO REFILL):
- Café de Olla  
(NO REFILL):

## **\*\*CONTÁCTANOS PARA TUS FIESTAS**

- Taquizas
- Taquiza Estilo Buffet /Tornabodas
- Y Mucho Mas ..



## Attachment X

**Application ID:** 462414  
**Applicant Name:** LAS CALLES DE MEXICO LLC  
**License Type applied for:** Late Hours Certificate (LH)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 882138075  
**Member Managed or Manager Managed:** Member Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 804503300  
**Date Filed:** 4/1/2022  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** STEPHANIE  
**Legal Middle Name:** CARRILLO  
**Email Address:** EMMANUELLLLARC12@OUTLOOK.COM  
**Phone Number:** 956-777-4192



## Attachment XI

### Initial Application Information

**Authority Type:** I am a principal or authorized user with binding authority

**Prefix:** Mrs

**Legal First Name:** Stephanie

**Legal Middle Name:** Marie

**Legal Last Name:** Carrillo

**Email Address:** emmanuelllarc12@outlook.com

**Phone Number:** 956-777-4192

### Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
LAS CALLES DE MEXICO LLC	STEPHANIE CARRILLO	Member	100	

### Primary license number

**Primary License Information** 200100381 - Mixed Beverage Permit (MB) - Mission

### Primary License Location Address

**Address:** 308 N Shary Rd Suite A, Mission, TX, United States, Hidalgo 78572

## Attachment XII



### CERTIFICATE OF COUNTY CLERK

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the county clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by order.

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court for a Wine and Beer Retailer's Off-Premise Permit.

**Most current election for given location was held for:**

☐ legal sale of all alcoholic beverages for off-premise consumption

☐ legal sale of all alcoholic beverages

☐ legal sale of all alcoholic beverages except mixed beverages

☐ legal sale of all alcoholic beverages including mixed beverages

☐ legal sale of mixed beverages

☐ legal sale of mixed beverages in restaurants by food and beverage certificate holders

☐ legal sale of wine on the premises of a holder of a winery permit

☐ legal sale of beer/wine (17%) on-premise or beer/wine off-premise **AFTER** Sept. 1, 1999

☐ legal sale of beer/wine (14%) on-premise or beer/wine off-premise **BEFORE** Sept. 1, 1999

I hereby refuse on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN HERE

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
County

**SEAL**



## Attachment XIII



### Certificate of County Clerk For Late Hours Certificate

Chapters 29 & 70 et seq

I hereby certify on this 27<sup>th</sup> day of February, 2025, that one of the below is correct:

☒ The Commissioner's Court of the county has by order authorized the sale of **mixed beverages** between midnight and 2:00 A.M.; or

☐ The Commissioner's Court of the county has by order authorized the sale of **beer** between midnight and \_\_\_\_\_ A.M.; or

☐ The population of the city or county where premises are located was 500,00 or more according to the 22nd Decennial Census of the United States as released by the Bureau of the Census of March 12, 2001; or

☐ The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

**OR**

I hereby refuse on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN HERE

**ARTURO GUAJARDO, JR.**

County Clerk

**HIDALGO**

, COUNTY

**SEAL**



## Attachment XIV

(281053)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX US 78572-0205

(684215)  
R1 REAL ESTATE SERVICES LLC  
1624 N 49TH ST  
MCALLEN TX US 78501-8292

(711991)  
DEERFIELD ACQUISITION GROUP LLC  
305 N SHARY RD  
MISSION TX US 78572-0205

(281054)  
ELIZONDO DOLLY L  
305 N SHARY RD  
MISSION TX US 78572-0205

(1569218)  
AURIEL INVESTMENTS LLC  
1200 AUBURN AVE STE 250  
MCALLEN TX US 78504-1403

(958828)  
RALLY CREDIT UNION  
2730 RODD FIELD RD  
CORPUS CHRISTI TX US 78414-3146

(1013410)  
R & L LOZANO LEASING LTD  
208 N CAGE BLVD  
PHARR TX US 78577-3906

(729298)  
HAIDAR PROPERTIES LTD  
1601 SOUTH CAGE BLVD SUITE B  
PHARR TX US 78577-5574

(684479)  
MARTINEZ LUIS A DEL ANGEL  
403 SYCAMORE AVE  
MISSION TX US 78572-1926

(684478)  
CANTU MAYRA J  
ALFREDO & MAYRA IBETH  
VILLASENOR  
401 SYCAMORE AVE  
MISSION TX US 78572-1926

(684477)  
ZARATE PEDRO A & MARIA E  
2420 CHRISTINA AVE  
MISSION TX US 78572-1917

(684476)  
GONZALEZ MARIA LETICIA  
GALLEGOS  
2422 CHRISTINA AVE  
MISSION TX US 78572-1917

(1236061)  
GUERRERO JUAN DAVID &  
DARIELA G  
JESUS ARMANDO GUERRERO  
960 FALL CRK  
GRAPEVINE TX US 76051-8247

(281066)  
BENCHMARK REAL ESTATE  
INVESTMENTS LLC  
10930 N SHARY RD  
MISSION TX US 78573-0971

(281059)  
LAND GRABBER LLC  
550 W 3 MILE LINE  
PALMHURST TX US 78573

(20829990)  
SARAM DEVELOPMENT LLC  
300 N SHARY RD  
MISSION TX US 78572-8210

(1236067)  
WEINGARTEN SHARY NORTH JV  
500 N BROADWAY STE 201  
JERICHO NY 11753

(684214)  
SECURCARE MOVEIT MCALLEN LLC  
PTA-NSA# 5004  
PO BOX 320099  
ALEXANDRIA VA US 22320

(1238512)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX US 78572-5812

**STAFF RECOMMENDATIONS:**

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, Sign, Noise, etc.)
3. CUP not transferable to others.
4. Hours of operation are Sunday - Monday from 7:00 am to 11:00 pm and Tuesday – Saturday from 7:00 am to 2:00 am



**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS  
GRANTING A CONDITIONAL USE PERMIT TO EXTEND THE HOURS OF  
OPERATION AND ADD LIVE MUSIC AND KARAOKE – LAS CALLES DE MEXICO  
TAQUERIA, 308 N. SHARY ROAD, BEING LOT 1, SUNDANCE CROSSING  
SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of January 15, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

<b>Legal Description</b>	<b>Type</b>	<b>Conditions of Approval</b>
308 N. Shary Road Being Lot 1, Sundance Crossing Subdivision	To Extend the Hours of Operation and Add Live Music & Karaoke	<ol style="list-style-type: none"><li>1. Life of Use with the understand that the permit can be revoked due to non-compliance</li><li>2. Must comply with all City Codes (Building, Fire, Health, Sign, and Noise Codes, etc.)</li><li>3. CUP not transferable to others, and</li><li>4. Hours of Operation: Sunday – Monday from 7:00 am to 11:00 pm Tuesday – Saturday 7:00 am to 2:00 am</li></ol>

READ, CONSIDERED AND PASSED, this the 24<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
Norie Gonzalez Garza, Mayor

ATTEST:

\_\_\_\_\_  
Anna Carrillo, City Secretary