

ITEM# 2.1

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Wing Snob
801 N. Shary Road, Ste. 100
Lot 1A, Mirabelle Subdivision
C-3
Montenegro, LLC
c/o Julio Garcia

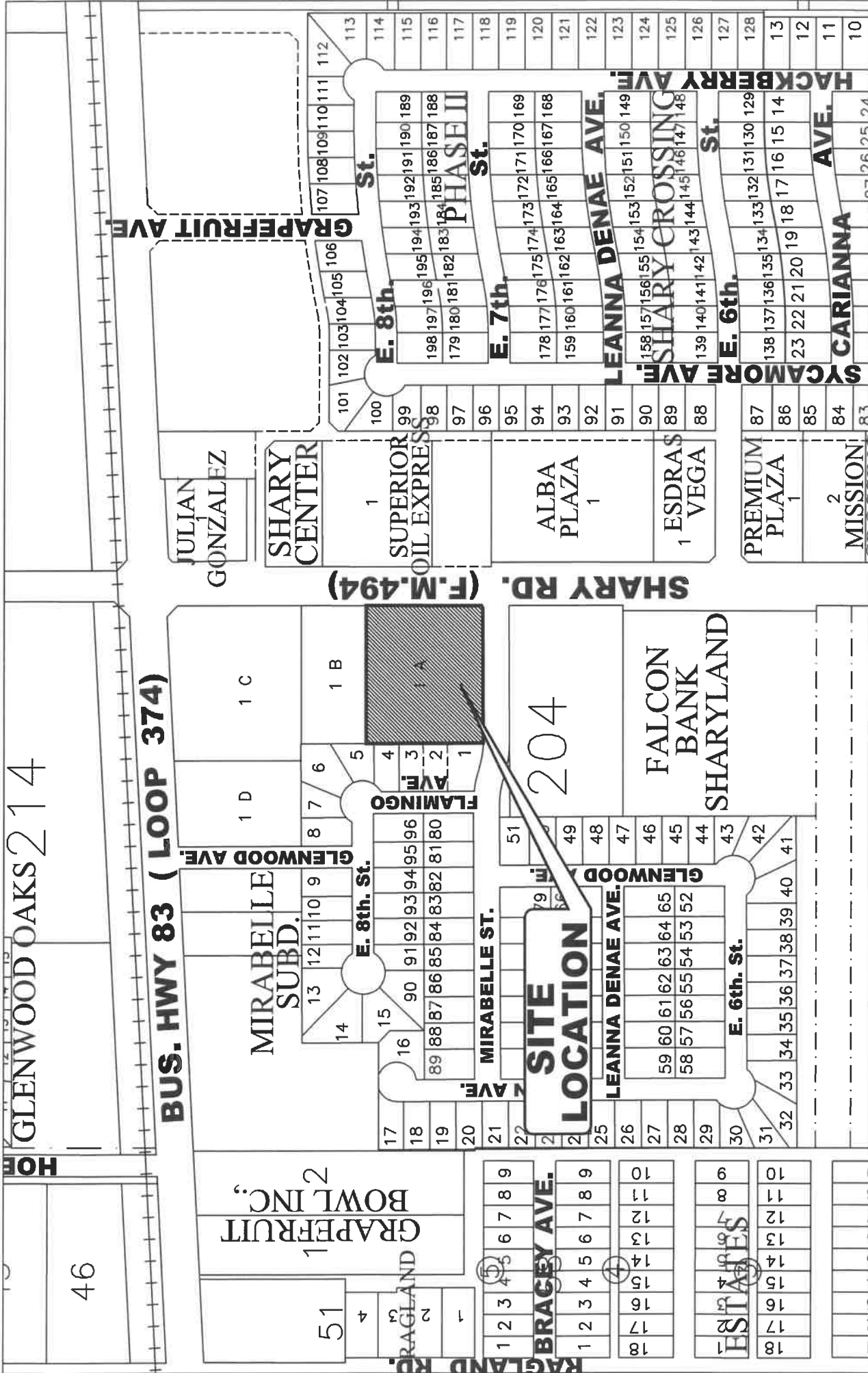
REVIEW DATA

The subject site is located approximately 600' south of E. Business Highway 83 along the west side of N. Shary Road. The applicant leased 1 suite totaling 2,101 sq. ft. within a commercial plaza for a wing restaurant and would like to offer alcoholic beverages with their meals. Access to the site is off a 25' driveway off of N. Shary Road and two 32' driveways off of Mirabelle Street.

- **Hours of Operation:** Monday – Thursday from 11am to 11pm, Friday, Saturday from 11am to 12am & Sunday from 12pm to 9pm.
- **Staff:** 15 employees in different shifts.
- **Parking:** In viewing the floor plan, there is a total of 40 seating spaces, which require 13 parking spaces (40 seats/1 space for every 3 seats = 13 parking spaces). It is noted that the parking area is held in common (135 existing parking spaces) and are shared with other businesses.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for other similar businesses.
- Compliance with all building, fire, health, noise, and sign codes.

REVIEW COMMENTS: Staff does not object to this proposal. Staff mailed out 23 notices to residents within 200' radius and as of this writing we have not had any calls or letters in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to: 1) CUP to be valid for a period of 2 years at which time the applicant will need to renew his CUP and TABC license, and 2) Waiver of the 300' separation requirement from residential neighborhoods



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

No. _____



GLENWOOD OAKS 214

BUS. HWY 83 (LOOP 374)

SHARY RD. (F.M. 494)

MIRABELLE SUBD.

SITE LOCATION

FALCON BANK
 SHARYLAND

46

GRAPFRUIT BOWL INC.

BRACEY AVE.

LEANNA DENAE AVE.

E. 6th St.

PREMIUM PLAZA

MISSION

CARIANNA AVE.

CITY OF MISSION
 HIDALGO COUNTY, TEXAS

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

No.



**SITE
LOCATION**

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

E. MIRABELLE ST.

801

WINGSNOB



DRIVE THRU



ORDER ONLINE
AND GET THE LUNCH!
wingsnob.com

WE JUST
HAVE
BETTER
WINGS!

OPEN 7 DAYS
We Deliver



FIRE LANE NO PARKING





801

WINGSTOP

FORK TO THE KITCHEN
MEALS • SNACKS • COFFEE & MORE

ORDER ONLINE
wingstop.com

DRIVE THRU

FIRE LANE
NO PARKING

snob

/snoʊb/

• a person who believes that their tastes in a particular area are superior to those of other people.



99

99

99

ADDITIONAL MEAL DEALS

BONELESS MEAL DEALS

SO GOOD MEAL DEALS

DRINKS

SOFT DRINKS

TEA & COFFEE

SOUP, SALAD & DIPS

PIZZAS

FRIDAY FRY UP

FEELS LIKE WINGS

FEELS LIKE WINGS

DINE IN ONLY
 DAILY SPECIAL!
 5PK BONELESS MEAL DEAL
 (INCLUDES CHICKEN, FRIES, DRINK)
 TRY OUR CHICKEN SANDWICH \$11.99
 (INCLUDES FRIES AND DRINK)
 WELCOME TO WINGSNOB!

COMBO MEALS

SOFT DRINKS

TEA & COFFEE

STREET CORN REV

Pepe's

Pepe's

ORDER ONLINE
 wingsnob.com
 We Deliver Via
 DOORBASH
 Uber Eats
 GRUBHUB
 /thewingsnob
 @wingsnob

WE JUST HAVE BETTER WINGS!



MEAL DEALS

WITH REGULAR FRIES OR VEGGIES & 22OZ FOUNTAIN DRINK
UPGRADE TO OUR FLAVORED FRIES FOR JUST \$1

TRADITIONAL MEAL DEALS

6 PC MEAL DEAL
12.99



CHICKEN ONLY 8.99

8 PC MEAL DEAL
14.99



CHICKEN ONLY 11.49

10 PC MEAL DEAL
15.99



CHICKEN ONLY 13.59

BONELESS MEAL DEALS

6 PC MEAL DEAL
10.99



CHICKEN ONLY 8.39

8 PC MEAL DEAL
12.99



CHICKEN ONLY 10.49

10 PC MEAL DEAL
14.99



CHICKEN ONLY 12.59

50/50 MEAL DEALS

6 PC MEAL DEAL
12.99



CHICKEN ONLY 8.99

8 PC MEAL DEAL
14.99



CHICKEN ONLY 11.49

10 PC MEAL DEAL
15.99



CHICKEN ONLY 13.59

TENDERS

3 PC 11.99 | 5 PC 15.49



3 PC TENDERS 8.99
5 PC TENDERS 12.49

BEYOND TENDERS

3 PC 8.99 | 5 PC 12.99



5 PC TENDERS 9.99

2 CRISPY CHICKEN MINIS

9.99



2 MINI ONLY 5.99

CRISPY CHICKEN SANDWICH

11.99



SANDWICH ONLY 7.99

STREET CORN



SWEET BUTTER CORN, MAYO TOPPED WITH SEASONING AND SPRINKLED WITH PARMESAN CHEESE.

STREET REG 5.49 | LG 6.99
PLAIN REG 3.99 | LG 4.99

PRETZEL BITES



SOFT PRETZEL BITES COVERED WITH CHEESE

8PC 4.99 | 12PC 6.99

VEGGIES



FRESH CUT CARROTS & CELERY INCLUDES 1 DIPPER

2.00

CAULI WINGS

11.99



CAULI ONLY 8.99

\$4.49
REGULAR

FRY SNOB

\$6.49
LARGE

MILD

SEASONED FRIES

SEASONED WITH SALT & PEPPER



CHICKEN & WAFFLES



LEMON PEPPER



AWESOME SAUCE



GARLIC PARM



TERIYAKI



SNOBBY-Q



HONEY BBQ



BUFFALO



BUFFALO RANCH



BUFFALO PARM



CAJUN



CAJUN RANCH



SWEET CHILI



JAMAICAN JERK



MANGO HABANERO



HOT AF

SPICY

EXTRA SNOBBY

REG \$4.99 | LARGE \$6.99



CHILI



CHEESE



CHILI CHEESE

Signature SAUCES



WING SNOB DIPPERS

1.19 EACH

RANCH
BLEU CHEESE
HONEY MUSTARD
SPICY RANCH

OR ANY ONE OF OUR SIGNATURE SAUCES

*All Prices are subject to change without notice



FIND A SNOB



WHEN YOU THINK WINGS, THINK WING SNOB.

DOWNLOAD THE APP

AND SCORE BIG WITH ANY ONE OF OUR FAN PACKS



TOUCHDOWN!

ORDER ONLINE @ WINGSNOB.COM

WE JUST HAVE BETTER WINGS

FAN PACKS

FEEDS 2-3 PEOPLE

16 Wings
With Large Fries or Veggies
2 Dip'r's & Two 22oz Fountain Drinks



UP TO 2 FLAVORS

BONELESS	28.99
TRADITIONAL	29.99
50/50	29.99

FEEDS 3-4 PEOPLE

30 Wings
With Large Fries & Veggies
3 Dip'r's & Up to 3 Flv'r's



BONELESS	39.99
TRADITIONAL	49.99
50/50	49.99

FEEDS 5-6 PEOPLE

40 Wings
2 Large Fries & 1 Order of Veggies
4 Dip'r's & Up to 4 Flv'r's



BONELESS	54.99
TRADITIONAL	63.99
50/50	63.99

FEEDS 7-8 PEOPLE

50 Wings
2 Large Fries & 2 Orders of Veggies
5 Dip'r & Up to 5 Flv'r's



BONELESS	66.99
TRADITIONAL	74.99
50/50	74.99



Document reference ID : 341263

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: 341263
Applicant Name: MONTENEGRO 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: 873433636
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 804285359
Date Filed: 10/25/2021
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Julio
Legal Middle Name: Garcia
Email Address: julio_29488@msn.com
Phone Number: 956-778-3252

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority

Prefix: Mr

Legal First Name: JULIO

Legal Middle Name: CESAR

Legal Last Name: GARCIA

Suffix: Sr.

Email Address: julio_29488@msn.com

Phone Number: 956-778-3252

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
MONTENEGRO LLC	MONTENEGRO LLC	Member	100

Basic Business information

Business/Trade Name: WING SNOB
Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-552-9464
Alternate Phone Number 956-598-6003

Location Address

Address: 801 N SHARY RD STE 100, MISSION, TX, United States, Hidalgo
78572

Is your location within city limits? Yes

Mailing Address Information

Address: 801 N SHARY RD STE 100, MISSION, TX, United States, Hidalgo 78572

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school? No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises? Yes

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 14%

S2950-00-000-0205-09 (625924)
STATE OF TEXAS
PO BOX 1717
PHARR TX 78577

S2745-00-000-0001-00 (684492)
FAYMAN FAITH STRONG AMENDED AND
MARK B LUMBARD AMENDED AND RESTATD
PO BOX 200
RAYMORE MO 64083

S2950-00-000-0204-45 (685429)
LERMA MIGUEL & LOURDES
2426 E 21ST
MISSION TX 78572

S7682-00-000-0001-00 (818962)
J & M VALLEY INVESTMENT LLC
710 N SHARY RD
MISSION TX 78572

A2360-00-000-0001-00 (1238655)
PRO HOME INVESTMENTS LLC
200 S 10TH ST STE 1601-A
MCALLEN TX 78501

M4725-00-000-001A-00 (1308162)
AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN TX 78504-1403

M4725-00-000-0001-00 (1308066)
SELVERA JUAN D
800 RAMOS ST
PHARR TX 78577

M4725-00-000-0002-00 (1308067)
TREVINO JOSE ANGEL RAMIREZ & MARIA
802 FLAMINGO AVE
MISSION TX 78572

M4725-00-000-0003-00 (1308068)
VELAZQUEZ ERICK
3903 VALERIA ST
EDINBURG TX 78541

M4725-00-000-0004-00 (1308069)
VILLALOBOS EMERIO JOSE ARANZAZU
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0005-00 (1308070)
CANTU RAFAEL & LESLI KARINA CARDENAS
1205 TRAVIS ST
MISSION TX 78572

M4725-00-000-0006-00 (1308071)
SANTOS ADOLFO IV
2305 E 8TH ST
MISSION TX 78572

M4725-00-000-0007-00 (1308072)
ARANZAZU AMARILIS & ODWIN LEAL
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0008-00 (1308073)
FONSECA ALBERTO & MARIA T PATINO
2301 E 8TH ST
MISSION TX 78572

M4725-00-000-0050-00 (1308115)
AVILES EDGAR ALEJANDRO CHIW &
704 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0051-00 (1308116)
ANDERSHOCK LYDIA YESEL
706 GLENWOOD AVE
MISSION TX 78572

M4725-00-000-0080-00 (1308145)
BURGOS ARNOLDO
1721 N MCCOLL RD LOT 160
EDINBURG TX 78541

M4725-00-000-0096-00 (1308161)
RIVERA IRMA ISABEL PRUNEDA & LIZBE
2214 E 8TH ST
MISSION TX 78572

M4725-00-000-001D-00 (1308165)
VALLEY BELL ENTERPRISES LLC
101 E CHEROKEE ST
JACKSONVILLE TX 75766

M4725-00-000-000A-00 (1308062)
MIRABELLE OWNERS ASSOCIATION INC
813 N MAIN ST STE
MCALLEN TX 78501

M4725-00-000-001B-00 (1308163)
R & L LOZANO LEASING LTD
208 N CAGE BLVD
PHARR TX 78577

M4725-00-000-001C-00 (1308164)
DOMAIN DEVELOPMENT CORP
PO BOX 52085
PHOENIX AR 85012

S2580-01-000-0001-00 (1561200)
BRADEN & TREYTON HOLDINGS LTD
605 W JAVELINA DR
PHARR, TX 78577-9470