

ITEM# 2.1

CONDITIONAL USE PERMIT RENEWAL: Sale and On-Site Consumption of Alcoholic Beverages – Lada (52) Bar & Grill
4001 S. Shary Road, Ste. 100
Lot 1, Sharyland Plantation Grove Tech-Center #2
PUD
Marco Mascorro

REVIEW DATA

The subject site is located on the SE corner of San Mateo and Shary Road- see **vicinity map**. Access to the site can be from one primary driveway off of Shary Road or from separate driveways from San Mateo or from San Gabriel. The last CUP approved for this location was on October 26, 2020 for a period of 2 years. The applicant would like to renew his CUP, staff notes that this would be the 3rd renewal.

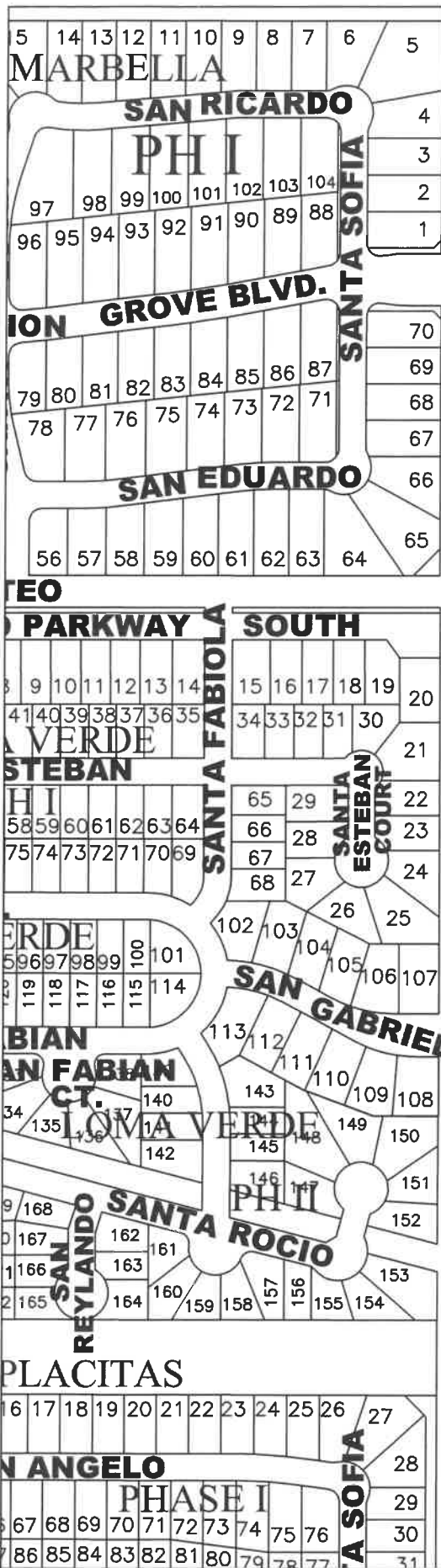
- **Hours of Operation:** Monday – Sunday from 7p.m. to 2a.m.
- **Staff:** 9
- **Parking:** It is noted that the parking area is held in common (180 existing parking spaces) and are shared with other businesses. There are some areas within the parking that need maintenance but have already been addressed with the applicant.
- **Sale of Alcohol:** The existing restaurant includes a 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the *property line* of any churches, schools, publicly owned property, and residences. There is a single-family residential neighborhood located within the 300' radius; however, P&Z and the City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: Notices were sent to property owners within a 200' radius of this business where 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 no incidents reported.

RECOMMENDATION:

Staff recommends approval subject to:

1. Approval for 4 years at which time the CUP and TABC permit will need to be renewed;
2. Waiver of the 300' separation requirement from the residential homes; and
3. Must comply with all City Codes (Fire, Health, and Building Code requirements)



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
 MISSION, TX 78572

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

No.



**SITE
LOCATION**

SHARY RD. (F.M. 494)

LADA
52
BAR & GRILL



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License #:	MB1047521		
AIMS License Type:	MB		
AIMS License #:	106109824		
Trade Name:	LADA (52) BAR & GRILL		
Owner:	LADA (52) LLC		
Location Address:	4001 S SHARY RD STE 100 MISSION , TX 785721658 UNITED STATES	Mailing Address:	3509 SAN CLEMENTE MISSION , TX 785727495 UNITED STATES
County:	Hidalgo	Orig. Issue Date:	3/18/2019
Status:	Active	Exp. Date:	3/17/2023
		Wine Percent:	
Location Phone No.:			
Subordinates:	FB,LH		
Related To:		Gun Sign:	BLUE

L5330-01-000-0020-00 (623856)
GARAY JESSICA V FALCON
3510 SAN MATEO PKWY
MISSION TX 78572

L5330-01-000-0021-00 (623857)
CANTU ROBERTO
12606 SAND PIPER
LIVEOAK TX 78233

L5330-01-000-0022-00 (623858)
CAMPOS IRENE N & SABAS
4001 SAN ESTEBAN CT
MISSION TX 78572

L5330-01-000-0023-00 (623859)
TEJEDA DAVID & PATRICIA N
4003 SAN ESTEBAN CT
MISSION TX 78572

L5330-01-000-0024-00 (623860)
LONGORIA JOSE M BARRERA
SONIA V M DE LONGORIA
4005 SAN ESTEBAN CT
MISSION TX 78572

S3001-00-000-0001-00 (631926)
CANTU BUNGALOWS LLC
5221 N MCCOLL ROAD
MCALLEN TX 78504

S3001-00-000-000A-00 (631929)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

S2997-01-000-005A-00 (672733)
3711 SAN GABRIEL OWNER LP
ONE PENN PLZ STE 4015
NEW YORK NY 10022

S2997-02-000-0001-00 (689411)
SOSA PROPERTIES
1301 E ROBINSON AVENUE
SPRINGDALE AR 72764

S2997-02-000-0002-00 (689412)
CASCADE REAL ESTATE OPERATING
NO 2 LP ATTN: KILLAM OIL CO LTD
4320 UNIVERSITY BLVD PO BOX 499
LAREDO TX 78041

S2997-02-000-0002-01 (716914)
CASCADE REAL ESTATE OPERATING LP
ATTN: KILLAM OIL CO LTD
4320 UNIVERSITY BLVD PO BOX 499
LAREDO TX 78042