

ITEM# 1.4

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Xulcan Event Center
2813 E. Griffin Parkway, Ste. C
Lot 1, Adams Crossing Subdivision
C-3
Xulcan Event Center, LLC
c/o Atala Izaguirre

REVIEW DATA

The subject site is located near the NW corner of Griffin Parkway & Taylor Road. The applicant has a 1,200' Event Center within a multi-unit commercial plaza that has been in business since March 2024. She hosts small scale events such as birthday parties, gender reveals, reunions, seminars, etc. Access to the site will be provided via a driveway off of Griffin Parkway and Taylor Road. She would like to incorporate the sale & on-site consumption of alcoholic beverages to her business.

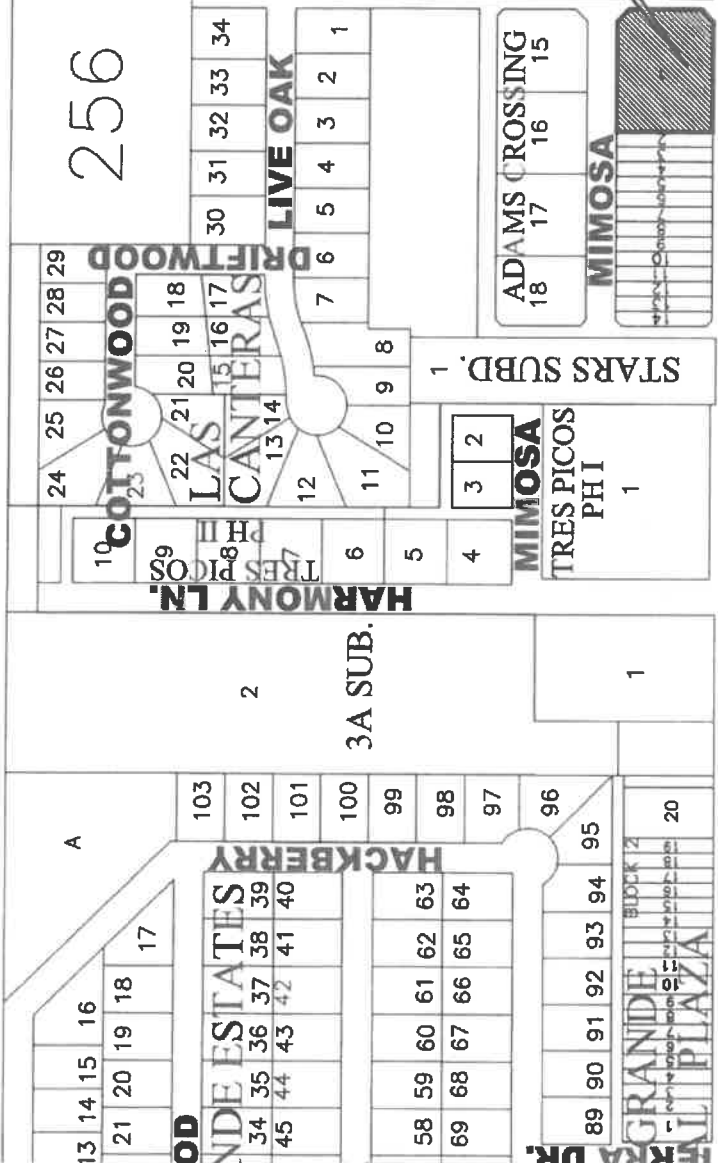
- **Hours of Operation:** The hours of operation vary depending on the type of event; however, most of the events are during the evenings and on weekends and typically take place during the hours of 1:00 pm till 2:00 am
- **Staff:** 3-5 employees
- **Parking & Landscaping:** In reviewing the floor plan, the 1,200 sq. ft. building will have 8 tables with 8 chairs for a total of 64 seats. A total of 21 parking spaces will be required for this site. Staff notes that there is a total of 63 parking spaces that area held in common within the commercial plaza. Landscaping is meeting code.
- **Sale of Alcohol (Section 6-4):** of the Zoning code requires such uses to be 300' from the nearest residence, church, school or publicly owned property. There are residential homes directly behind the alley that fall within the 300'; however, P&Z and City Council have waived this separation requirement in other similar CUP's approval.

REVIEW COMMENTS: Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2-year re-evaluation at which time the applicant will have to renew his CUP and TABC license,
- 2) Waiver of the 300' separation requirement from residential homes,
- 3) Compliance with all City Codes (Building, Fire, Health, and Sign Codes), and
- 4) CUP not be transferable to others

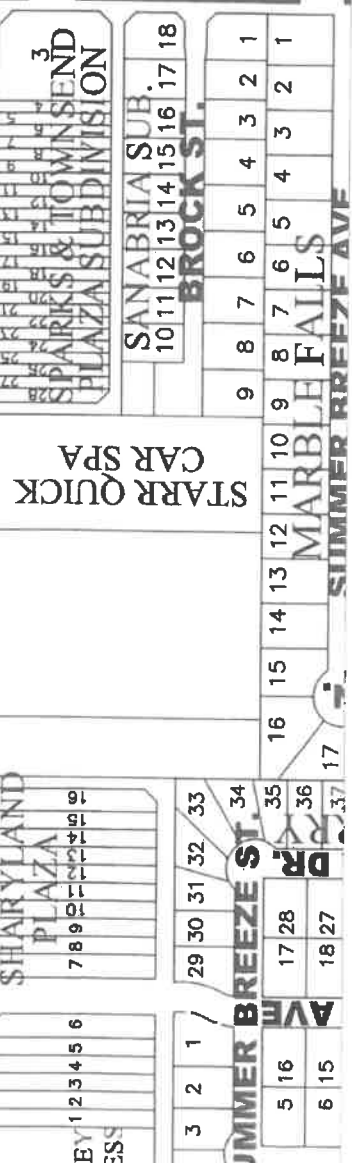
NO. 1 EDINBURG MAIN CANAL K.O.W.



257

**SITE
LOCATION**

E. GRIFFIN PARKWAY (F.M. 495)



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1701 E. 8th Street
 MISSION, TX 78572
 PH: (956) 980-4672
 FAX: (956) 361-6660

No.



**SITE
LOCATION**

TAYLOR RD.

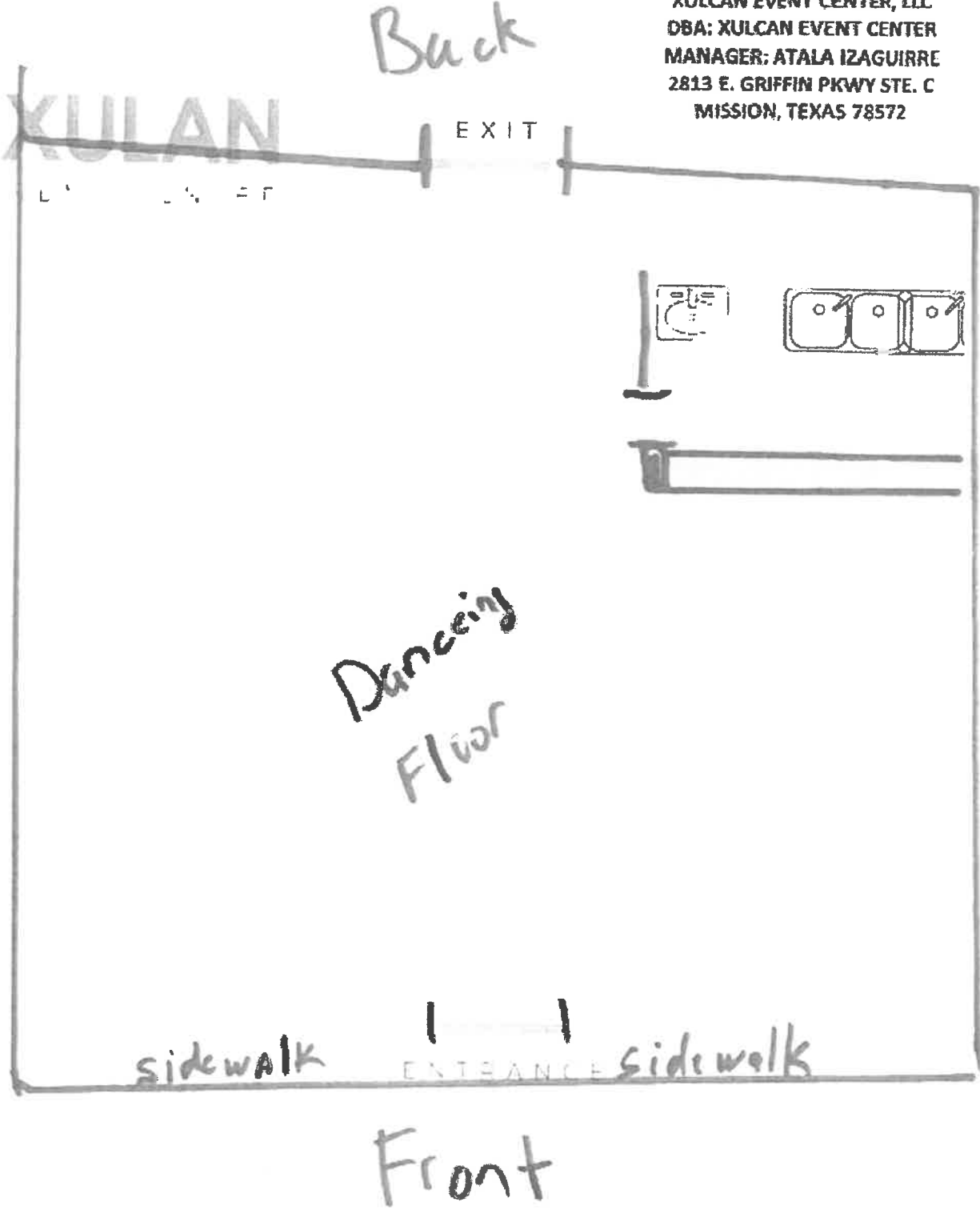
GRIFFIN PKWY (F.M. 495)

C.C.F.
P.H.P.



SITE PLAN

XULCAN EVENT CENTER, LLC
DBA: XULCAN EVENT CENTER
MANAGER: ATALA IZAGUIRRE
2813 E. GRIFFIN PKWY STE. C
MISSION, TEXAS 78572



Menu

Opción 1

Pollo en Chipotle
Puré de papa
Espagueti Poblano

Opción 2

Pollo en salsa
Champiñones
Espagueti Poblano
Vegetales al vapor

Opción 3

Pollo en salsa de Cilantro
Pasta Alfredo
Ensalada de Papa

Opción 4

Croissant
Ensalada de Pasta
Ensalada de
Vegetales

Bebidas

Bebida en lata de su preferencia



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas: Helping Businesses & Protecting Communities

Document reference ID : 351910

Licensing Application Summary

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

Application ID:	351910
Applicant Name:	Xulcan Event Center 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:	992140999
Member Managed or Manager Managed:	Member Managed
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No
Secretary of State Filing Number:	805313522
Date Filed:	11/21/2023
Filing State:	TX

Primary Business Entity Contact Information

Legal First Name:	ATALA
Legal Middle Name:	IZAGUIRRE
Email Address:	xulcanevents2024@gmail.com
Phone Number:	956-391-4102

Initial Application Information

Authority Type:

I am an authorized user without binding authority

Principal Parties

Principal Parent Entity	Principal Party	Role	%
Xulcan Event Center LLC	Atala Izaguirre	Manager and/or Officer	

Basic Business information

Business/Trade Name:

XULCAN EVENT CENTER

Business Type

Other

Location's Phone Numbers

Business Phone Number

956-391-4102

Location Address

Address:

2813 E Griffin Pkwy, STE C , Mission, TX, United States, Hidalgo 78572

Is your location within city limits?

Yes

Mailing Address Information

Address:

P O BOX 1303 , HIDALGO, TX, United States, Hidalgo 78557

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?

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

Location Additional Information

Is the proposed location in a hotel or motel?

Alcohol percentage

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 2/15/2024

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$24,000.00
Food Sales: \$3,500.00
Other Sales: \$500.00
Total Sales: \$28,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? Yes

Are you operating under? None

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement?

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?

Shared premise information

Do you share the premises with another business entity?

Location Diagram

Will the license or permit embrace the entire location address? Yes

Bond Information

Fulfillment Type	Bond Category	Bond Amount
Surety Provider	Conduct Surety Bond	\$5,000.00



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texas: Helping Businesses & Protecting Communities

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is requested is inside the boundaries of this city or town, in a "wet" area for such license/permit, and not prohibited by charter or ordinance in reference to such alcoholic beverages.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate
(MB must also hold a Food and Beverage Certificate)
- BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate
(BG must also hold a Food and Beverage Certificate)
- BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
 legal sale of beer/wine (17%) on-premise **AFTER** Sept. 1, 1999
 legal sale of beer/wine (14%) on-premise **BEFORE** Sept. 1, 1999
- BE** Beer Retail Dealer's On-Premise License
- BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN HERE

City Secretary/Clerk

_____, TEXAS
City

SEAL

S5320-00-000-0003-00 (534297)
3-0 RANCH MISSION PROPERTIES LLC
122 CIBOLO RIDGE TRAIL
FAIR OAKS TX 78015

S5320-00-000-0004-00 (534298)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0005-00 (534299)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0006-00 (534300)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0007-00 (534301)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0008-00 (534302)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0009-00 (534303)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0010-00 (534304)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0011-00 (534305)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0012-00 (534306)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0013-00 (534307)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0014-00 (534308)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

S5320-00-000-0015-00 (534309)
SPARKS FAMILY MANAGEMENT TRUST
2405 E GRIFFIN PKWY STE A
MISSION TX 78572

A0710-00-000-0001-00 (704380)
495 INVESTMENTS LLC
400 NOLANA STE H2
MCALLEN TX 78504

A0710-00-000-0002-00 (704384)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

T3350-00-00B-0005-00 (20407194)
PENA GERARDO RODRIGUEZ & IVAN
2805 MIMOSA ST UNIT 5
MISSION TX 78574

T3350-00-00C-0009-00 (846536)
REYES DEBORAH & BARBARA & JOSE A
2715 MIMOSA ST UT 9
MISSION TX 78574

T3350-00-00A-0002-00 (729278)
CHAPA DANIEL A
1605 VINTAGE LN
MISSION TX 78572