

ITEM# 2.3

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Angel’s Kitchen
2005 W. Mile 3 Road, Ste. 1700
Lot 7, Block 4, Taurus Estates No. 9 Phase I
C-3
Angel’s Kitchen, LLC
c/o Antonia Hernandez

REVIEW DATA

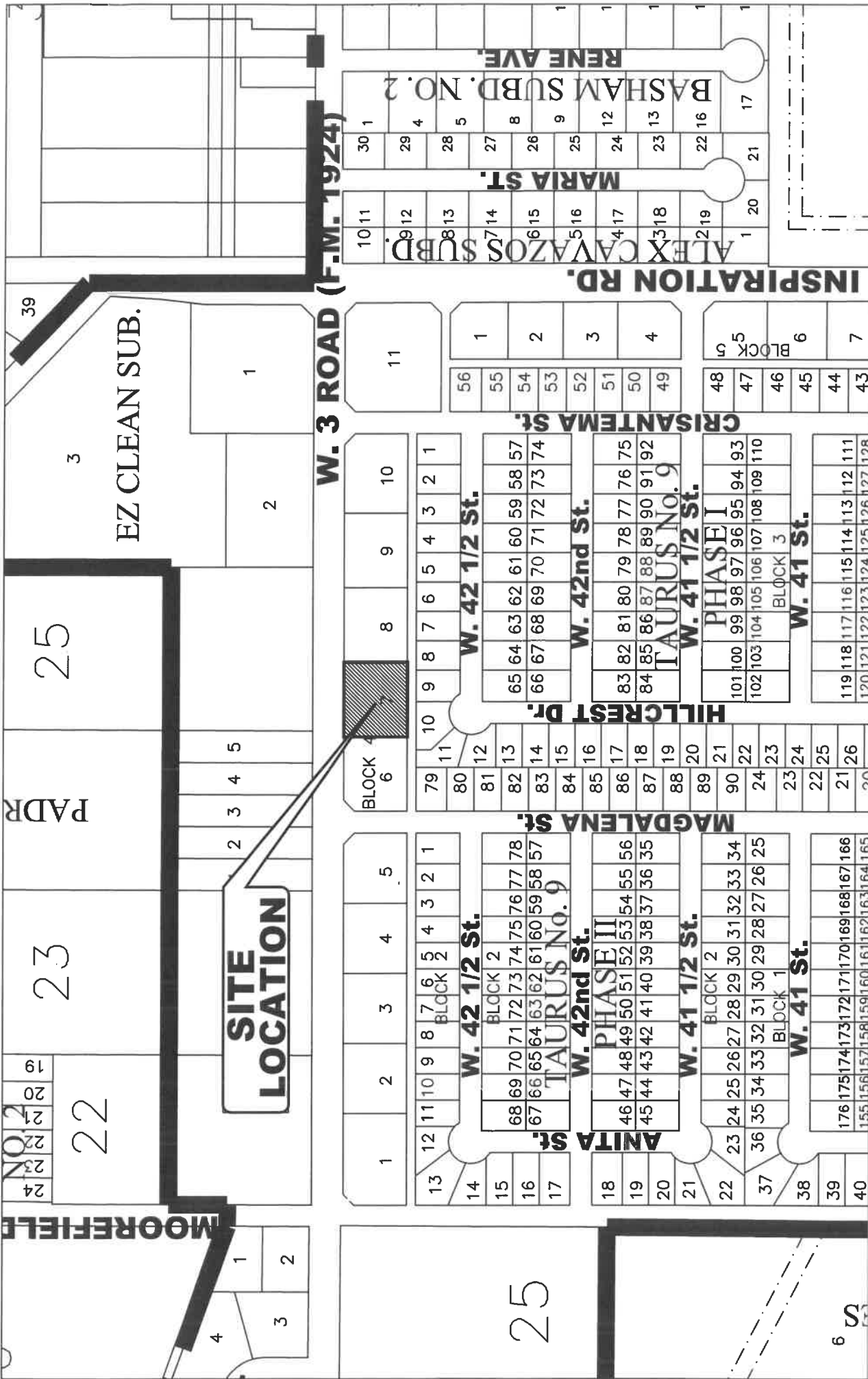
SITE: The site is located approximately 1/8 of a mile west of Inspiration Road along the south side of W. Mile 3 Road – **see vicinity map**. The applicant has been running the business at this location and would now like to offer alcoholic beverages with his meals. Access to this location is off of a 36’ driveway of W. Mile 3 Road, a 30’ driveway off of Crisantema Street and another along Magdalena Avenue.

- **Hours of Operation:** Monday – Friday from 8am to 9pm, Saturday from 8am to 7pm, and Sunday from 8am to 3pm
- **Staff:** 4 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 53 seating spaces, which require 18 parking spaces (53 seats/1 space for every 3 seats = 17.6 parking spaces). It is noted that the parking area is held in common in this commercial plaza (165 existing parking spaces) and is shared with other businesses. Staff notes that the parking would need to be re-stripped, potholes fixed and add landscaping.
- **Sale of Alcohol:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300’ of church, public or private school, private hospital, or residential uses. There is a residential subdivision within 300’; however, P&Z and the Council have waived this separation requirement in previous CUP’s.

REVIEW COMMENTS: Staff mailed out 24 notices to property owners within 200’ radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Since the sale of alcohol is not the primary use, staff does not object to this proposal.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 2 years re-evaluation at which time the applicant will have to renew his CUP & TABC License,
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) Waiver of the 300’ separation requirement from residential homes.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

PH: (956) 580-8672
 FAX: (956) 580-8680

No.



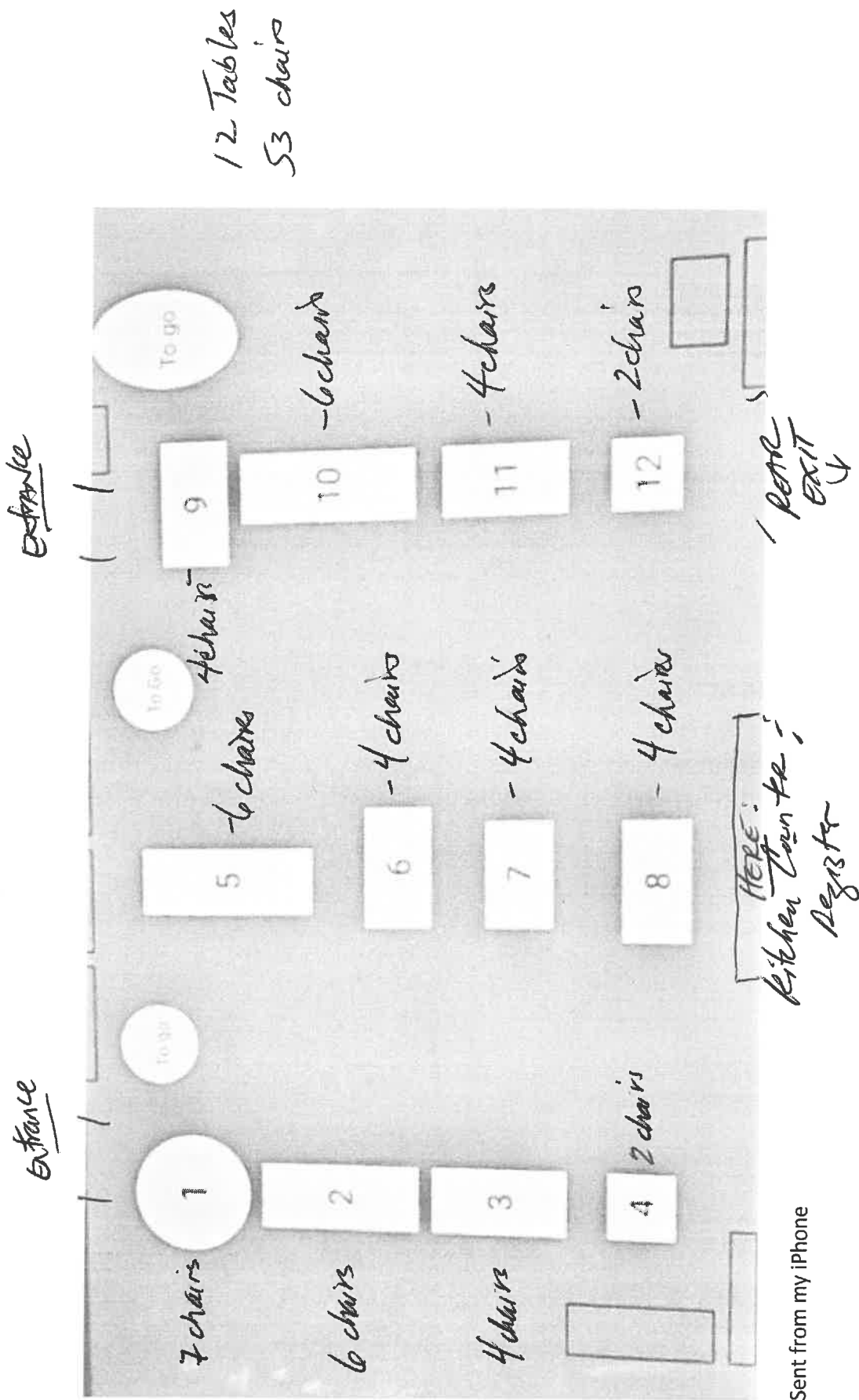
**SITE
LOCATION**

W. MILE 3 RD.

MAGDALENA ST.

From: Joel Molano
Sent: Tuesday, January 9, 2024 12:53 PM
To: Joel Molano
Subject: Kitchen

Angel's Kitchen, LLC



12 Tables
53 chairs

EX. "B"

Sent from my iPhone

JAVIS LIQUOR STORE

Angel's Kitchen MEXICAN RESTAURANT

NOW OPEN

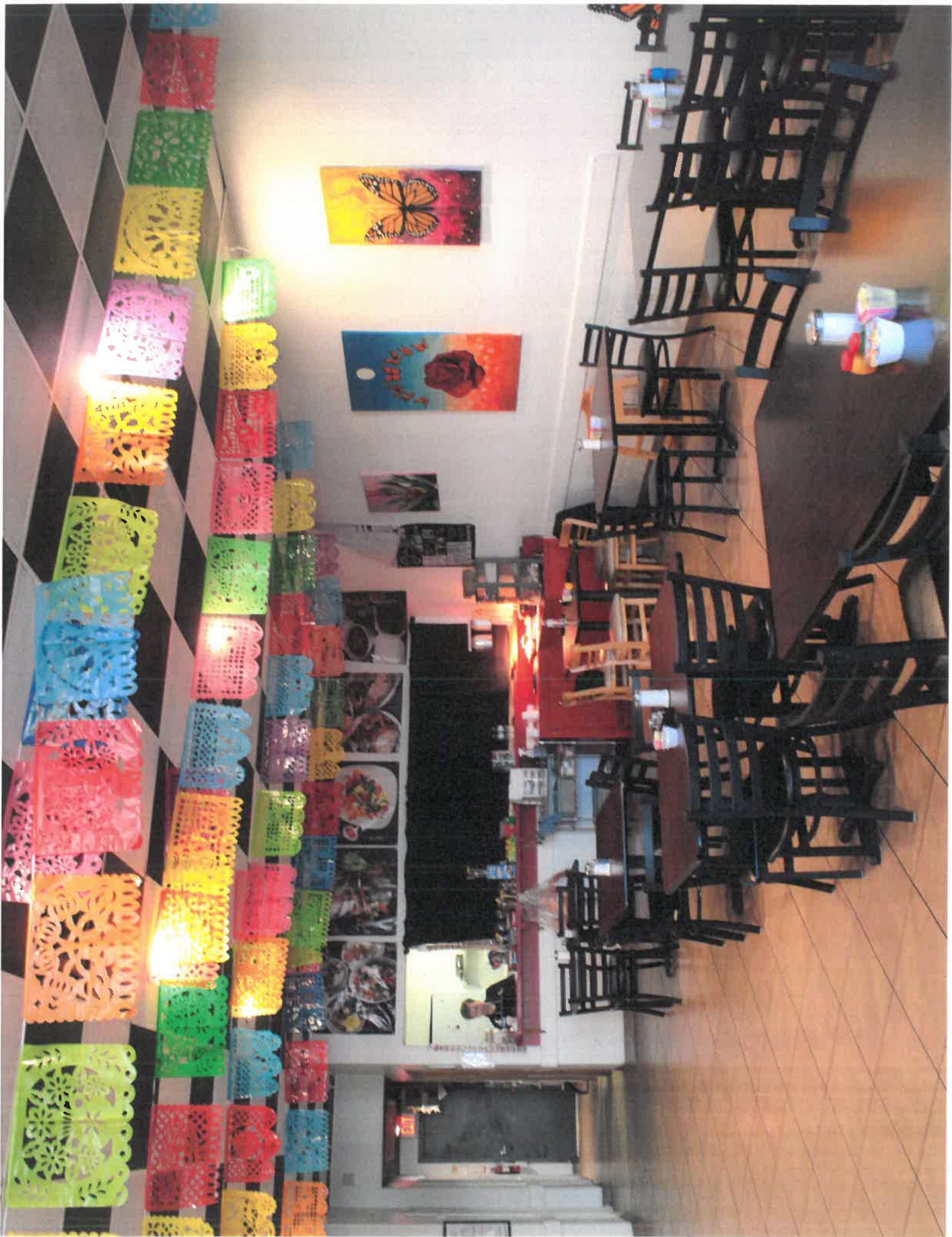
1600

JAVIS LIQUOR STORE LIQUOR BEER CIGARETTES (956)598-5032

1700 OPEN

SUPPLEMENT STORE OPEN







Angel's Kitchen

LLC MEXICAN RESTAURANT

2005 W. 3 MILE RD. SUITE 1700 MISSION, TX 78573

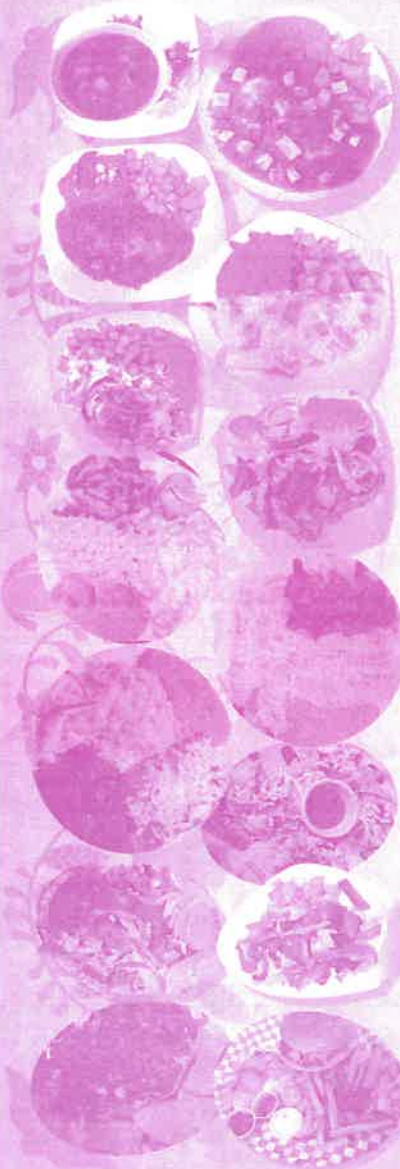
(956) 598-5569

Angel's Kitchen

Desde 2020 Sirviendo al Valle TX

Apetizers

Guacamole..... \$ 7.99 Chori queso..... \$ 7.49



Desayunos Caseros

Pancakes (2) Huevos, Tocino o Sausage y Hash Brown \$ 7.99
 Tonie's Plate (2) Huevos, (2) Sausage (1) Hash Brown y Pan Tostado \$ 6.99
 Jade's Plate (2) Huevos, Tocino o Sausage y Frijoles \$ 6.99
 Angel's Plate (2) Huevos, Principio de Menudo, Papas, Frijoles (Barbacoa, Chuleta o Bistec) \$ 11.99

Almuerzos Clásicos

Pancakes (2) \$ 3.99
 Bisquit \$ 2.99
 Avena Med. \$ 3.99 Gde. \$ 5.99

Almuerzos

TODOS LOS PLATOS VIENEN ACOMPAÑADOS CON FRUJLES REFritos Y PAPAS

HUEVOS AL GUSTO

Papas, Jamón, Chorizo, Migas, a la Mexicana \$ 6.99
 Divorciados \$ 6.99
 Rancheros \$ 6.99
 Machacado \$ 7.99
 Chori salsa \$ 7.99
 Chori salsa con queso \$ 8.99
 Tocino \$ 7.99
 Papas a la Mexicana \$ 5.99
 Papas con Chorizo \$ 6.99
 Chilaquiles (Verde o Rojo) \$ 7.99
 (Con Pollo o Huevo) \$ 8.99

COMIDAS

Queso - Jamón \$ 8.99
 Queso - Tocino \$ 8.99
 Queso - Vegetales \$ 8.99

TACOS DE ALMUERZO HARINA O MAIZ

Huevo, Papas, Chorizo, Jamón, a la Mexicana \$ 2.49
 Huevo, Machado o Tocino \$ 2.99

Comidas

PLATILLO INCLUYE ARROZ, FRUJLES, ENSALADA Y TORTILLAS

Bistec Ranchero o a la Mexicana \$ 9.99
 Fajita Plate (Toreada o Ranchera) (Boz) \$ 12.99
 Pechuga de Pollo a la plancha (8 oz) \$ 8.99
 Milanesa de Res \$ 9.99 de Pollo \$ 8.99
 Chuleta de Puerco \$ 8.99
 Enchiladas Mexicanas Pollo o Queso \$ 8.99
 4 enchiladas Max. de queso acompañado de 4 oz bistec \$ 10.99
 Enchiladas Americanas Carne, Pollo, Queso \$ 8.99
 Enchiladas Suizas \$ 8.99
 3 enchiladas suizas de pollo acompañado de bistec oz \$ 10.99
 Entomatadas \$ 8.99
 3 entomatadas de pollo acompañado de bistec 4oz \$ 10.99
 Enmoladas \$ 8.99
 Fajita de Pollo \$ 8.99
 Plato de Picadillo \$ 7.99
 Flautas de Pollo \$ 7.99 Deshebrada \$ 8.99
 Sincronizada \$ 8.99
 Papa Asada \$ 5.99 Bistec \$ 9.99
 Hamburguesa Mexicana \$ 8.99
 Hamburguesa \$ 7.99
 Tortas Milanesa, Bistec, Deshebrada \$ 9.99
 Panchos - Bistec o Pollo \$ 10.99
 4 Sapos de desobrada y bistec \$ 9.99 queso y pollo \$ 8.99



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

Document reference ID : 283815

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: 283815
Applicant Name: Angel's Kitchen Mexican Restaurant 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: 853028985
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: Yes
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 803765779
Date Filed: 9/17/2020
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Antonia
Legal Middle Name: Hernandez
Email Address: tonichapa@hotmail.com
Phone Number: 956-330-8987

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Prefix: Mrs
Legal First Name: Antonia
Legal Last Name: NavaHernandez
Email Address: Toniechapa@hotmail.com
Phone Number: 956-330-8987

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
Angel's Kitchen Mexican Restaurant LLC	Antonia Hernandez	Member	100

Basic Business information

Business/Trade Name: Angel's Kitchen LLC Mexican Restaurant
What is your primary business at this location? Restaurant

Location's Phone Numbers

Business Phone Number 956-598-5569
Alternate Phone Number 956-330-8987

Location Address

Address: 2005 W Mile 3 Rd, Mission, TX, United States, Hidalgo 78573
Is your location within city limits? Yes

Mailing Address Information

Address: 2002 Citrus Groves St, Mission, TX, United States, Hidalgo 78574

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? No

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to

14%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 12/31/2023

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$20,000.00
Food Sales: \$200,000.00
Total Sales: \$220,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Lease

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

Shared premise information

Do you share the premises with another business entity?

No

Property Ownership Details

Property Type

Property Ownership Type

Entity Name

Building

Owner

Sol-Guz2, LLC

Location Diagram

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



**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 sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought 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 the sale of 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

City

,TEXAS

SEAL





TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

CERTIFICATE OF COUNTY CLERK 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 sought is prohibited by ordinance.

I hereby certify on this _____ day of _____, _____, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
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OR

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

SIGN HERE

County Clerk

County

SEAL

[Redacted]

[Redacted]

[Redacted]



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

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____ the applicant holds or ~~has applied~~ 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.

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

Comptroller Representative

City

,TEXAS

SEAL



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

PUBLISHER'S AFFIDAVIT

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	
Signature of Notary Public	
S E A L	
ATTACH PRINTED COPY OF THE NOTICE	

T0941-09-003-0005-00 (649522)
GARCIA ALEJANDRO A JR & PERLA S RUIZ
1908 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0006-00 (649523)
MARTINEZ NORA MARIBEL
1910 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0007-00 (649524)
REYNA GERMAN
1912 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0008-00 (649525)
BARRERA JORGE & MIGDALIA
2000 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0009-00 (649526)
TIJERINA DORA ELIA
2002 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0010-00 (649527)
FERNANDEZ ASHLEY
2004 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0011-00 (649528)
MERCADO CYNTHIA
4211 HILL CREST DR
MISSION TX 78573

T0941-09-003-0012-00 (649529)
CARRILLO JOSE J
4209 HILL CREST DR
MISSION TX 78573

T0941-09-003-0013-00 (649530)
RILEY FREDDIE EARL & CAROLYN GENI
5211 80TH SW
LAKEWOOD WA 98499

T0941-09-003-0063-00 (649580)
GONZALEZ CLAUDIA ALONSO
1913 W 42 1/2 ST
MISSION TX 78573

T0941-09-003-0064-00 (649581)
PENA VICTOR ALI & MELISSA JUDITH
3303 FRESNO AVE BLDG 1
HIDALGO TX 78557

T0941-09-003-0065-00 (649582)
ACEVEDO RODOLFO J & AURORA
2003 W 42 1/2 ST
MISSION TX 78573

T0941-09-004-0006-00 (649651)
VILLA VALENCIA LLC
1804 BARBARA ST
MISSION TX 78572

T0941-09-004-0007-00 (649652)
SOL GUZ 2 LLC
2005 W 3 MILE RD STE 900
MISSION TX 78572

T0941-09-004-0008-00 (649653)
SOLIS PERFECTO
2005 W 3 MILE RD STE NO 900
MISSION TX 78572

T0941-09-004-0009-00 (649654)
WOODLANDS PLAZA LLC
1606 PLATINUM ST
PENITAS TX 78576

T0942-09-000-0079-00 (670951)
SILVA FLOR ELIZABETH
4208 MAGDALENA ST
MISSION TX 78573

T0942-09-000-0080-00 (670952)
GONZALEZ RAYMUNDO J
4206 MAGDALENA ST
MISSION TX 78573

T0942-09-000-0081-00 (670953)
SANCHEZ ISAIAS
4204 MAGDALENA ST
MISSION TX 78573

N1200-03-000-0025-00 (245049)
VASQUEZ JOHNATHAN & YOLANDA E
2004 W MI 3 RD
MISSION TX 78573

N1200-03-000-0025-10 (245050)
BOSEL TRUDI
PO BOX 391360
MOUNTAIN VIEW CA 94039

P0017-00-000-0003-00 (612215)
GARCIA AIDA O
4617 CEDAR AVE
MCALLEN TX 78501

P0017-00-000-0004-00 (612216)
GARCIA AIDA O
4617 CEDAR AVE
MCALLEN TX 78501

P0017-00-000-0005-00 (612217)
GARCIA AIDA O
4617 CEDAR AVE
MCALLEN TX 78501