



MEETING DATE: June 3, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM - Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Par 5 Golf Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lot 1, Re-subdivision of Plaza Cantera Subdivision (aka Lots 3 and 4, Stewart Plaza Subdivision), located at 1522 E. Expressway 83, Suite 117, Applicant: Par 5 Golf Lounge, LLC – Cervantes

NATURE OF REQUEST:

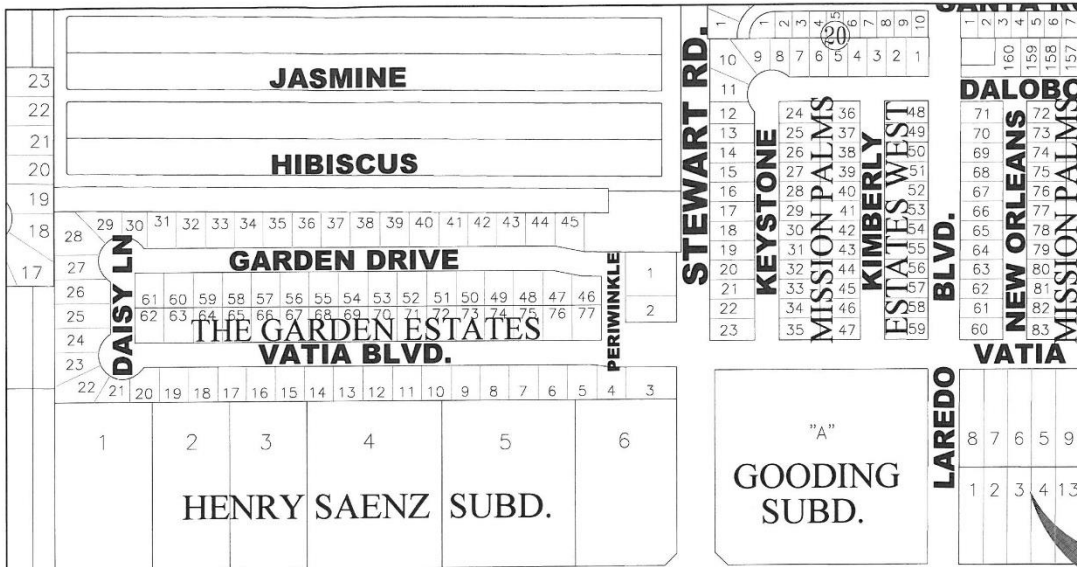
Project Timeline:

- May 12, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- June 3, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

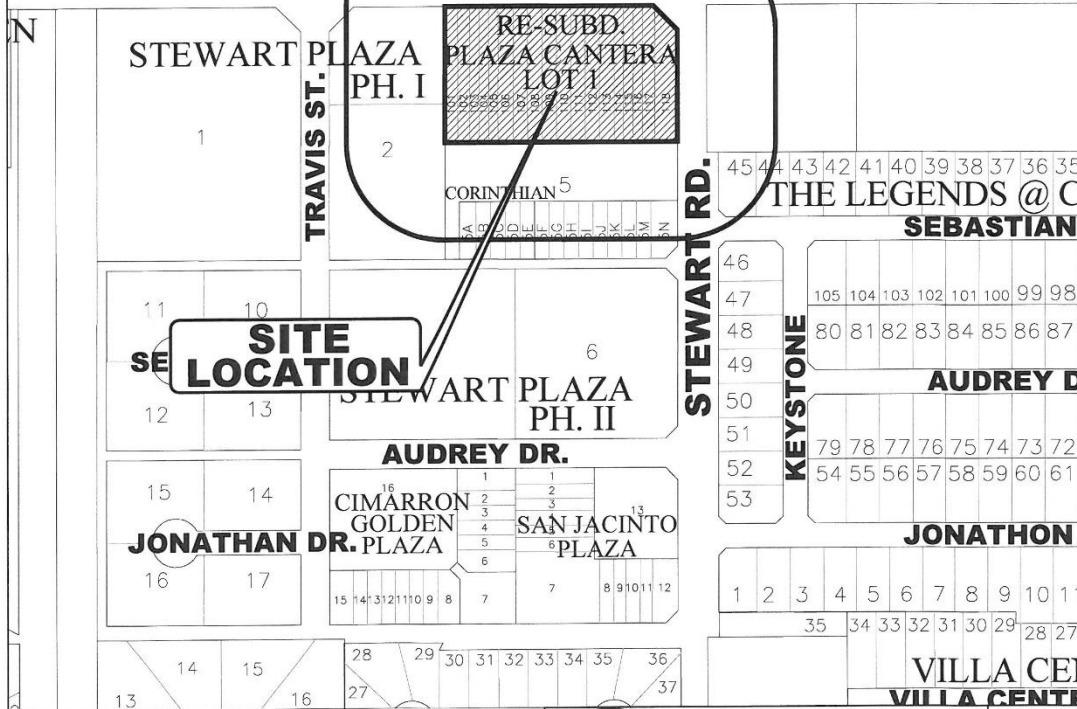
Summary:

- The subject site is located at the Southwest corner of Stewart Road and Expressway 83 Frontage Road.
- Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a 1,950 square foot suite within a commercial plaza for an indoor golf simulator entertainment venue and would like to offer the sale and on-site consumption of alcoholic beverages to his customers.
- The proposed use is recreation/entertainment in character. The guests reserve simulator bays to play virtual rounds, practice, or take lessons in a supervised environment.
- The applicant will not have live amplified outdoor music, no outdoor speakers, no drive-thru, that would conflict with adjacent uses.
- Hours of Operation: Monday – Wednesday from 12:00 pm to 12:00 a.m., Thursday – Saturday from 12:00 p.m. to 2:00 a.m., and Sunday from 1:00 p.m. to 2:00 a.m.
- Staff: 6 employees
- The parking is held in common for this commercial plaza; there is a total of 218 parking spaces that are shared with other businesses.
- The maximum capacity for this venue is 35 people.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

VICINITY MAP



U.S. EXPRESSWAY 83



SITE LOCATION

200' RADIUS MAILOUT



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

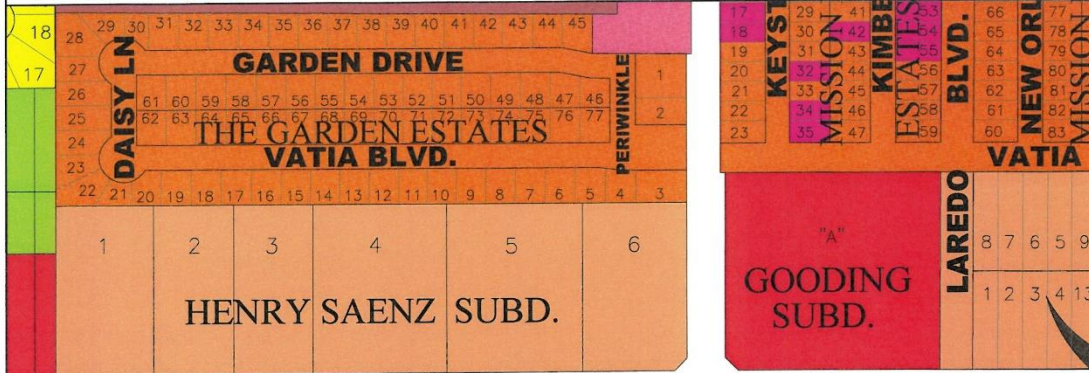
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ARIEL MAP

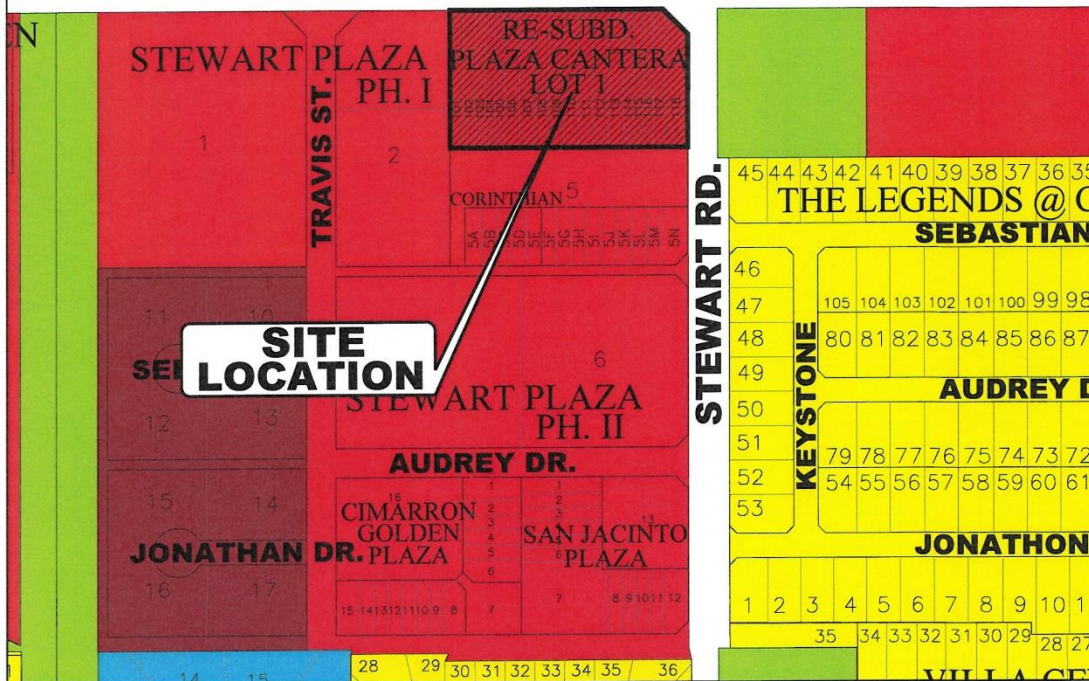


Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDO,...

ZONING MAP



U.S. EXPRESSWAY 83



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-P AGRICULTURAL OPEN PERMANENT | R-4 MOBILE & MODULAR HOME | C-5 ADAPTIVE COMMERCIAL |
| R-1A LARGE LOT SINGLE FAMILY | R-5 HIGH DENSITY MFCT'D HOUSING | I-1 LIGHT INDUSTRIAL |
| R-IT TOWNHOUSE RESIDENTIAL | C-1 OFFICE BUILDING | I-2 HEAVY INDUSTRIAL |
| R-1 SINGLE FAMILY RESIDENTIAL | C-2 NEIGHBORHOOD COMMERCIAL | PUD PLANNED UNIT DEVELOPMENT |
| R-2 DUPLEX-FOURPLEX RESIDENTIAL | C-3 GENERAL BUSINESS | P PUBLIC |

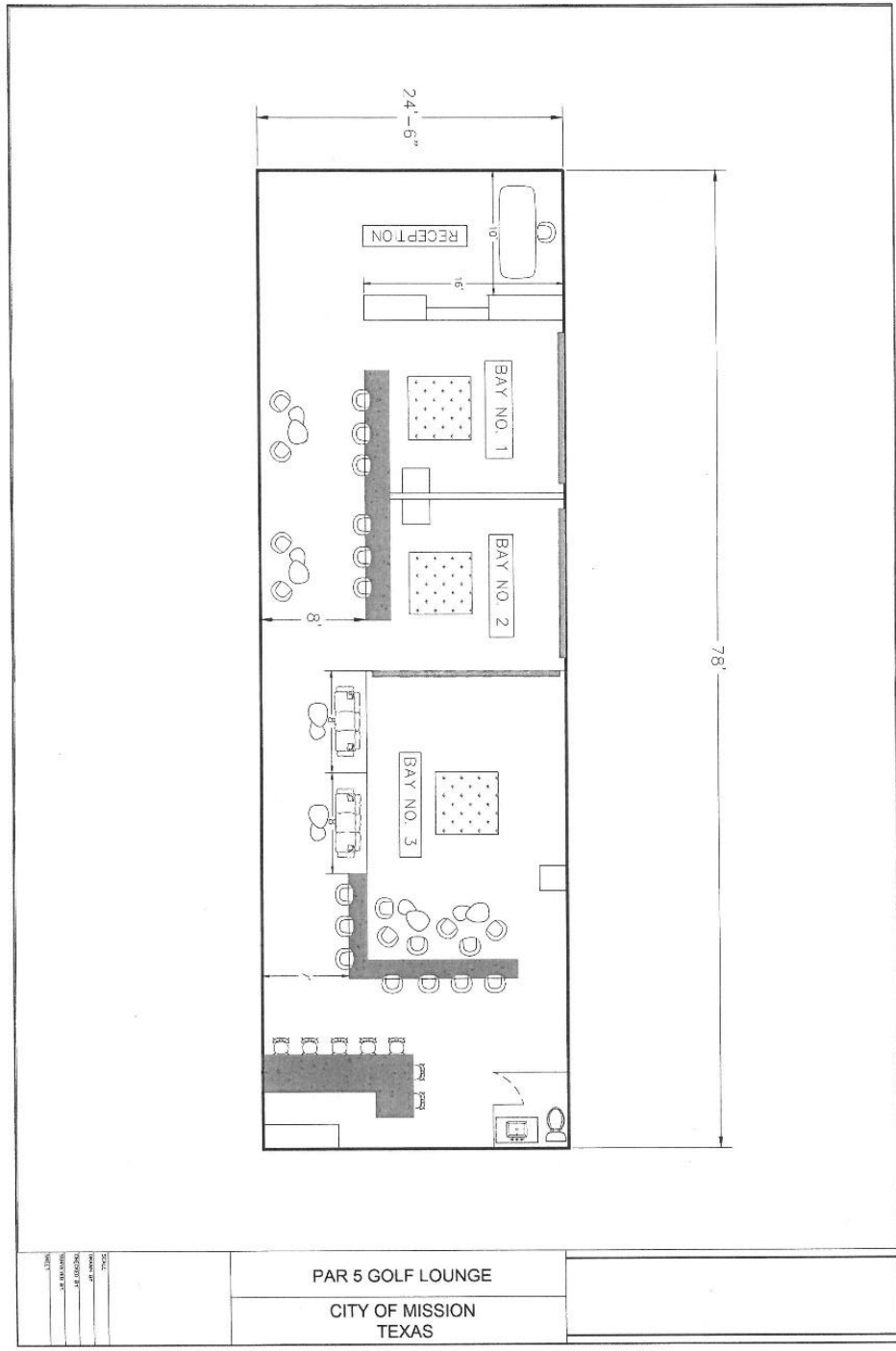
ATTACHMENTS (PICTURES)



ATTACHMENTS



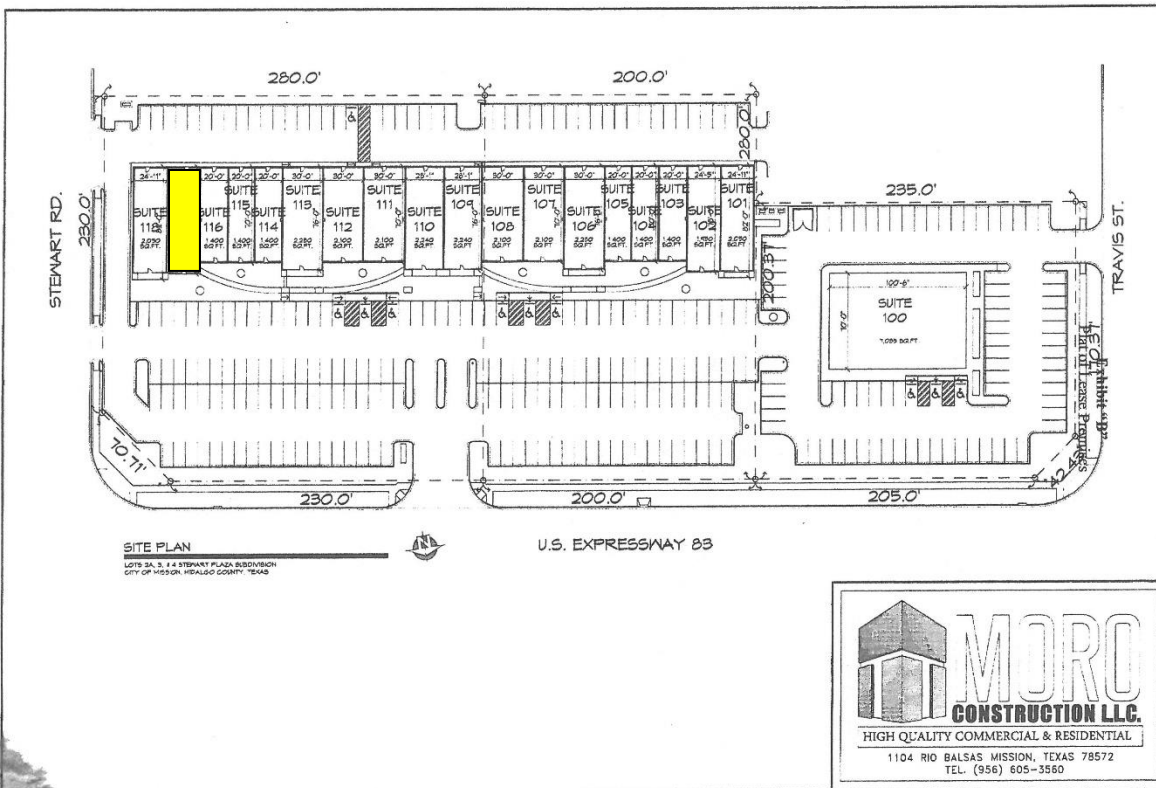
ATTACHMENTS



PAR 5 GOLF LOUNGE
CITY OF MISSION
TEXAS

SCALE:
PROJECT NO:
DESIGNED BY:
DRAWN BY:
DATE:

ATTACHMENTS





PAR 5
 — GOLF LOUNGE —

STARTERS

GREAT BITES. GOOD TIMES.
Every Round.

 <p>EDAMAME \$6 Steamed soybeans tossed in sea salt or spicy garlic. (V)</p>	 <p>DUMPLINGS / GYOZAS \$9 Crispy chicken or pork dumplings served with soy chili dipping sauce.</p>	 <p>LOADED FRIES \$10 Crispy fries topped with queso, bacon, green onions. Add chili + \$2</p>
 <p>PRETZEL BITES \$8 Warm salted pretzel bites served with queso dip.</p>	 <p>CHIPS & QUESO \$7 Warm queso served with crispy tortilla chips. Add beef or brisket + \$3</p>	 <p>FRENCH BREAD PIZZA \$9 Toasted French bread with marinara, melted cheese & toppings. Pepperoni • Cheese • BBO Chicken</p>



PERFECT BITES
Between Swings

GOOD FOOD. COLD DRINKS. GREAT COMPANY.
 THAT'S HOW WE PAR 5.



ATTACHMENTS

5/11/26, 12:51 PM

Document

Application ID: 612737
Applicant Name: PAR 5 GOLF LOUNGE LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 422171911
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 806559412
Date Filed: 4/21/2026
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Arturo
Legal Middle Name: Guerrero
Email Address: artgto@gmail.com
Phone Number: 956-862-5810

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
686778	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318
686779	BLUE SUNRISE INVESTMENTS LLC	312 W NOLANA LOOP	PHARR	TX	78577-8396
686790	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686792	LESKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686786	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686793	CARDENAS OSCAR & LESVIA	1205 TRAVIS ST	MISSION	TX	78572-2033
686787	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
686784	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS ST	MISSION	TX	78572-2033
686785	DLT DEVELOPMENT LLC	3907 SANTA VERONICA	MISSION	TX	78572-9578
686765	LESKKO REAL ESTATE INVESTORS LTD	1205 TRAVIS STREET	MISSION	TX	78572-2033
668048	ZAPATA GERARDO DANIEL	1601 SEBASTIAN ST	MISSION	TX	78572-6067
280841	RRR DEVELOPMENT LP	PO BOX 86	HIDALGO	TX	78557-0086
668047	TRISTAN YRIS VIOLETA ROBLES	1603 SEBASTIAN ST	MISSION	TX	78572-6067
686763	MGV INVESTMENT GROUP LLC	4712 VERMONT AVE	MCALLEN	TX	78503-7318