

## **ITEM# 1.9**

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of Alcoholic Beverages – Taboo Bar & Grill  
608 N. Shary Road, Suites 9 & 10  
Lot 1, Alba Plaza  
C-3  
BGD Investments, LLC

### **REVIEW DATA**

**SITE:** The subject site is located ¼ mile south of East Business Highway 83 within a commercial plaza along the east side of Shary Road —see **vicinity map**. Access to the site is via a 34’ driveway off of Shary Road. The applicant originally applied for a family-oriented Bar & Grill restaurant with a large dining area and a bar. It was later discovered that this was more of a nightclub concept rather than their original Bar & Grill proposal. It is noted that a nightclub is an allowable use under the General Business Zone (C-3), but the sale & on-site consumption still requires a conditional use permit. This nightclub concept offers food, VIP areas, live music and concerts, etc. The last CUP for this location was approved on June 28, 2021 for a period of 1 year.

- **Days/Hours of Operation:** Thursday – Sunday from 6:00 p.m. to 2 a.m. Alcoholic beverages will only be served during allowable State selling hours.
- **Staff:** 15 employees
- **Parking:** It is noted that parking is held in common and there is a total of 138 total parking spaces shared with the various businesses within the commercial plaza.
- Section 1.56-3 of the Zoning Code cites that Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, discotheques, or nightclubs: must be 300’ from the nearest residence, church, school or publicly owned property. There is a residential subdivision within 300’ (see aerial); however, P&Z and the Council have waived this separation requirement in previous CUP’s.

**REVIEW COMMENTS:** Staff mailed out 20 notices to property owners within 200’ radius and staff has not received any comments in favor or against this request. In conferring with Mission PD for incidents at this location, reports indicate 20 complaints regarding noise, fights, use of weapons, public intoxication, disturbance from December to present. Staff & PD have met twice with the applicant to address these concerns. In an effort to comply with City requirements and address these concerns the applicant has installed his own decibel reader and has restricted the entrance to patrons that have caused problems in the past.

**RECOMMENDATION:** Staff recommends approval subject to:

5. 6-month re-evaluation to continue to assess this operation.
6. Waiver of the 300’ separation requirement from the residential homes.
7. Continued compliance with the Building, Fire, Health, Noise and Sign Codes,
8. Continued compliance with TABC requirements, and
9. Must have at least 2 securities at all times.



**SITE  
LOCATION**



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



TABOO

TABOO

TABOO

TABOO

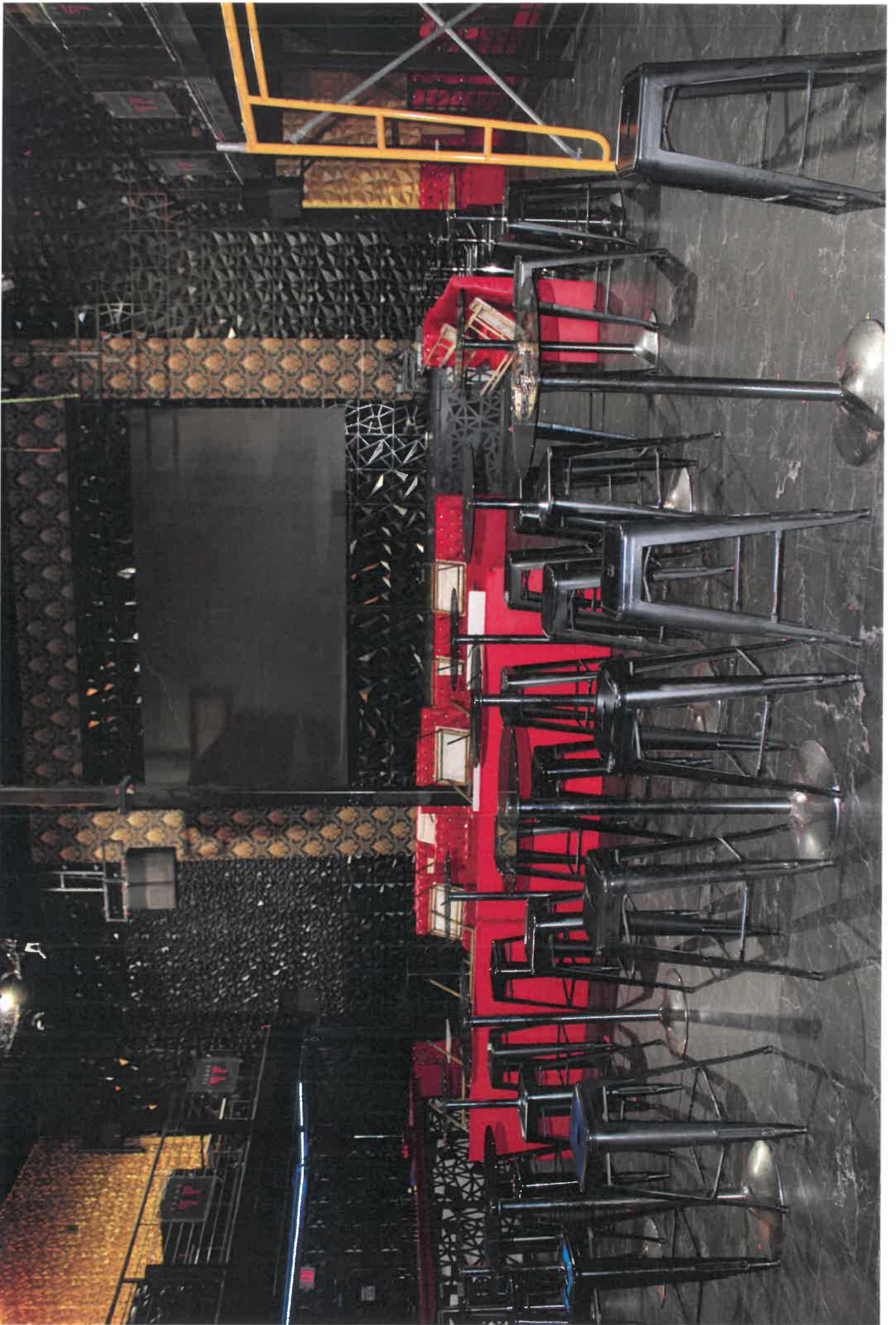
TABOO

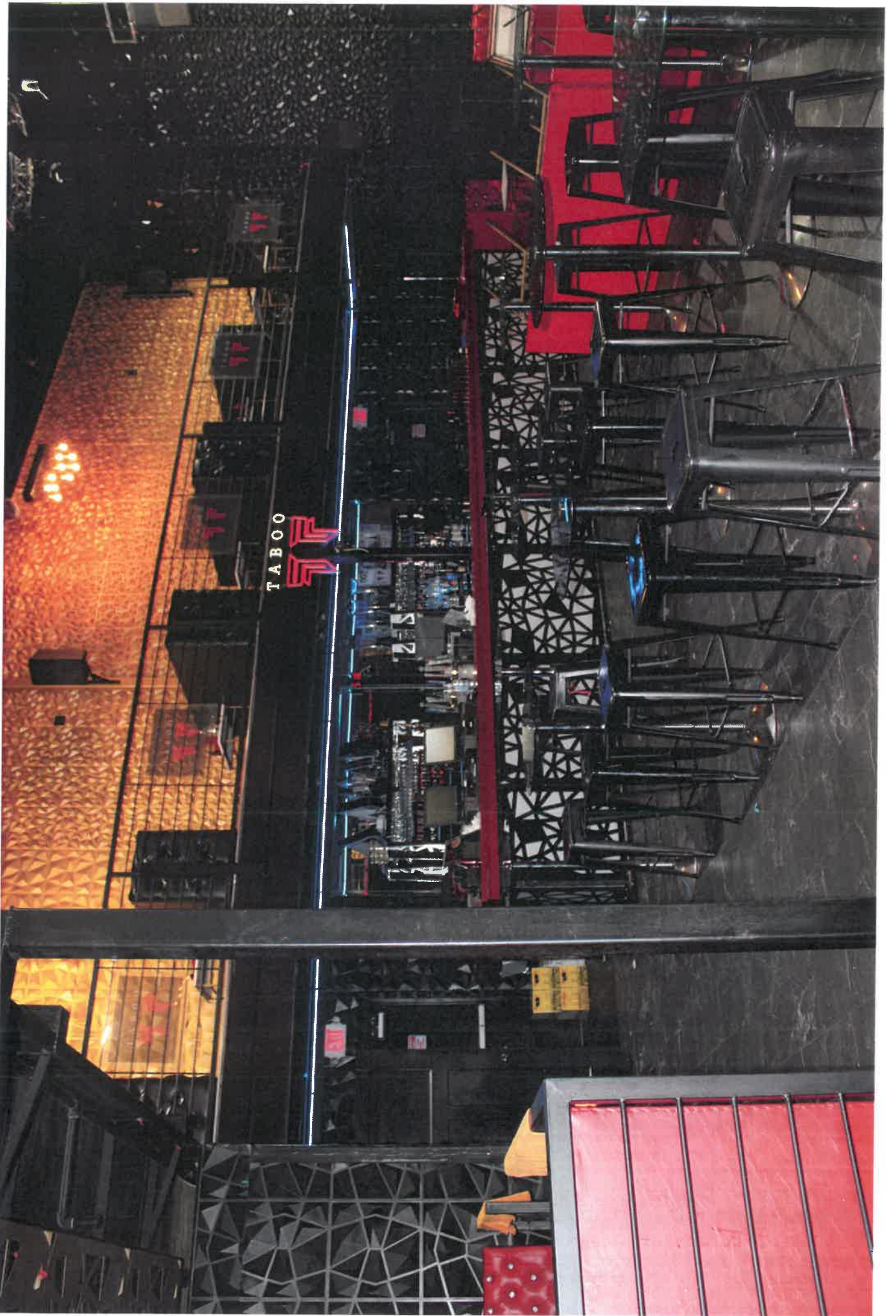
TABOO

SPES  
to Shop

W  
Car Wash





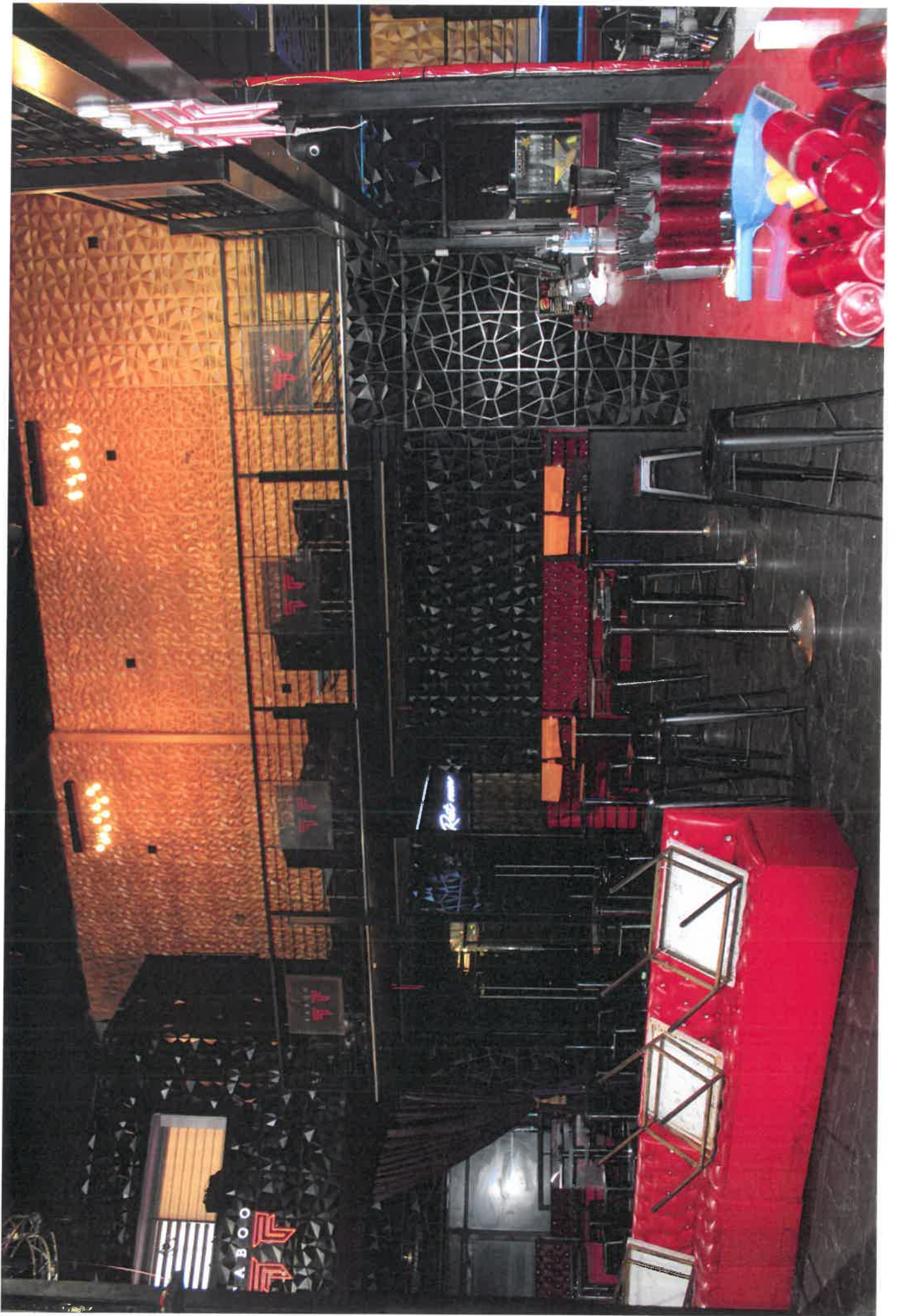


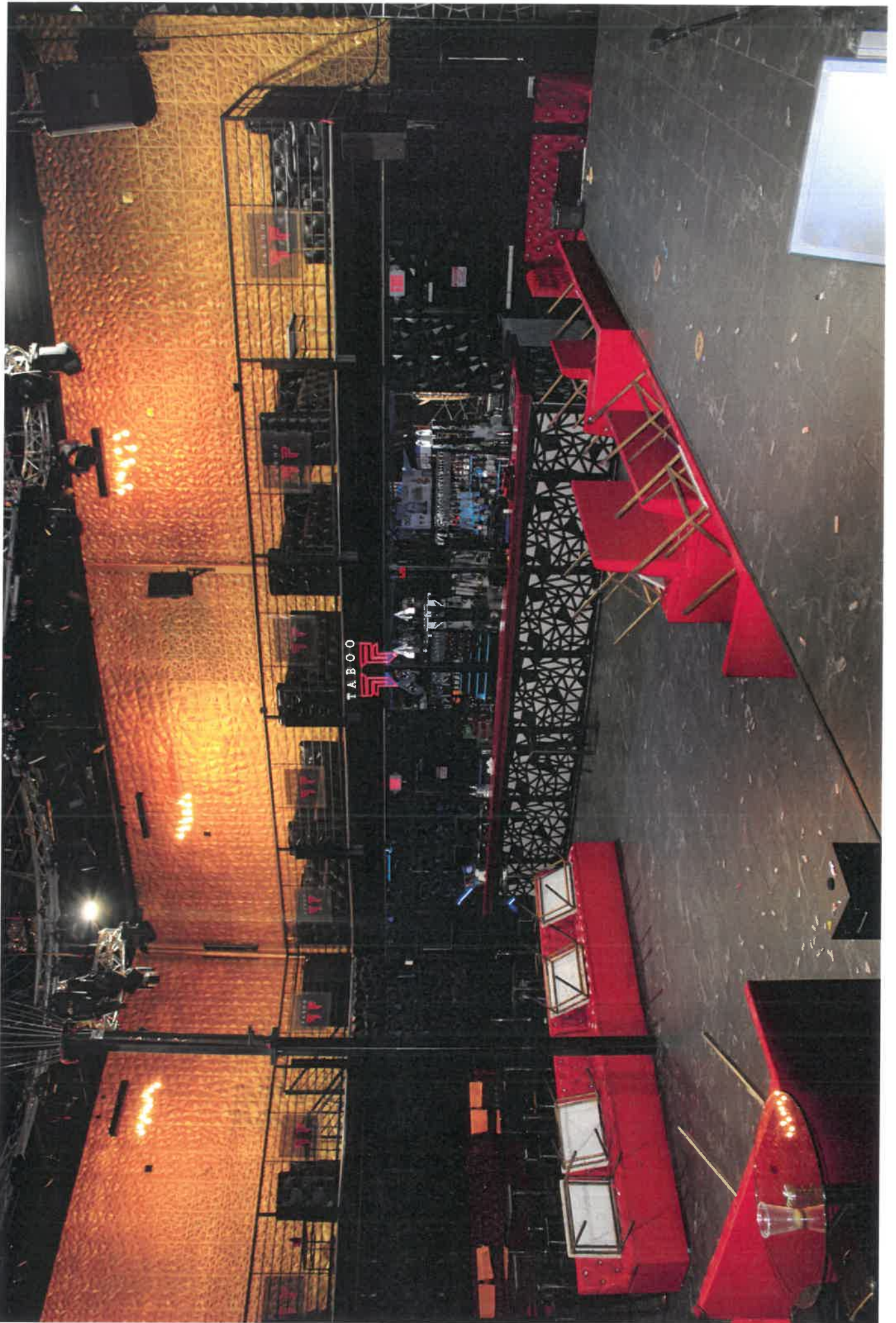
TABOO

NS

EXIT







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**License #:** MB1124300

**AIMS License Type:** MB

**AIMS License #:** 107195199

**Trade Name:** TABOO BAR & GRILL

**Owner:** BGD INVESTMENT LLC

**Location Address:** 608 N SHARY RD STE 9  
INCLUDING STE 10  
MISSION , TX 785728367  
UNITED STATES

**Mailing Address:** 1001 TRAVIS ST

MISSION , TX 785722037  
UNITED STATES

**County:** Hidalgo

**Status:** Active

**Orig. Issue Date:** 7/8/2021

**Exp. Date:** 7/7/2023

**Wine Percent:**

**Location Phone No.:**

**Subordinates:** FB,LH

**Related To:**

**Gun Sign:** BLUE

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S2950-00-000-0205-09 ( 625924)  
STATE OF TEXAS  
PO BOX 1717  
PHARR TX 78577

S2755-02-000-0087-00 ( 684493)  
RIOS REYNOL & MARIA  
515 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0088-00 ( 684504)  
MARTINEZ ENRIQUE C & VERONICA M  
601 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0089-00 ( 684505)  
RODRIGUEZ ILEANA  
603 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0090-00 ( 684506)  
MARTINEZ ANNETTE  
605 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0091-00 ( 684507)  
GUERRERO NANCY GONZALEZ  
607 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0092-00 ( 684508)  
GONZALEZ ARMANDO F JR  
1702 JONATHON DR  
MISSION TX 78572

S2755-02-000-0093-00 ( 684509)  
ESTRADA OMAR A  
611 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0094-00 ( 684510)  
WHLL LLC  
STE 5-216  
808 N SHARY RD  
MISSION TX 78572

S2755-02-000-0095-00 ( 684511)  
PALACIOS CARLOS AVILA  
615 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0096-00 ( 684512)  
AVILA CARLOS & SANDRA  
701 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0097-00 ( 684513)  
GUERRERO SELENE  
1616 BARNES ST  
MISSION TX 78572

S2755-02-000-0098-00 ( 684514)  
ZORILLA JORGE J REVILLA GUTIERREZ  
705 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0099-00 ( 684515)  
CASTILLO FRANCISCO JAVIER ALVARADO  
707 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0139-00 ( 684555)  
SOLIZ EDUARDO CISNEROS & ORALIA  
2421 E 6TH AVE  
MISSION TX 78572

S2755-02-000-0158-00 ( 684574)  
CASTELLANOS SILVIA LUCERO LAM  
2420 LEANNA DENAE AVE  
MISSION TX 78572

S2755-02-000-0159-00 ( 684575)  
NUNEZ JOSE ANTONIO OVIEDO  
2421 LEANNE DENAE AVE  
MISSION TX 78572

S2755-02-000-0178-00 ( 684594)  
PENA ALEJANDRO TREVINO  
REINA A LOPEZ-BAZAN  
2420 E 7TH AVE  
MISSION TX 78572

S2755-02-000-0179-00 ( 684595)  
ZHENG DA MEI  
2421 E 7TH AVE  
MISSION TX 78572

S2755-02-000-0198-00 ( 684614)  
NINA INVESTMENTS INC  
7416 N 4TH ST  
MCALLEN TX 78504

S2950-00-000-0204-45 ( 685429)  
LERMA MIGUEL & LOURDES  
2426 E 21ST  
MISSION TX 78572

F1520-00-000-0001-00 (20827570)  
NEW MILLENNIUM L INVESTMENTS INC  
711 W NOLANA 104-A  
MCALLEN TX 78504

E6640-00-000-0001-00 ( 960387)  
YAMELS LLC  
2000 WESTMINSTER CIR  
BROWNSVILLE TX 78521

S7682-00-000-0001-00 ( 818962)  
J & M VALLEY INVESTMENT LLC  
710 N SHARY RD  
MISSION TX 78572

P8328-00-000-0001-00 ( 1070342)  
FLORES NORMA YOLANDA  
4410 SIERRA DRIVE  
PALMHURST TX 78573

S2950-00-000-0205-26 ( 1166603)  
BRADEN & TREYTON HOLDINGS LTD  
605 W JAVELINA DR  
PHARR, TX 78577

A2360-00-000-0001-00 ( 1238655)  
ALBA HOMES LLC  
200 S 10TH ST STE 1601A  
MCALLEN TX 78501

M4725-00-000-001A-00 ( 1308162)  
DOMAIN DEVELOPMENT CORP  
100 E NOLANA STE 130  
MCALLEN TX 78504