

## **ITEM# 1.2**

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of Alcoholic Beverages - The Mix  
2509 Colorado Street, Ste. 102  
Lot 1, Block 2, Santa Lucia Development  
C-3  
The Mix Beer & Wine, LLC

### **REVIEW DATA**

**SITE:** The subject site is located near the NW corner of Colorado and S. Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a container on the recently approved Mobile Food Park and would like to sell Alcoholic Beverages. The existing food trucks would be selling the food. Access to the site will be provided off of Colorado or S. Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 3:00 pm to 12 midnight
- **Employees:** 2 employees
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

**REVIEW COMMENTS:** Staff mailed out 16 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) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Must comply with TABC requirements, and
- 4) Must acquire a business license prior to occupancy.

5-1-A, 1-B, 5-A, 5-B & 5-C  
SHARYLAND PLACE SUBD.

5-A  
RT STORE

5-B

5-A

SHARYLAND  
TERRACE  
LOT A

NAVIN

165

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22212019

LUCIA DR.  
(22212019)  
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6  
5  
4  
3  
2  
1

SANTA LUCIA

1

LOT 2  
SANTA LUCIA  
DEVELOPMENT

**SITE  
LOCATION**

167

TAYLOR  
ROAD

55

156

157



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 380-8672  
FAX: (956) 380-8680

No.



TAYLOR RD.

SITE  
LOCATION

COLORADO STEET





# THE MIX



Midtown  
Ceviche Bar

204

Erizz Fries

203



The Mix

102

101

103

Caramela  
Food Boutique

207

Antojitos  
Tlaquepaque

206

Los Tacos de  
La Ganadera

205

201

202

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**Join TABC in the fight against human trafficking**

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.  
 Contact your local TABC office for assistance.

**LOCATION INFORMATION**

1. Trade Name of Location (Name of restaurant, bar, store, etc.) <b>THE MIX</b>			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) <b>The Mix Wine and Beer LLC</b>			
3. Type of Owner <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Partnership <input type="checkbox"/> Other: _____			
4. Location Address <b>2509 Colorado St Unit 102</b>			
City <b>Mission</b>	County <b>Hidalgo</b>	State <b>TX</b>	Zip Code <b>78572</b>
5. Mailing Address <b>329 S McColl</b>			
City <b>McAllen</b>	County <b>Hidalgo</b>	State <b>TX</b>	Zip Code <b>78572</b>
6. Business Telephone Number <b>Pending</b>	Alternate Telephone Number <b>956-360-6345</b>	E-mail Address <b>themix@mdmco.net</b>	
7. Application for:			
<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Reinstatement	License/Permit Number	<input type="checkbox"/> Reinstatement and Change of Trade Name
	<input type="checkbox"/> Change of Location	License/Permit Number	<input type="checkbox"/> Change of Location and Trade Name
8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> P Package Store Permit	
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> Q Wine Only Package Store	
<input type="checkbox"/> LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit			
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input checked="" type="checkbox"/> MB Mixed Beverage	
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> WP Waterpark Permit	
<input type="checkbox"/> BP Brewpub License	<input type="checkbox"/> LH Late Hours Certificate		
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit			
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> S Nonresident Seller's Permit	
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> SD Brewer's Self-Distribution License	
<input type="checkbox"/> BN Nonresident Brewer's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit	
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit	
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)			
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location			
<input type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	<input type="checkbox"/> Sporting Arena
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input type="checkbox"/> Restaurant	

Trade Name: THE MIX

Location Address: 2509 Colorado St Unit 102 City: Mission County: Hidalgo

**Off-Premise Certifications**

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

**Certificate of City Secretary: P, Q, BF, BQ**

TX Alc. Bev. Code, Sect on 11.37 & 61.37

CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the location for which the license/permit is sought as the place of business is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> BF	The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
<input type="checkbox"/> BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

I hereby refuse on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

**On-Premise Certifications**

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit...requests certification, the city secretary...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 permit is sought is prohibited by charter or ordinance.

**Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)**

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
<input type="checkbox"/> BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
<input type="checkbox"/> BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

**Certification for Late Hours Certificate (LH)**

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that one of the below is correct:

<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.;
OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <i>malt beverage</i> between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 24 <sup>th</sup> Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

SEAL

Trade Name: THE MIX

Location Address: 2509 Colorado St Unit 102 City: Mission County: Hidalgo

**Wholesaler, Distributor or Manufacturer Certifications**

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit requests certification, the city secretary 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 permit is sought is prohibited by charter or ordinance.

**Certificate of City Secretary for: J**

CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

**SIGN**

HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**

**Certificate of City Secretary for Winery (G) Applicants**

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address  is  is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.

**SIGN**

HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**

**Certificate of City Secretary for: BW & D**

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

does  does not allow for on-premise consumption and  
 does  does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.

**SIGN**

HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**

**Certificate of City Secretary for: BB, BC, W & X**

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, that this location address  is  is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ to certify this location.

**SIGN**

HERE \_\_\_\_\_, \_\_\_\_\_, TEXAS  
City Secretary/Clerk City

**SEAL**



Trade Name: THE MIX

Location Address: 2509 Colorado St Unit 102 City: Mission County: Hidalgo

**Off-Premise Certifications**

Per Sec. 11.37, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit requests certification, the county 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 permit is sought is prohibited by any valid order...

**Certificate of County Clerk: P, Q, BF, BQ**

TX Alc. Bev. Code, Section 11.37 & 61.37

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OR

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SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

**On-Premise Certifications**

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**Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)**

TX Alc. Bev. Code, Section 11.37 & 61.37

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<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
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<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
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*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

**Certification for Late Hours Certificate (LH)**

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OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 24 <sup>th</sup> Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN

HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL



Trade Name: THE MIX

Location Address: 2509 Colorado St Unit 102 City: Mission County: Hidalgo

**Wholesaler, Distributor or Manufacturer Certifications**

Per Sec. 11.07, not later than the 30<sup>th</sup> day after the date a prospective applicant for a permit requests certification, the county 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 permit is sought is prohibited by any valid order.

**Certificate of County Clerk for: J**

**CHECK HERE IF NOT IN CITY LIMITS**

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SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**SEAL**

**Certificate of County Clerk for Winery (G) Applicants**

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election..."

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address  is  is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**SEAL**

**Certificate of County Clerk for: BW & D**

I hereby certify on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and

does  does not allow for on-premise consumption and  
 does  does not allow for off-premise consumption in accordance with 501.035 of the Election Code.

**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**SEAL**

**Certificate of County Clerk for: BB & BC, W & X**

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**OR**

I hereby refuse on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ to certify this location.

SIGN  
HERE \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

**SEAL**

Trade Name: THE MIX

Location Address: 2509 Colorado St Unit 102 City: Mission County: Hidalgo

**Publisher's Affidavit for All Applicants Except BN, DS, S  
TX Alc. Bev. Code, Section 11.39 and 61.38**

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</i>	
Signature of publisher or designee Sworn to and subscribed before me on this date (MM/DD/YYYY)	
Signature of Notary Public	

ATTACH PRINTED  
COPY OF THE  
NOTICE HERE  
[Click here to see example of newspaper publication](#)

**SEAL**

**Comptroller of Public Accounts Certificate for All Applicants  
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)**

This is to certify on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number \_\_\_\_\_ Outlet Number \_\_\_\_\_

Print Name of Comptroller Employee \_\_\_\_\_

Print Title of Comptroller Employee \_\_\_\_\_

**SIGN HERE**

**FIELD OFFICE**

**SEAL**

S2950-00-000-0156-00 ( 280830)  
SHIN FOUNDATION I LTD  
1401 W ESPERANZA AVE  
MCALLEN TX 78501

S1818-00-000-0001-00 ( 961125)  
SANTA LUCIA AT BENTSEN LAKES LLC  
2603 E 3 MILE RD  
PALMHURST TX 78573

S1819-00-001-0001-00 ( 1071560)  
VILLAS ST LUCIA OWNERS ASSOCIATIC  
620 S 12TH ST  
MCALLEN TX 78501

S1819-00-001-0002-00 ( 1071561)  
RAMIREZ BLANCA ALICIA  
921 LUCIA DR  
MISSION TX 78572

S1819-00-001-0003-00 ( 1071562)  
GASECA LLC  
1110 S CLOSNER BLVD  
EDINBURG TX 78539

S1819-00-001-0004-00 ( 1071563)  
TGR CAPITAL LLC  
329 S MCCOLL RD  
MCALLEN TX 78504

S1819-00-001-0005-00 ( 1071564)  
RAMIREZ TANIA YANET  
915 LUCIA DR  
MISSION TX 78572

S1819-00-001-0006-00 ( 1071565)  
CONFIDENTIAL  
913 SANTA LUCIA DR  
MISSION TX 78572

S1819-00-001-0007-00 ( 1071566)  
QUINTANILLA ARNOLDO JR & MAYRA A  
911 SANTA LUCIA DR  
MISSION TX 78572

S1819-00-001-0008-00 ( 1071567)  
SAYCOCIE AKHASONE & MARICARMEN  
909 LUCIA DR  
MISSION TX 78572

S1819-00-001-0009-00 ( 1071568)  
FALCON IVAN  
907 LUCIA DR  
MISSION TX 78572

S1819-00-001-0010-00 ( 1071569)  
FERNANDEZ KARLA O DURAN  
905 SANTA LUCIA DR  
MISSION TX 78572

S1819-00-001-0011-00 ( 1071570)  
GARCIA SERGIO I  
903 SANTA LUCIA DR  
MISSION TX 78572

S1819-00-001-0012-00 ( 1071571)  
SANCHEZ TERESA IRMA  
901 SANTA LUCIA DR  
MISSION TX 78572

S1819-00-002-0001-00 ( 1071582)  
MDM REAL ESTATE DEV LLC  
329 MCCOLL RD  
MCALLEN TX 78501

S1819-00-002-0002-00 ( 1071583)  
MDM REAL ESTATE DEV LLC  
329 MCCOLL RD  
MCALLEN TX 78501