

ITEM# 1.2

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Cocktails Latin Bar & Grill
4001 S. Shary Road, Ste. 350
Lot 1, Sharyland Plantation Grove Tech-Center #2
PUD
The Best Flavored Beer, LLC

REVIEW DATA

The subject site is located on the SE corner of San Mateo and Shary Road. -- see vicinity map. The applicant leased a 1,500 sq.ft. suite and is proposing to open a Bar & Grill. Access to the site can be from one primary driveway to Shary Road or from separate driveways from San Mateo or from San Gabriel. The last CUP approved by the City Council for this location was on February 13, 2023 for a period of 2 years. The applicant recently decided to change the name of the business from 1942 Bar & Grill to Cocktail Latin Bar & Grill, therefore the need to apply for a Conditional Use Permit.

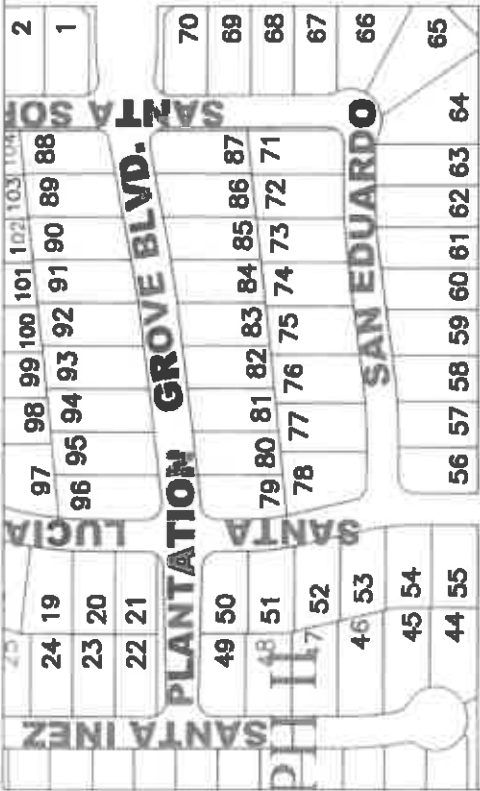
- **Hours of Operation:** Monday & Sunday from 3 p.m. – 12 a.m. and Tuesday – Saturday from 3 p.m. to 2 a.m.
- **Staff:** 7-10 employees
- **Parking:** In reviewing the floor plan, there are 65 total seating spaces, which require 22 parking spaces (65 total seating spaces/1 space for every 3 seats=22 parking spaces). It is noted that the parking area is held in common (180 existing parking spaces) and is shared with other businesses.
- **Sale of Alcohol:** The proposed restaurant does include 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: In the past this site has been used for a restaurant but it has also been used primarily as a bar. The applicant proposes to have hamburgers, wings, hotdogs and salads in his menu aside from the alcohol. He is also proposing to have a DJ in his establishment. Staff does not object to a 2 year approval to see how this new operation will work.

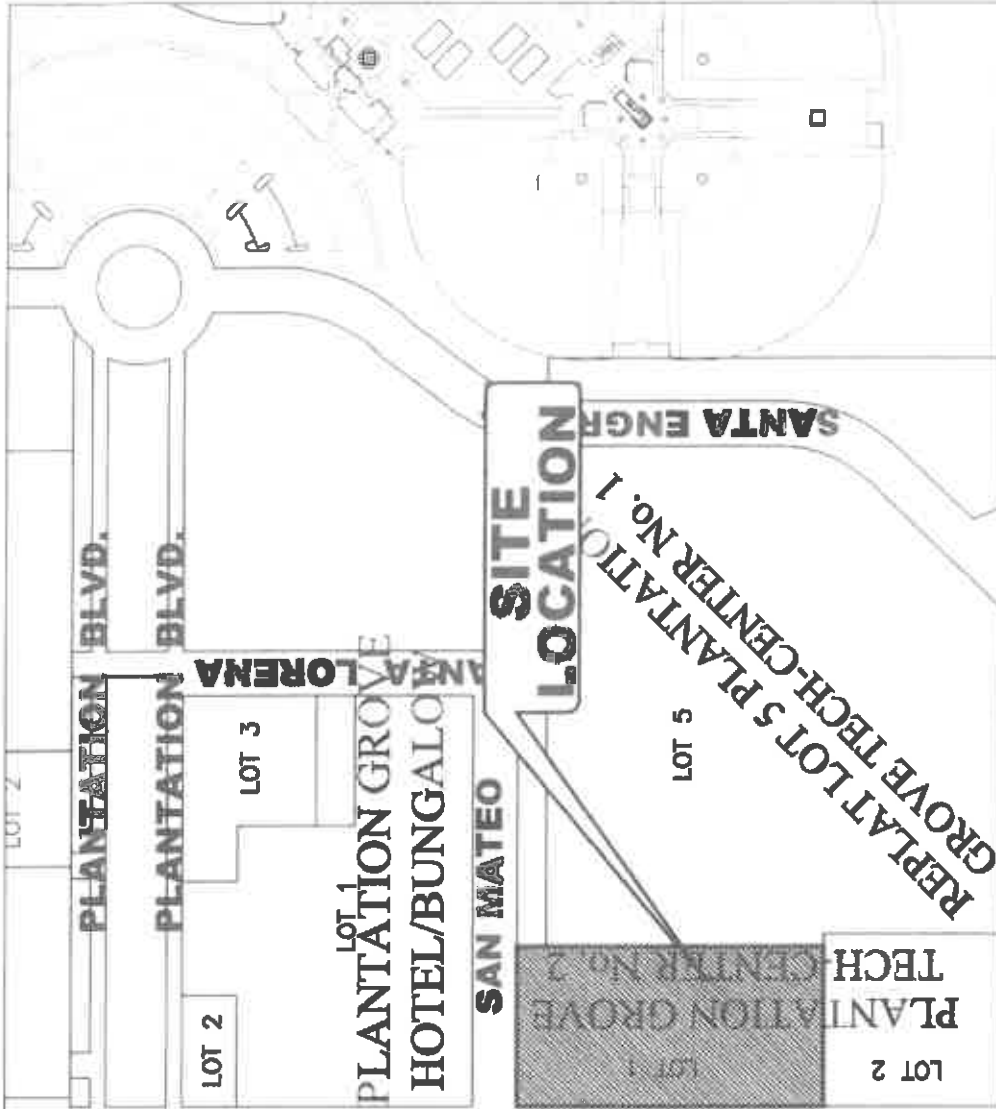
RECOMMENDATION:

Staff recommends approval subject to:

1. Approval for 2 years at which time the CUP and TABC permit will need to be renewed;
2. Waiver of the 300' separation requirement from the residential home;
3. Must comply with all requirements from our City Codes (Noise, Fire, Health, etc.), and
4. Must obtain a business license prior to occupancy.



SHARY RD. (T.M.494)



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. Pth. Street
 MISSION, TX 78572
 PH: (361) 988-2572
 FAX: (361) 388-8689

No.

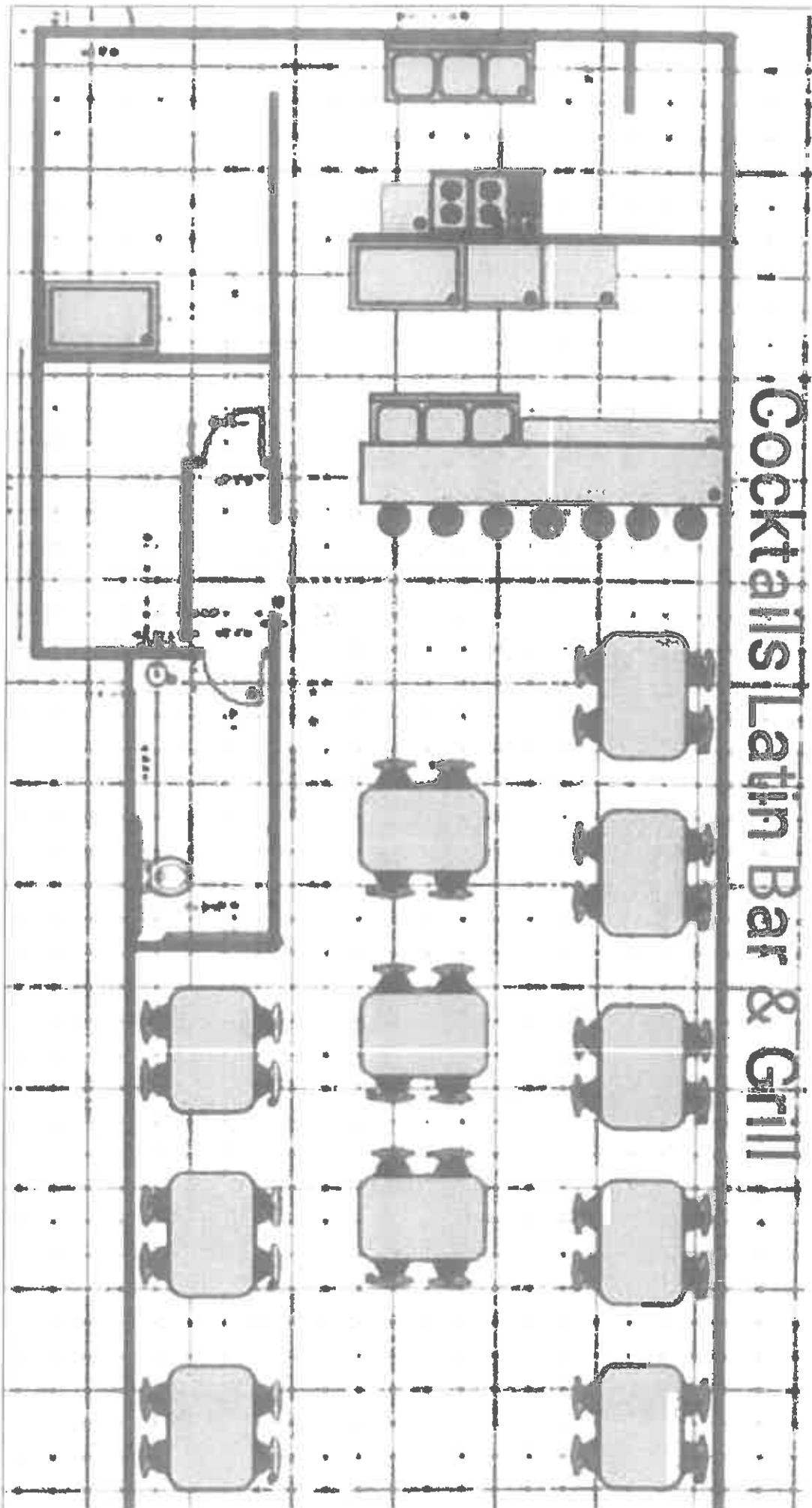
**SITE
LOCATION**

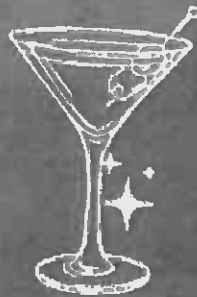
SAN MATEO

SHARY RD. (F.M. 494)



Cocktails Latin Bar & Grill





Cocktails Latin Bar & Grill



	Domestic Beers	Imported Beers	Add Flavored Beer
Draft 16 oz.	\$3.49	\$4.49	\$1.20
Draft 21 oz.	\$4.00	\$5.49	\$1.35
Draft 28 oz.	\$5.49	\$6.49	\$1.50

Domestic Draft Beers
Miller Lite
Bud Light
Budweiser



Imported Draft Beers
Modelo Especial
XX Ambar (Dark Beer)



FLAVORS

- Blueberry
- Chamoy
- Glamato
- Coconut
- Cubana
- Green Lime
- Jamaica
- Mango
- Peach
- Piña Colada
- Strawberry
- Tamarindo
- Watermelon

Bottled Beers

Miller Lite	\$3.49	Landshark	\$4.49
Bud Light	\$3.49	Tecate Light	\$4.49
Budweiser	\$3.49	Montejo	\$4.49
Coors Light	\$3.49	Indio	\$4.49
Michelob Ultra	\$3.49	Shock Top	\$4.49
Samuel Adams	\$4.49	Stella Artois	\$5.49
Oculto	\$4.49	Guinness	\$5.49
Corona Extra	\$4.49	Heineken	\$5.49
XX Lager	\$4.49		

& Beer Free Alcohol





Cocktails
Latin
Bar & Grill



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Domestic Draft Beers

Miller Lite
Bud Light
Budweiser



Imported Draft Beers

Modelo Especial
XX Ambar (Dark Beer)



FLAVORS

Blueberry
Chamoy
Clamato
Coconut
Cubana
Green Lime
Jamaica
Mango
Peach
Piña Colada
Strawberry
Tamarind
Watermelon

Bottled Beers

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XX Lager	\$4.49		

& Beer Free Alcohol



Mix Beverages

BOURBON / WHISKEY / SCOTCH

Buchanan's 12 yr.
Buchanan's 18 yr.
Crown Royal
Fireball Cinnamon Whiskey
Jack Daniels Black
Jim Bean Bourbon 80
Johnnie Walker Black
McAllan 12 yr.

RUM

Bacardi Light
Captain Morgan
Ron Zacapa 23 yr.

BRANDY

Torres 10

COGNAC

Hennessy VS

GIN

Tanqueray

LIQUOR

Amaretto Di Saronno
Baileys Irish Cream
Cuarenta y Tres Licor
Jaggermaister
Kahlua Coffe

VODKA

Ciroc French
Deep Eddy Ruby Red
Effer Cucumber
Grey Goose
Ketel One
Tito's

COCKTAILS

151 Punch
AMF
Bahama Momma
Black Velvet
Blue Hawaiian
Camaleon
Carlota
Corazon Azul
Cosmopolitan
Cucumber Martini
Curabrichao
Hawaiian Blue
Hurriacane
Long Island Tea
Luces de la Habana
Manhatan
Margarita
Martini ROssi
Martini Extra Dry
Mellon Ball
Mexican Martini
Miami Beach
Mojito
Orgasmo
Piero
Piña Colada
Ruso Blanco
Sergeant Pepper
Sex on the Beach
Spiderman
Splash
Tsunami
Watermelon Tini

TEQUILA

1800 Tequila
Cuervo
Don Julio 70th Anniversary
Don Julio Reposado
Herradura Reposado
Patron Silver

BFB SHOTS

ABC
Baby Mango
Cerebro
Lluvia de Estrellas
Muppet

SHOTS

Alabama Slama
Bomb Pops
Buttery Nipple
Derrame Cerebral
Esperma
Incredible Hulk
Jagger Bomb
Kamikazi
Kermit the Frog
Melon Ciego
Mexican Lollipop
Pickle Shots
Purple Gecko
Royal Flush
Surfer on Acid
The EX
Violacion

Horario de operacion

Lunes a Sabado 3:00 p.m.
a 2:00 A.M.

Domingos 3:00 p.m.
12:00 A.M.

Numero de empleados

0902

12

0902

12

Cocktails (LATIN
Bar and Grill



Lawn Bar & Grill

Menu

Appetizers

Mozzarella Sticks, Cheese-lover's dream, hot and crunchy on the outside, gooey with mozzarella cheese on the inside.

5 for 5.99 10 for 10.99 15 for 16.49

Mexican Style Nachos, Freshly cooked nacho chips served with melted cheddar cheese, Pico de Gallo and jalapeño. **6.99**

Chili Style Nachos, Homemade BFB Chili over tortilla chips, onions, a blend of cheeses topped off with sour cream. **7.99**

Guacamole Style Nachos, Freshly cooked nacho chips served with a creamy guacamole and cream. **8.99**

BFB Style Nachos, Delicious portion of beef, cheese, and beans over tortilla chips topped off with pico de gallo. **9.99**

BFB French Fries, Fresh made potatoes with melt cheddar cheese. **5.99**

Olives 3.99

Wings

Finger licking-excellent!

Choose boneless or traditional wings.

Boneless, you can use your fingers or a fork.

5 for 6.99

10 for 8.99

15 for 13.99

20 for 18.99

25 for 23.99

30 for 27.99

Traditional, Lightly hand breaded and cooked to perfection

5 for 6.99

10 for 8.99

15 for 13.99

20 for 18.99

25 for 23.99

30 for 27.99

Pick your flavor

• BFB Sauce, the originals with our specialty smoky flavor that you just need to try.

• Mango Habanero

• Lemon Pepper

• Sweet Asian

• BBQ Original

• Chipotle

• Buffalo Hot

License #:	MB		
AIMS License Type:	200083380		
Address:	1942 Bar & Grill		
Owner:	The Best Flavored Beer LLC		
Location Address:	4001 S Shary Rd Ste 350 Mission, TX 78572 United States	Mailing Address:	4001 S Shary Rd Ste 350 Mission, TX 78572 United States
County:	Hidalgo	Orig. Issue Date:	4/18/2023
Status:	Active	Exp. Date:	4/18/2025
Location Phone No.:		Wine Percent:	
Subordination:	FBLH		
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
12608 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)
US BANK TRUST NATIONAL ASSOCIATION
323 FIFTH ST
EUREKA, CA 95501

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)
LAS VEGAS LUCKY INVESTMENT LLC
2930 ALDERWOOD CT
FULLERTON, CA 92835-4330

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

M0955-02-000-0065-00 (819708)
CERVANTES EDUARDO CASTANEDA
3803 SANTA SOFIA CT
MISSION TX 78572