

ITEM# 2.3

CONDITIONAL USE PERMIT RENEWAL: Sale & On-Site Consumption of Alcoholic Beverages – Suerte Bar & Grill
205 N. Shary Road, Ste. A
Lot 1, South Shary Commercial Subdivision
C-3
Buzz Entertainment, LLC

REVIEW DATA

SITE: The subject site is located near the NW corner of Shary Road and Selena Street (E. 1st Street) along the west side of Shary Road - see vicinity map. The applicant occupies a 3,870 sq.ft. building with an outdoor terrace along the south side for this Bar & Grill. The last CUP approved for this location was on November 9th for a period of 2 years. This is the 1st renewal for this location. Access to the site is off of Shary Road.

It is also noted that the applicant has a “bar” component within the restaurant which requires the use of Sec. 1.56 (3a.) of the Zoning Code which states: *Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, discos or nightclub*: “the property line of the lot of any of the above mentioned businesses which have late hours (after 10:00 p.m.) must be at least 300 feet from the nearest residence, church, school or publicly owned property . . .”. There is one residence to the north a few mobile homes to the west within 300 feet.

Hours of operation: Monday – Sunday from 11 a.m. to 2 a.m.

Staff: 10 employees

Parking: In viewing the floor plan, there are 42 seating spaces in the interior portion of the restaurant/bar and 24 seating spaces in the terrace for a total of 66 seating spaces, which require 22 parking spaces (66 seats/1 space for every 3 seats = 22 parking spaces). It is noted that the parking area is held in common (58 existing parking spaces) and will be shared with other businesses.

REVIEW COMMENTS: Staff mailed out 13 notices to property owners within 200’ radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Staff has asked Mission PD to provide a report in relation to the sale of alcohol and there has been 1 incident reported due to public intoxication.

RECOMMENDATION: Staff recommends approval subject to: 1) 2 year re-evaluation at which time the applicant will have to renew his CUP and TABC License, 2) Waiver of the 300’ separation requirement from the residential homes, and 3) Must continue to comply with all City Codes (Fire, Health, and Building Code requirements).

1 2 3 4 5 6 7 8 9 10 11 12

MOBILE DIVISION

LOT 2A
MARTIN VILLARREAL JR.
1

JASON ST.

HAIDAR 1
SUNDANCE CROSSING 1
EL LUGAR 1

TWIN LAKES MOBILE HOME SUBD. #2
L A K E 184
GUVIEREZ ALVAREZ
SOUTH SHARY COMMERCIAL
TRES RIOS

OLIVIA CIR.
NORTH SHARYLAND COMMONS LOTS 4, 5 & 6

SITE LOCATION
EVENT CENTER

E. 1st ST.
ANGO 1
NAMAR 2
DENNY'S @ SHARYLAND 1
SHARYLAND BUSINESS PLAZA
HOME DEPOT SUBDIVISION
LOT 1
LOT 2

SHARY RD. (F.M.494)
RE-SUBDIVISION OF LOT 1 NORTH SHARYLAND COMMONS
NORTH SHARYLAND COMMONS 2
NORTH SHARYLAND COMMONS LOT 3

RUBY RED BLVD.
1 2 3
4 5 6
7 8 9
M.F.D.C. SUBDIVISION
GRAPEFRUIT BLVD.
VICTORIA AVE.



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78722
PH: (956) 380-8672
FAX: (956) 380-8680

No.

**SITE
LOCATION**

SHARY RD. (F.M. 494)





Suerte
BAR & GRILL

SUERTE BAR AND GRILL
HOURS 3-11 PM



Nails

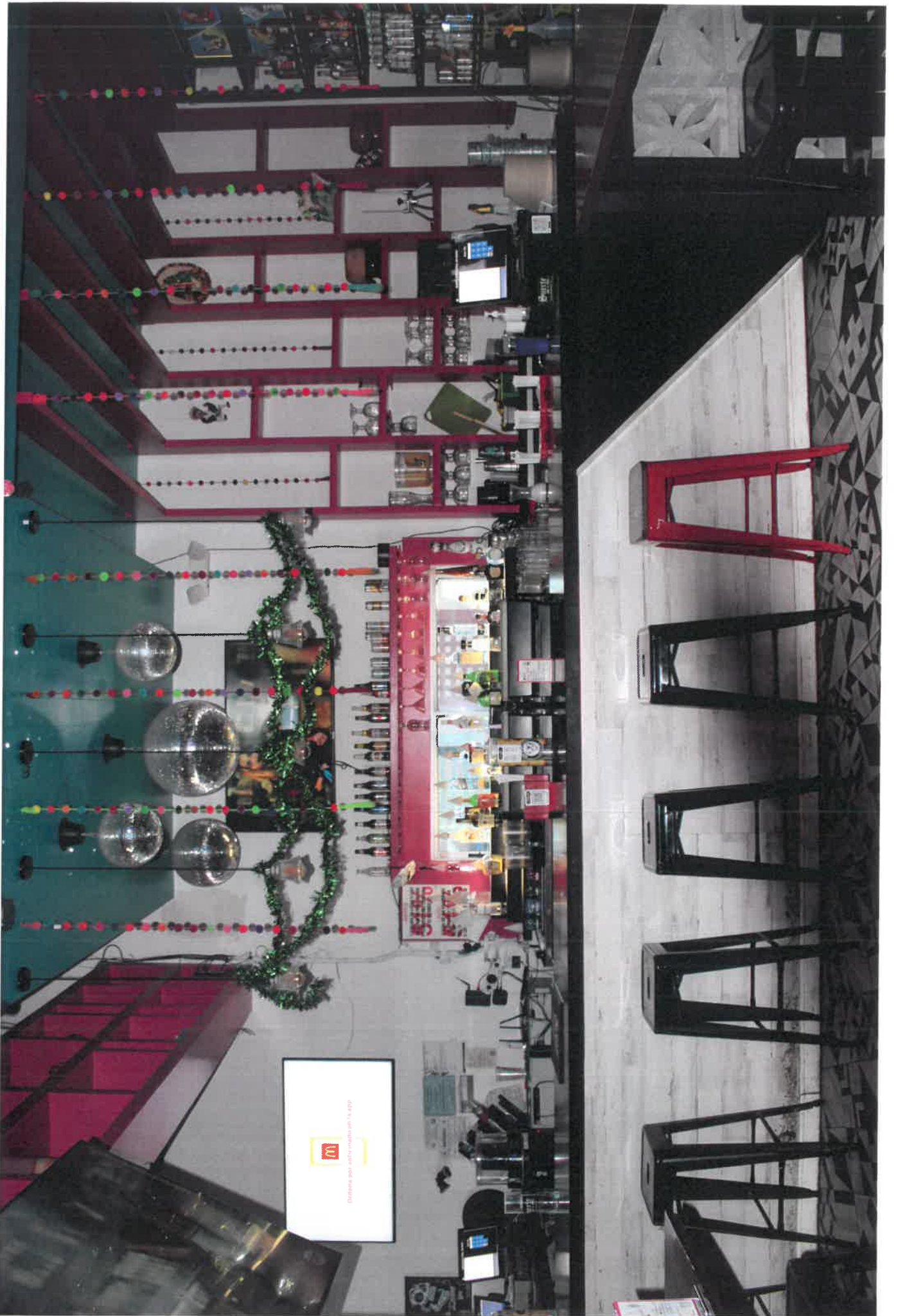


Suerte
BAR & GRILL

205 N. SHADY
Suerte







S2950-00-000-0184-02 (280957)
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN TX 78504-2670

T9100-02-000-0001-00 (514708)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0184-52 (624567)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

B2550-02-000-0022-00 (124617)
ML RHODES LTD
2500 S BENTSEN PALM DR STE 267-B
MISSION TX 78572

G9955-00-000-0001-00 (716978)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

S4660-00-000-0001-00 (730399)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

T6916-00-000-0003-00 (841646)
TRES ARIES LLC
2807 SONORA ST
MISSION TX 78572

D4040-00-000-0001-00 (1067390)
DENNY'S INC
203 E MAIN ST
SPARTANBURG SC 29319

S2950-00-000-0184-43 (1179904)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

N6761-00-001-0004-00 (1236067)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0006-00 (1236071)
WEINGARTEN SHARY NORTH JV
PO BOX 924133
HOUSTON TX 77292

N6761-00-001-0005-00 (1236070)
MDC COASTAL 5 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

T9100-02-000-0001-0 (1465499)
AURIEL INVESTMENTS LLC
100 E NOLANA AVE STE 130
MCALLEN, TX 78504-2670