

ITEM# 2.2

CONDITIONAL USE PERMIT RENEWAL: Sale & On-Site Consumption of Alcoholic Beverages – Yoko’s Sushi Restaurant
122 S. Shary Rd. Ste. K
Lot 2, Home Depot Subdivision #2
C-4
Yoko’s Sushi Restaurant LLC

REVIEW DATA

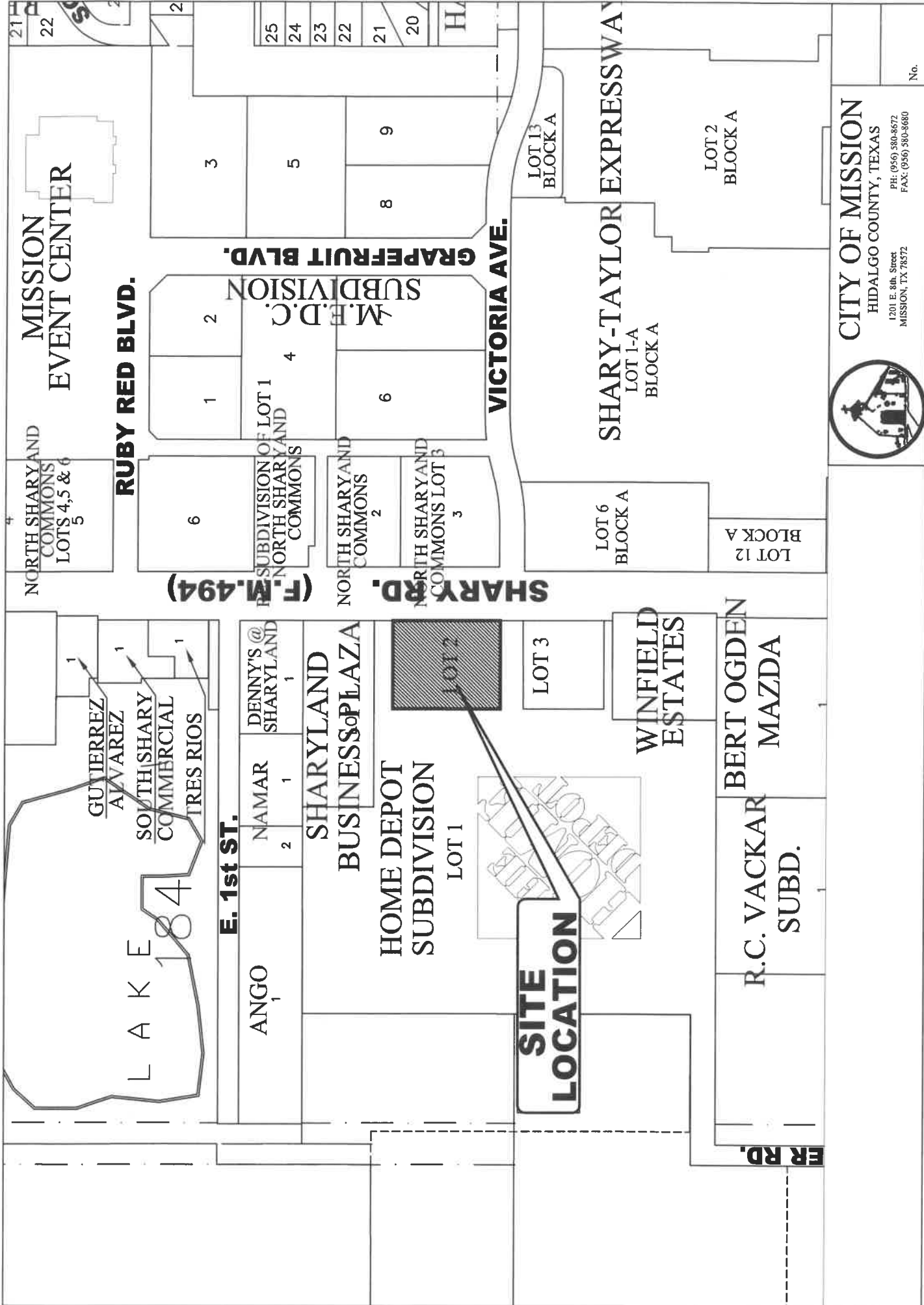
The 1,400 sq.ft. restaurant is located 1,200’ north of Expressway 83 along the west side of Shary Road within a commercial plaza – **see vicinity map**. Access to the site is from two primary driveways off of Shary Road. Yoko’s Sushi Restaurant is a family-oriented restaurant that has been in operation with a conditional use permit since 2009. The applicant would like to continue to offers alcoholic beverages with their meals. The applicant would like to renew his conditional use permit. The last CUP approved for this location was on December 13, 2021 for a period of 2 years. Staff notes that this would be the applicant’s 5th renewal.

- **Days/ Hours of Operation:** Sunday – Wednesday from 11:00a.m. to 10:00p.m. and Thursday - Saturday from 11:00a.m. to 2:00a.m. Alcoholic beverages are only served during allowable State selling hours.
- **Staff:** 6 employees
- **Parking:** The 1,400 sq.ft. restaurant has a total of 58 seating spaces, which require 19 parking spaces (58 seating spaces/3 = 19.3 parking spaces). A total of 80 parking spaces are held in common within the commercial plaza. Staff notes that the parking needs to be re-striped.
- **Sale of Alcohol:** This restaurant does have a bar component which requires that there be no churches, schools, or residences within 300’ of the restaurant. There are no such uses within 300’.

REVIEW COMMENTS: Staff mailed out 7 notices to property owners within 200’ radius and staff has not received any comments in favor or against this request. The hours of operation are consistent with other family restaurant in the area. Staff has also requested a report from Mission P.D. in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol. We should have that report by the meeting date. Since the sale of alcohol is not the primary item of purchase, staff does not object to an extended approval term.

RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 2) CUP not to be transferable to others.



SITE LOCATION



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)

VICTORIA AVE.



oricket

Yoko's
JAPANESE CUISINE
SUSHI BAR

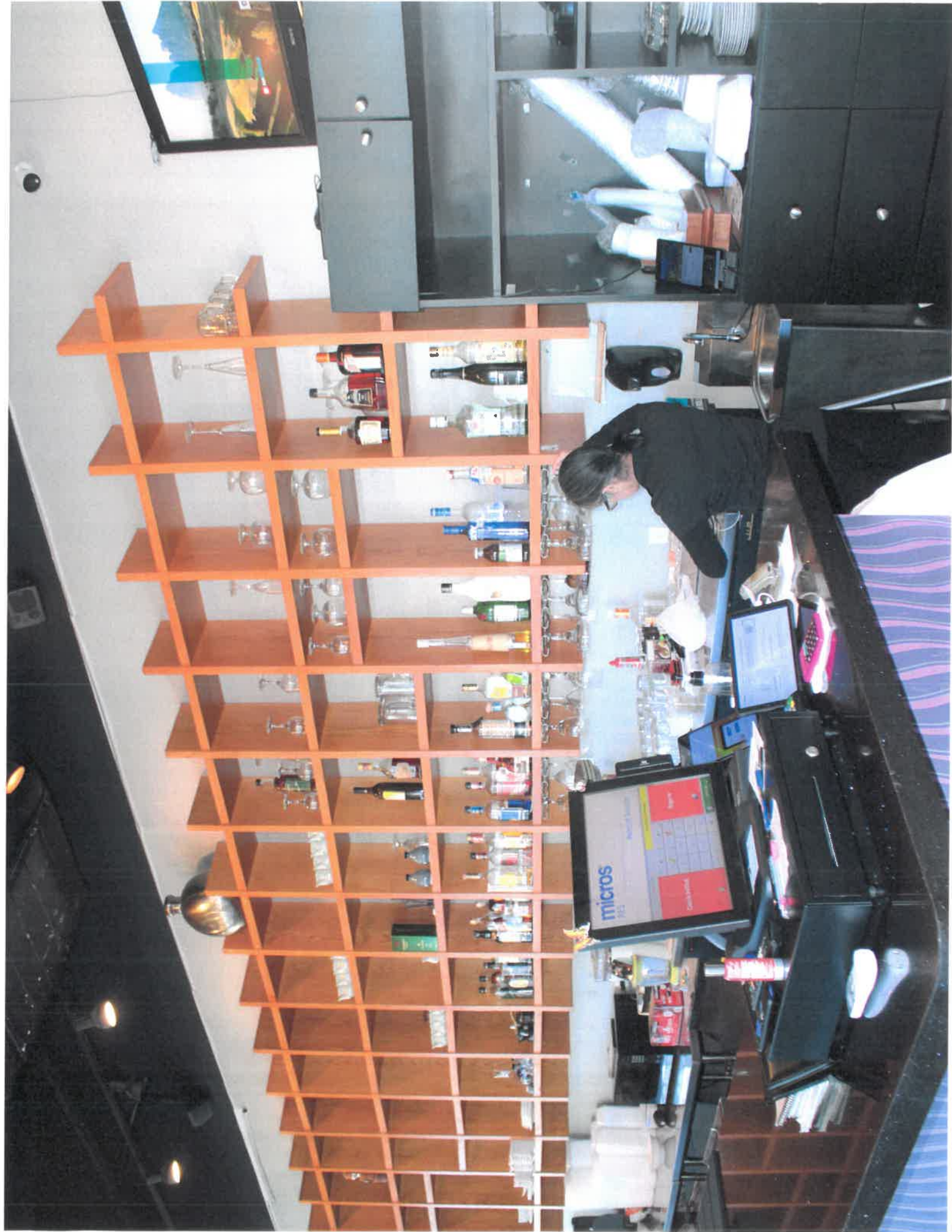
123 Center St

FREE LAKE









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License #:	MB737576		
AIMS License Type:	MB		
AIMS License #:	102329310		
Trade Name:	YOKO'S SUSHI RESTAURANT		
Owner:	YOKO'S SUSHI RESTAURANT LLC		
Location Address:	122 S SHARY ROAD SUITE K MISSION , TX 78572 UNITED STATES	Mailing Address:	122 S SHARY RD 'K' MISSION , TX 78572 United States
County:	Hidalgo	Orig. Issue Date:	11/25/2009
Status:	Active	Exp. Date:	11/24/2025
		Wine Percent:	
Location Phone No.:			
Subordinates:			
Related To:		Gun Sign:	BLUE

S2981-00-000-0001-00 (582128)
QQ RIO GRANDE VALLEY LLC
1380 LEAD HILL BLVD SUITE 260
ROSEVILLE CA 95661

H4226-02-000-0001-00 (717055)
HD DEVELOPMENT PROPERTIES LP
2455 PACES FERRY RD SE
ATLANTA GA 30339

H4226-02-000-0002-00 (717056)
PCDF PROPERTIES LLC
PO BOX 771149
HOUSTON TX 77215

H4226-02-000-0003-00 (717057)
SECURITY SERVICE FEDERAL CREDIT
15000 IH-10 W
SAN ANTONIO TX 78249

S2979-00-00A-0006-00 (707595)
SHARY RETAIL LTD
PO BOX 924133
HOUSTON TX 77292

N6761-00-000-0002-00 (897387)
INTERNATIONAL BANK OF COMMERCE
1S BROADWAY ST
MCALLEN TX 78501

N6761-00-000-0003-00 (1125313)
R B SANDRINI FARMS LP
10889 CASEY AVE
DELANO CA 93215