

## ITEM# 1.6

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of  
Alcoholic Beverages – 1942 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. In the past, this location has been used by several different operators the most recent being Tortas Del Jack closed in 2020. The last CUP approved for this location was on July 24, 2023 for a period of 2 years. The applicant has decided to keep the original name they had applied for back in February 13, 2023, therefore the need to reapply for a Conditional Use Permit.

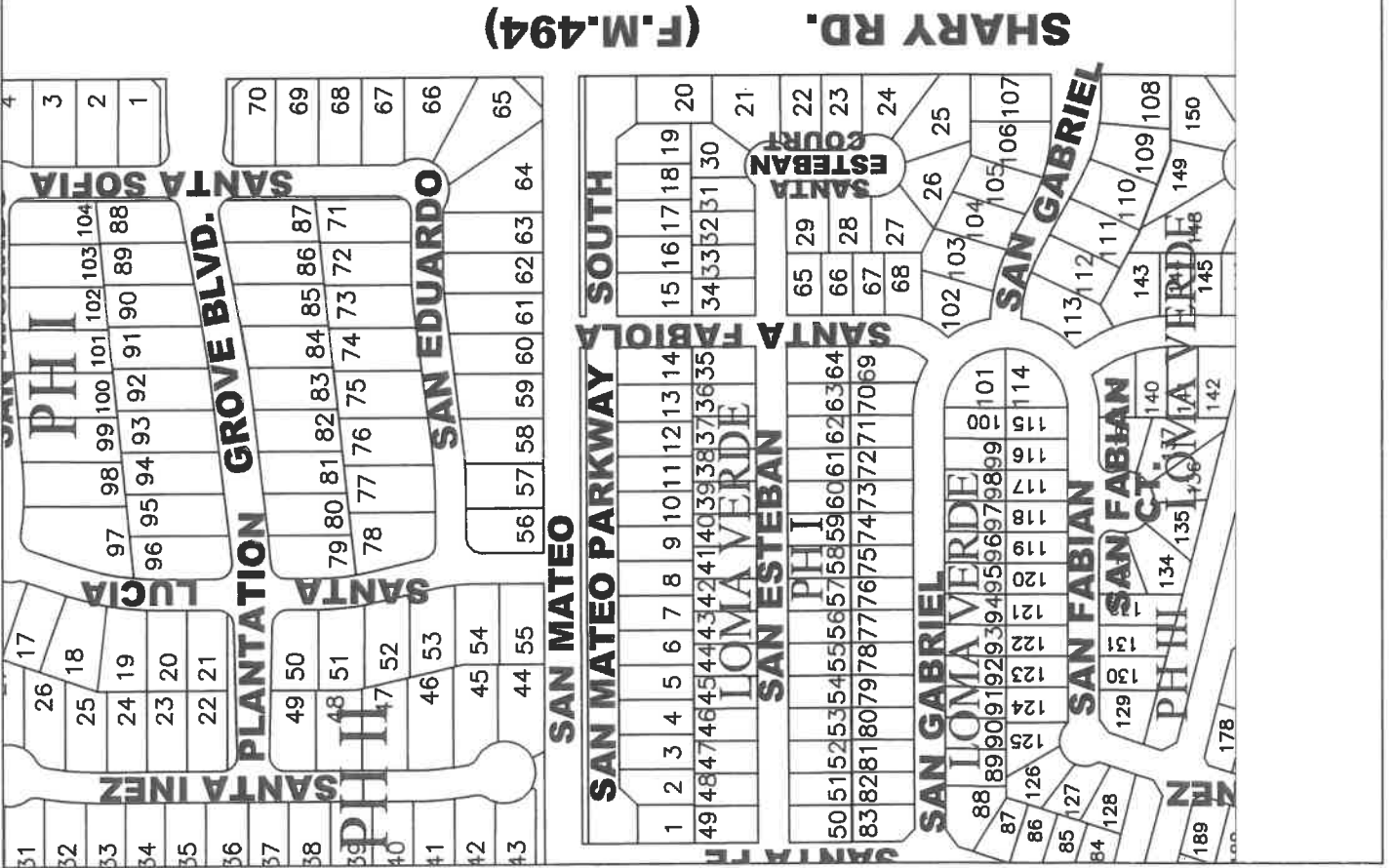
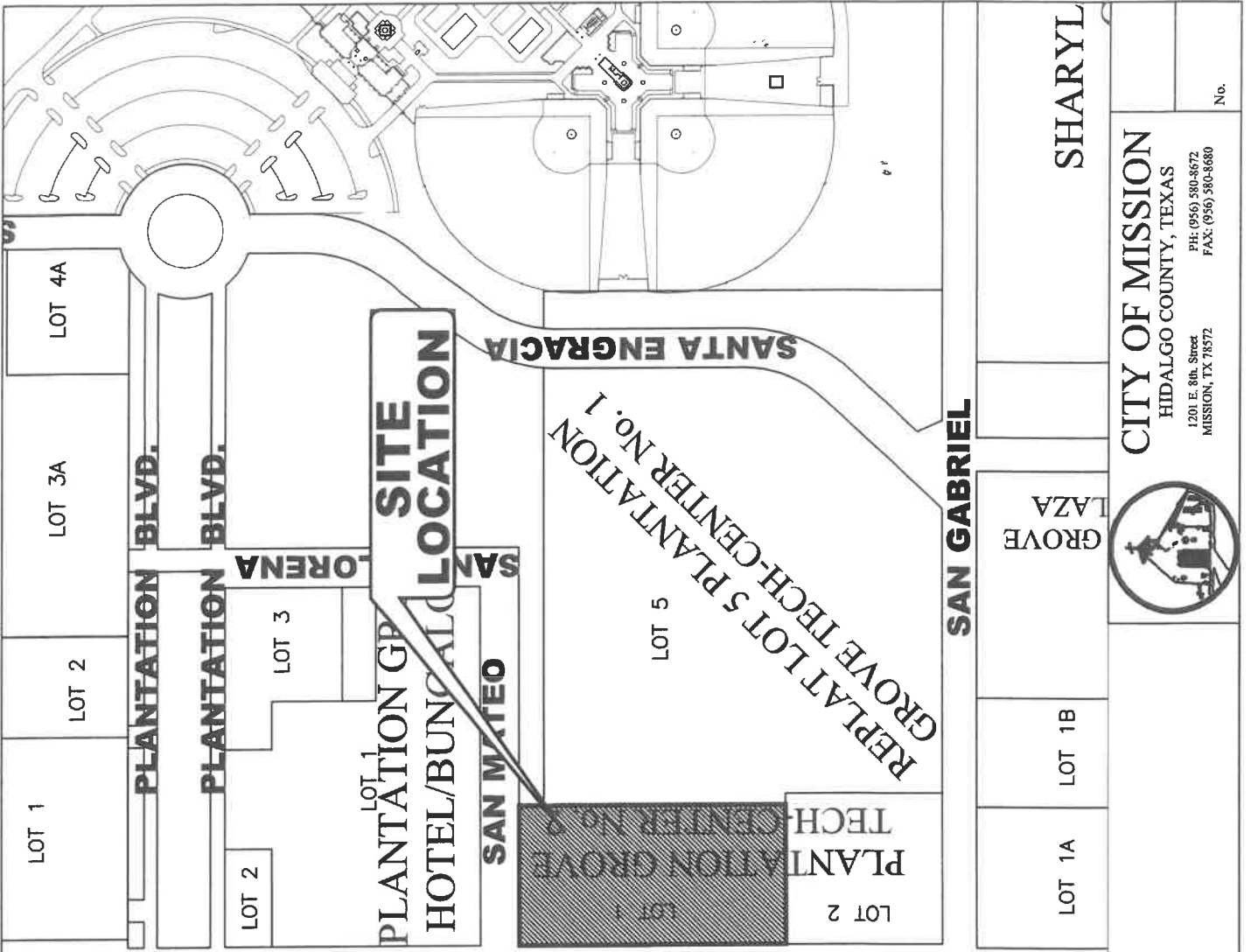
- **Hours of Operation:** Monday & Sunday from 3 p.m. – 12 a.m. and Tuesday – Saturday from 3 p.m. to 2 a.m.
- **Staff:** 7-10 employees
- **Parking:** In reviewing the floor plan, there are 65 total seating spaces, which require 22 parking spaces (65 total seating spaces/1 space for every 3 seats=22 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.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
 MISSION, TX 78572

PH: (956) 580-8672  
 FAX: (956) 580-6680

No.

SHARYL

GROVE LAZA

LOT 1A

LOT 1B

LOT 2



**SITE  
LOCATION**

**SAN MATEO**

**SHARY RD.**

TEXAS ALCOHOLIC BEVERAGE COMMISSION



**MB -200083380 Expires:4/18/2025**  
MIXED BEVERAGE PERMIT (MB)  
LATE HOURS CERTIFICATE (LH)  
FOOD AND BEVERAGE CERTIFICATE (FB)

1942 BAR & GRILL  
4001 S SHARY RD, STE 350  
MISSION, TX, US, 78572

THE BEST FLAVORED BEER LLC

EXECUTIVE DIRECTOR

BEFORE SIGNING THIS PERMIT, YOU MUST READ THE RULES AND REGULATIONS OF THE COMMISSION. YOU MUST ALSO READ THE PERMIT CONDITIONS AND THE STATE OF TEXAS ALCOHOLIC BEVERAGE COMMISSION WEBSITE AT WWW.TABC.TX.GOV. YOU MUST ALSO READ THE PERMIT CONDITIONS AND THE STATE OF TEXAS ALCOHOLIC BEVERAGE COMMISSION WEBSITE AT WWW.TABC.TX.GOV.



### **Torta La Griega**

Top cut thin slice beef, tomatoes, purple onion simmer in olive oil, avocado, mayo, mustard, on a Ciabaa bread, with a side of fresh fries  
**\$11.99**



### **Flautas**

Role tortillas fill with chicken breast fry to perfection, top with our signature green salsa, sour cream, with a side salad and Mexican rice.  
**\$12.99**



### **Bistek Ranchero**

100% beef cooked in a Mexican salsa, which includes tomatoes, chilie serrano, cebolla and cilantro. Served with a side of Mexican rice & beans and corn tortillas.  
**\$14.99**



### **Enchiladas Suizas**

Role in a so torlla filled with chicken breast, top with melted cheese & our green salsa, serve with Mexican rice and beans.  
**\$13.99**



### **Puerco en Salsa Verde**

Lean pork Cook in our secret salsa Verde recipe, serve with Mexican rice mix with vegetables & beans, and tortillas.  
**\$14.99**



### **MOLE**

Mexican recipes mole, chicken breast, serve with side of Mexican rice and black beans.  
**\$14.99**



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  
12606 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  
4220 UNIVERSITY BLVD, PO BOX 499  
LAREDO TX 78042-0499

M0955-02-000-000F-00 ( 819720)  
SHARYLAND RESIDENTIAL COMMUNIT  
3500 LOS MILAGROS  
MISSION TX 78572