

## **ITEM# 1.6**

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of  
Alcoholic Beverages – El Itacate  
301 N. Shary Road, Ste. 240  
Lot 2, Shary Town Plaza  
C-3  
Las Pupusas Del Itacate, LLC

### **REVIEW DATA**

The subject site is located approximately 450' north of 1<sup>st</sup> Street along the westside of Shary Road. The applicant is leasing a 4,004 sq.ft. suite within a commercial plaza for a Mexican Restaurant. The applicant would like to offer alcohol with her meals. Access to the site will be off of two 30' driveways off of Shary Road.

- **Hours of Operation:** Monday to Sunday from 7:00 a.m. to 12:00 a.m.
- **Staff:** 15 employees in different shifts
- **Parking:** In reviewing the floor plan, there is a total of 113 seating spaces proposed, which require 38 parking spaces (113 seats/1 space for every 3 seats = 37.6 parking spaces). It is noted that the parking area is held in common (143 existing parking spaces) and are shared with other business within the commercial plaza.
- **Sale of Alcohol:** The 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, school, publicly owned property, and residences. There are none of these land uses within the above radius (measured door to door for church or hospital; measured lot line to lot line for schools.)

**REVIEW COMMENTS:** Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

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

- 1.) 1-year re-evaluation to continue to assess this new operation;
- 2.) Must comply with all City Codes (Building, Fire, etc.)
- 3.) Acquisition of a business license prior to occupancy.
- 4.) CUP not to be transferable to others.

2	3	4	5	6	7	8	9
17	16	15	14	13	12	11	10
2	3	4	5	6	7	8	9
11	10	9	8	7	6	5	4

HOLLAND SUBDIVISION  
Lot 1

SHARY STORAGE  
SUBDIVISION No.2

L. RICE  
Lot 1  
SUB.

**SITE LOCATION**

JASON ST.

TWIN LAKES MOBILE  
HOME SUBD. #2



ANGO 1 NAMAR 2 DENNY'S @ SHARYLAND 1 SHARYLAND 1

NAVY ARM  
COMMUNITY  
CREDIT UNION

TREATS & EATS  
No. 2

73	72	71	70	69	68	67	66	65	64
53	52	51	50	49	48	47	46	45	44
63	62	61	60	59	58	57	56	55	54
<b>CHRISTINA AVE.</b>									

E. 4th ST.

HAIDAR 1  
SUNDANCE CROSSING 1  
EL LUGAR 1

SHARY RD. (F.M.494)

RUBY RED BLVD.

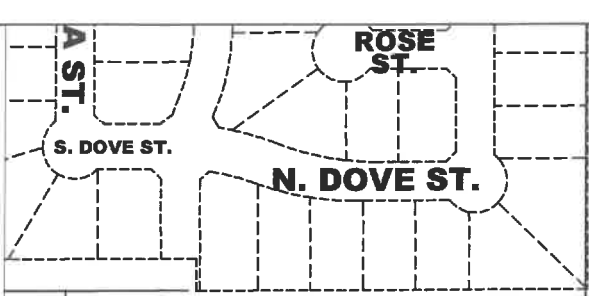
MISSION  
EVENT CENTER

RE-SUBDIVISION OF LOT 1  
NORTH SHARYLAND  
COMMONS

D.C. DIVISION  
BLVD.

25	24	23
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MOBILE  
VISION



CITY OF MISSION  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78712  
PH: (950) 580-8672  
FAX: (950) 580-8660

No.

17	16	15	14	13	12	11	10
2	3	4	5	6	7	8	9
2	3	4	5	6	7	8	9

HOFLAND SUBDIVISION  
LOT 1

SHARY STORAGE  
SUBDIVISION No.2

L. RICE  
LOT 1  
SUB.

**SITE  
LOCATION**

JASON ST.

TWIN LAKES MOBILE  
HOME SUBD. #2

SHARY TOWN  
PLAZA

SHARY RD. (F.M.494)

NAVY ARMY  
COMMUNITY  
CREDIT UNION

TREATS & EATS  
No. 2

<b>E. 5th.</b>									
53	52	51	50	49	48	47	46	45	44
63	62	61	60	59	58	57	56	55	54
<b>CHRISTINA AVE.</b>									
73	72	71	70	69	68	67	66	65	64

E. 4th ST.

SUNDANCE  
CROSSING

HAIDAR  
1

EL LUGAR  
1

ORTH SHARY AND  
COMMONS  
LOTS 4, 5 & 6

RUBY RED BLVD.

MISSION  
EVENT CENTER

L A K E

GUTIERREZ  
AVAREZ  
SOUTH SHARY  
COMMERCIAL  
TRES RIOS

E. 1st ST.

ANGO  
1

NAMAR  
2

DENNY'S @  
SHARYLAND  
1

SHARYLAND  
1

RE-SUBDIVISION OF LOT 1  
NORTH SHARYLAND  
COMMONS

D.C. DIVISION  
BLVD.

5

25	24	23
----	----	----

200' RADIUS MAILOUT MAP



CITY OF MISSION  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-8672  
FAX: (956) 580-8680

No.

PROJECT NAME:

# EL ITACATE

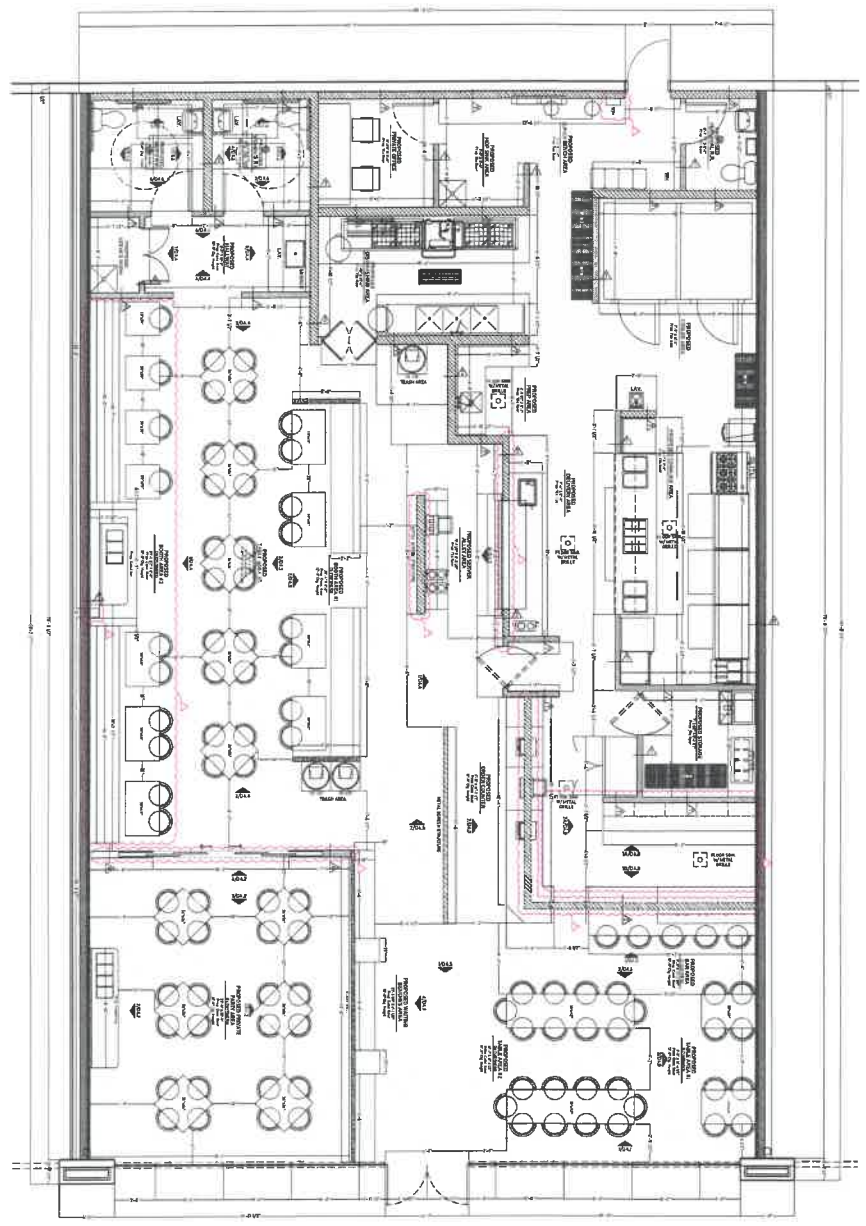
PLAN:  
**PROPOSED FLOOR PLAN**

ADDRESS:

El Itacate Mexican Eatery #3, Mission, TX

PROJECT No. F24-032  
 PHASE: CD  
 ISSUE DATE: 10/16/2024  
 DRAWN BY: LJ  
 CHECKED BY: EF  
 PLAN NUMBER: **ADD#1 10-15-2024**

**D3.0**  
 COPYRIGHT PROTECTED  
 FANTICH DESIGN BUILD



## PROPOSED FLOOR PLAN

SC: 1/4"=1'-0"

SPACE FOR 113 CUSTOMERS

- HATCH LEGEND**
- KITCHEN AREA= 1,428.217 SQ. FT.
  - PUBLIC AREA= 2,571.7830 SQ. FT.

- WALL LEGEND**
- PROPOSED 5/8" GYPSUM BOARD, 3-5/8" 20 GA. STEEL STUDS, 16" O.C., 3-1/2" R-13 INSULATION.
  - PROPOSED 5/8" GYPSUM BOARD (MOISTURE RESISTANT DOWT AREAS) 6" 20 GA. STEEL STUDS @16 INCH O.C., SOUND BATT INSULATION.
  - PROPOSED 2 LAYERS 5/8" FIRE-SHIELD GYPSUM BOARD, 6" 20 GA. STEEL STUDS @16 INCH O.C., FIRESTOP SEALANT.
  - PROPOSED 2 LAYERS 5/8" 6" 20 GA. STEEL STUDS @16 INCH O.C., SPLIT STUDS, SPACE FOR POCKET DOORS.
  - PROPOSED DECORATIVE BLOCK WALL.
  - PROPOSED METAL SCREEN STRUCTURE.
  - PROPOSED GLASS WALL.

PROJECT NAME:

# EL ITACATE

PLAN:

## SITE PLAN

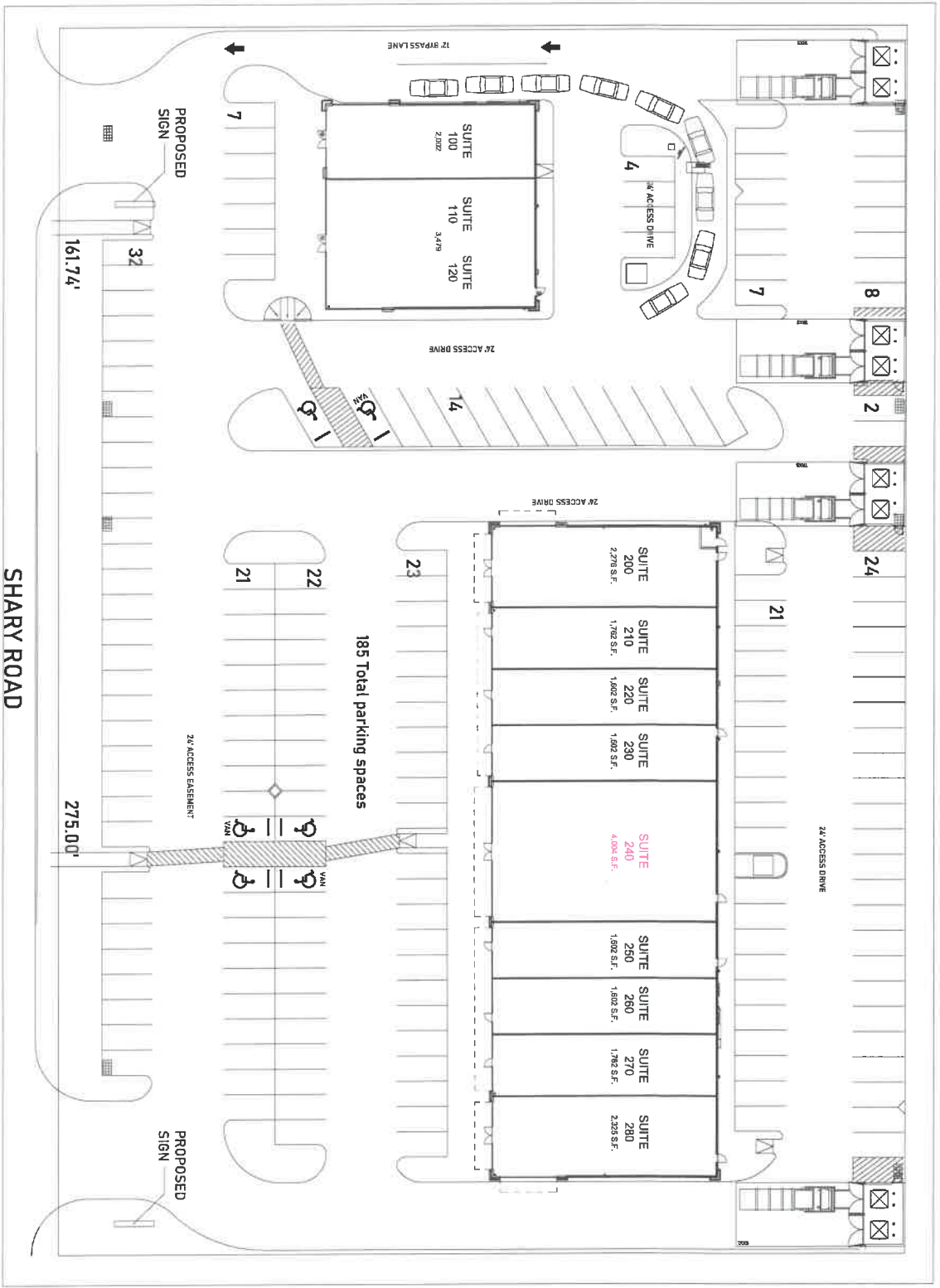
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# D1.0

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 FANTICH DESIGN BUILD



## SITE PLAN

SC: 1/16"=1'-0"



**RUBY RED BLVD.**

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

**SITE  
LOCATION**



Document reference ID : 423630

## Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

**Application ID:** 423630  
**Applicant Name:** LAS PUPUSAS DEL ITACATE LLC  
**License Type applied for:** Mixed Beverage Permit (MB)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 820945894  
**Member Managed or Manager Managed:** Member Managed  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No  
**Secretary of State Filing Number:** 802674529  
**Date Filed:** 3/14/2017  
**Filing State:** TX

### Primary Business Entity Contact Information

**Legal First Name:** Claudia  
**Legal Middle Name:** Bajos  
**Email Address:** contact@elitacate.com  
**Phone Number:** 425-285-8056



## PUBLISHER'S AFFIDAVIT

<b>PUBLISHER'S AFFIDAVIT</b>	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
<b>S E A L</b>	
<b>ATTACH PRINTED COPY OF THE NOTICE</b>	

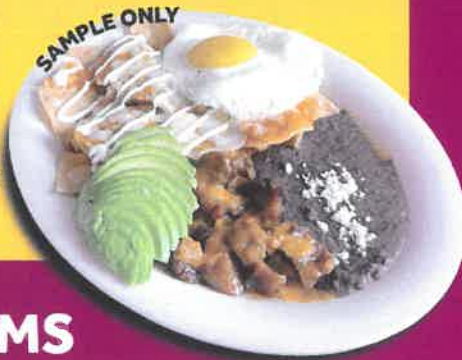


# Chilaquiles

starting at 6.99

chips, beans, cream & cheese with your choice of toppings:

<b>CHICHARRÓN</b>	<b>3.49</b>
<b>AVOCADO</b>	<b>1.99</b>
<b>PANELA</b>	<b>1.99</b>
<b>CHORIZO</b>	<b>2.29</b>
<b>CHICKEN</b>	<b>1.99</b>
<b>EGGS</b>	<b>1.99</b>
<b>PORK OR BEEF</b>	<b>1.99</b>



## OMELETTES

served with toast & potatoes

<b>HOUSE</b>	<b>10.49</b>
ham, bacon, bell peppers, mushrooms, cheese, onion & tomatoes.	
<b>LIGHT</b> 	<b>10.99</b>
egg whites, bell peppers, tomatoes, mushrooms, onion & panela cheese.	
<b>MEAT LOVER'S</b>	<b>10.99</b>
ham, bacon, chorizo & cheese.	
<b>HAM &amp; CHEESE</b>	<b>10.49</b>



## OTHER ITEMS

<b>PANCAKE PLATE</b>	<b>9.99</b>
3 pancakes & 2 bacon strips.	
<b>QUESADILLAS FRITAS</b>	<b>9.99</b>
2 fried corn quesadillas topped with cream and a side of beans.	
<b>MOLLETES</b>	<b>6.99</b>
bolillo with beans, cheese & cream.	

## SCRAMBLES

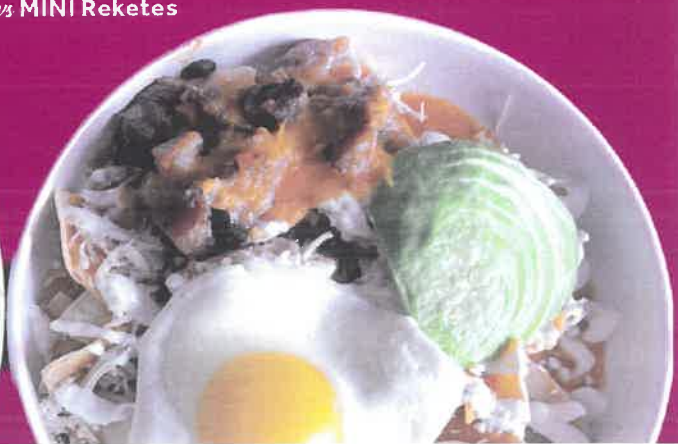
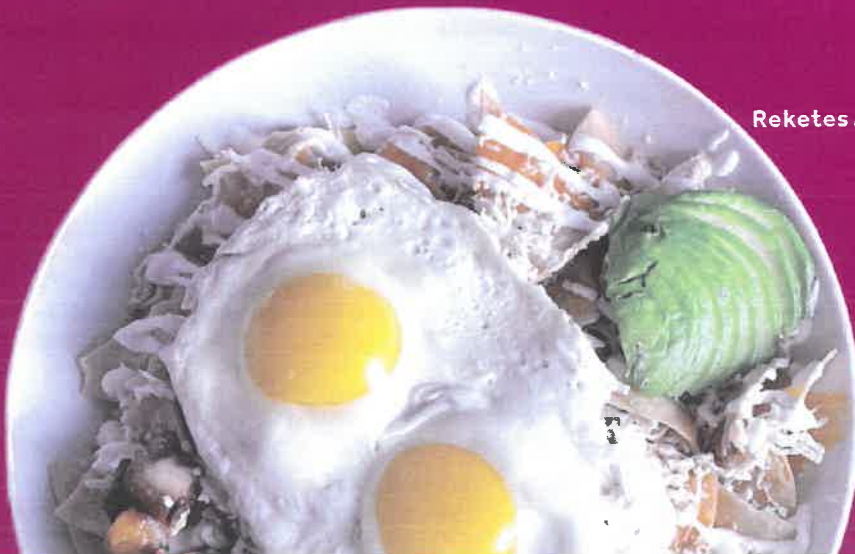
starting at 7.99

2 eggs & **ADD** your choice of mix-ins. Served with beans and tortillas.

<b>MEATS</b>	<b>1.79 ea</b>
chorizo / ham / bacon	
<b>VEGGIES</b>	<b>0.99 ea</b>
tomato / potato / onion / pepper / mushrooms	
<b>CHEESE</b>	<b>1.49 ea</b>
mozzarella or cheese mix	

# SIGNATURE FAVORITES

<b>GALLITO</b>	<b>10.99</b>
2 Pancakes, 2 Eggs, 2 Bacon Strips & Chilaquiles.	
<b>CHILAQUILES REKETES</b>	<b>14.99</b>
<i>Our largest chilaquiles!</i>  <b>AVAILABLE</b> Chilaquiles topped with your choice of salsa, cream, cheese, black beans, chicharron prensado, 2 eggs, shredded chicken and avocado.	
<b>MINI REKETES</b>	<b>11.99</b>
<i>Our top seller!</i> Half portion of our Chilaquiles Reketes.	



Reketes  $\frac{1}{2}$  MINI Reketes

# Lunch Plates

## PUPUSAS (3) 9.99

pork, beans & cheese  
beef, beans & cheese  
chicharron, beans & cheese  
rajas poblanas & cheese  
beans & cheese  
cheese

## TACOS A LA PLANCHA (4) 9.99

flour tortilla, beans, cheese, shredded beef topped with lettuce and avocado.

## TACOS LLORARAS (3) 9.99

handmade corn tortilla filled with beef guiso and topped with a *cheese-stuffed jalapeno*.

## GORDITAS (4) 9.99

pork *w/salad*  
beef *w/salad*  
beans & cheese  
chicharron en salsa (green or red)

## TORTA & PAPAS 9.99

shredded pork with lettuce, tomato, avocado and cream.

## ENCHILADAS SAN MIGUEL *w* 9.99

5 red tortillas filled with queso fresco topped with our special salsa (made with dried red peppers and almonds), lettuce, potatoes and cream.

## OVNIS (2) 6.99

two flour tortillas filled with ground pork & beef, bacon, cream and cheese.

## FLAUTAS & PAPAS 9.99

beef or chicken.

## ATACATE 9.99

pupusa original  
pork gordita  
taco a la plancha  
taco lloraras

## TACOS DE CHICHARRON (3) 10.99

On handmade corn tortillas, topped with avocado, bacon and cilantro. *choose your salsa!*

Some items are available by the piece.

## CALDOS

### CALDO TLALPENO 10.99

chicken & vegetable soup. Served with handmade corn tortillas a side of our special rice, lime and chipotle (on the side).

### CARNE EN SU JUGO *friday & saturday only* 11.99

jalisco-style beef stew with tomatillo, beans & bacon. Topped with cilantro and a fried serrano pepper. Served with handmade corn tortillas.

## CAZUELAS

### CAZUELA DE PANELA CHEESE *v* 9.99

grilled panela cheese topped with piquin alioli or with *salsa ranchera!*

### CAZUELA DE CHICHARRON EN SALSA 10.99

chicharron prensado en salsa, topped with avocado and served with handmade corn tortillas.

### CAZUELA DE FRIJOL "CON VENENO" 7.99

refried pinto beans mixed with chorizo. *yum!*

## DESSERT

### PAN DE ELOTE 9.99

our warm flourless pan de elote is topped with vanilla ice-cream, pecans and cajeta.

### GORDITAS DE AZUCAR 8.99

our warm sweet gorditas come topped with vanilla ice-cream, pecans and cajeta.

All menu available all day.

# TABLA \$48.99

- 3 PUPUSAS PORK, BEEF & POBLANO
- 3 TACOS LLORARAS
- 4 TACOS PLANCHA
- 1 CAZUELA CHICHARRON OR PANELA
- 2 OVNIS
- 1 SIDE FRIES
- 6 MINI FLAUTAS



S2950-00-000-0184-17 ( 346138)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

S2950-00-000-0194-05 ( 281053)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

S2950-00-000-0194-10 ( 281054)  
ELIZONDO DOLLY L  
305 N SHARY RD  
MISSION TX 78572

S2950-00-000-0194-15 ( 281055)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

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

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

M1455-00-000-0001-00 ( 711991)  
DEERFIELD ACQUISITION GROUP LLC  
305 N SHARY RD  
MISSION TX 78572

H0652-00-000-0001-00 ( 729298)  
HAIDAR PROPERTIES LTD  
1601 SOUTH CAGE BLVD SUITE B  
PHARR TX 78577

E4397-01-000-0001-00 (20829990)  
SARAM DEVELOPMENT LLC  
300 N SHARY RD  
MISSION TX 78572

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

N6761-00-001-0005-00 ( 1236070)  
MDC COASTAL 5 LLC  
7400 E ORCHARD ROAD 2605  
GREENWOOD VILLAGE CO 80111

S7035-00-000-0001-00 ( 1236061)  
GUERRERO JUAN DAVID & DARIELA G  
JESUS ARMANDO GUERRERO  
960 FALL CRK  
GRAPEVINE TX 76051

S2965-00-000-0002-00 ( 1569218)  
AURIEL INVESTMENTS LLC  
1200 AUBURN AVE STE 250  
MCALLEN TX 78504

S2965-00-000-0001-00 ( 1569217)  
AURIEL INVESTMENTS LLC  
1200 AUBURN AVE STE 250  
MCALLEN TX 78504