

ITEM# 1.5

TABLED

CONDITIONAL USE PERMIT: Sale and On-Site Consumption of Alcoholic Beverages – Moon Restaurant Mixology
1603 E. Griffin Parkway
Lot 11, Block 3, Shary Gardens Subdivision
C-3
American Restaurants, LLC
c/o Lourdes Lerma

REVIEW DATA

The subject site is located near the NW corner of Garden View Drive and Griffin Parkway (F.M. 495). The applicant is proposing to open a restaurant with a bar component. Access to the site would be via a 40' driveway off of E. Griffin Parkway or a 25' driveway off of Garden View Drive.

- **Hours of Operation:** Sunday – Thursday from 10am - 11pm, Friday & Saturday from 10am to 1am
- **Staff:** 18 employees in different shifts
- **Parking:** The subject site has a total of 170 total seating spaces, which require 57 parking spaces (170 seats/3 space for every 3 seats = 56.6 parking spaces). It is noted that this location has 116 parking spaces plus 3 stacking spaces at a drive-thru service window for a total of 119 parking spaces, which exceeds code by 1.
- **Sec. 6-4:** This request is compliant to Sec. 6-4 which requires that no alcoholic beverages be sold within 300' of a church, public or private school, or public hospital. There are none of these land uses within the above radius (measured *door to door* for church or hospital; measured *lot line to lot line* for schools.)
- **Sale of Alcohol:** Such uses need to be 300' from residential uses. There are some residences within this radius); thus a waiver of the separation requirement needs consideration.

REVIEW COMMENTS: Since a restaurant is allowed in a C-3 zone and the sale of alcohol is not the primary item of purchase, staff does not object to this proposal. Staff mailed out 24 notices to the property owners within a 200' radius of the site and staff did receive 1 call in opposition to this request. The concerns voiced were in regards to the type of business, hours of operations being past 11 pm, the noise the business would create if they had DJ or live bands, and trash not being contained.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1-year re-evaluation after obtaining the business license in order to assess this new business,
- 2) Must comply with TABC requirements,
- 3) Must comply with all City Codes (Building, Fire, Health, etc.),
- 4) No objection to a waiver of 300' separation requirement from residential,
- 5) Acquisition of a business license prior to occupancy, and
- 6) CUP not be transferable to others
- 7) No live music

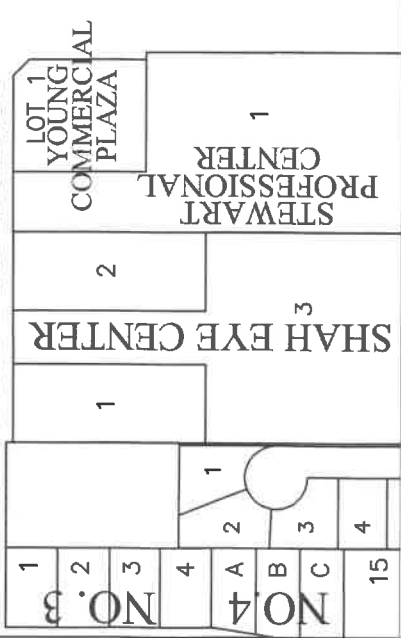
200' H.C.I.D. No. 1

ISHELL AND NORMA
 BIRDWELL SUBD.
 AGAPE SCHOOL)²

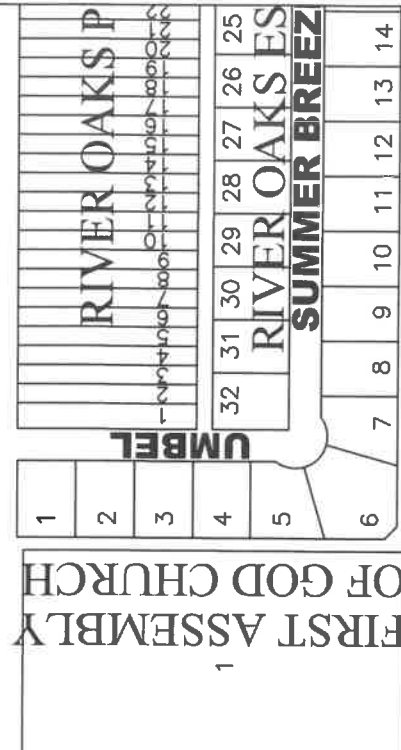
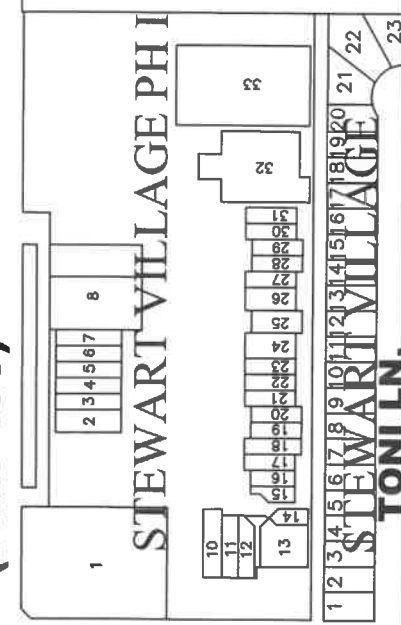
EDINBURG MAIN CANAL R.O.W.



E. GRIFFIN PARKWAY



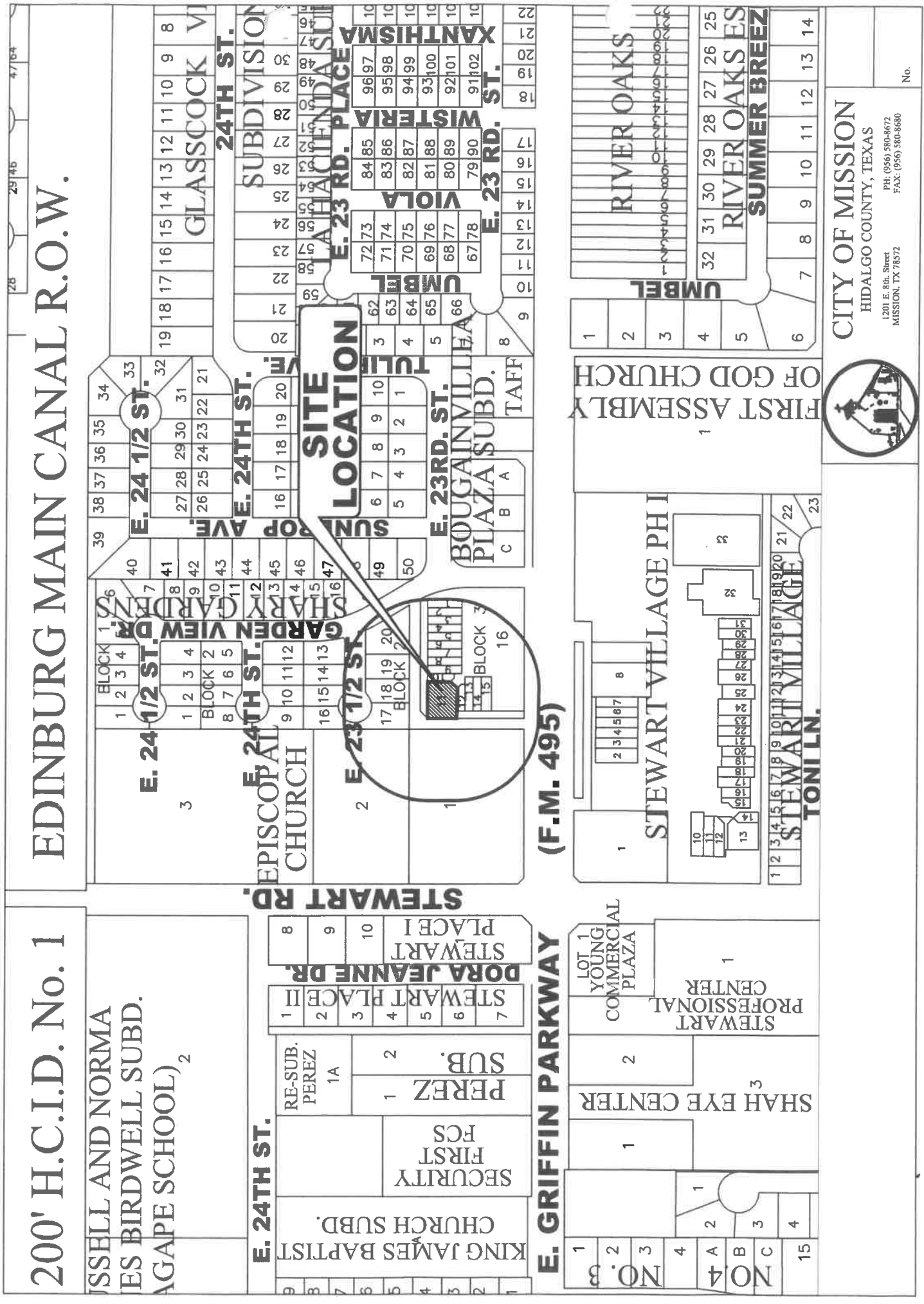
(F.M. 495)



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

No.

200' RADIUS MAILOUT MAP



200' H.C.I.D. No. 1

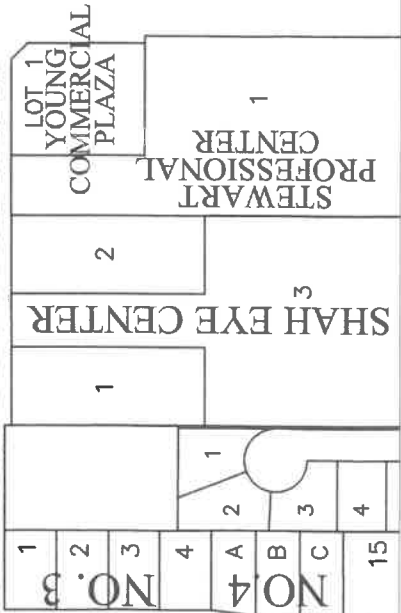
EDINBURG MAIN CANAL R.O.W.

ISSELL AND NORMA
IES BIRDWELL SUBD.
AGAPE SCHOOL) 2

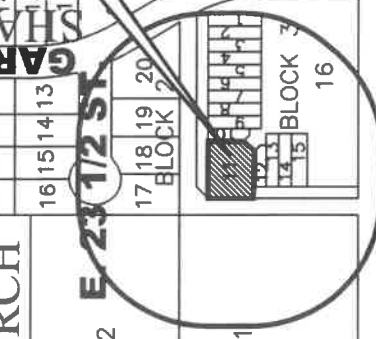
E. 24TH ST.



E. GRIFFIN PARKWAY



SITE LOCATION



(F.M. 495)



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

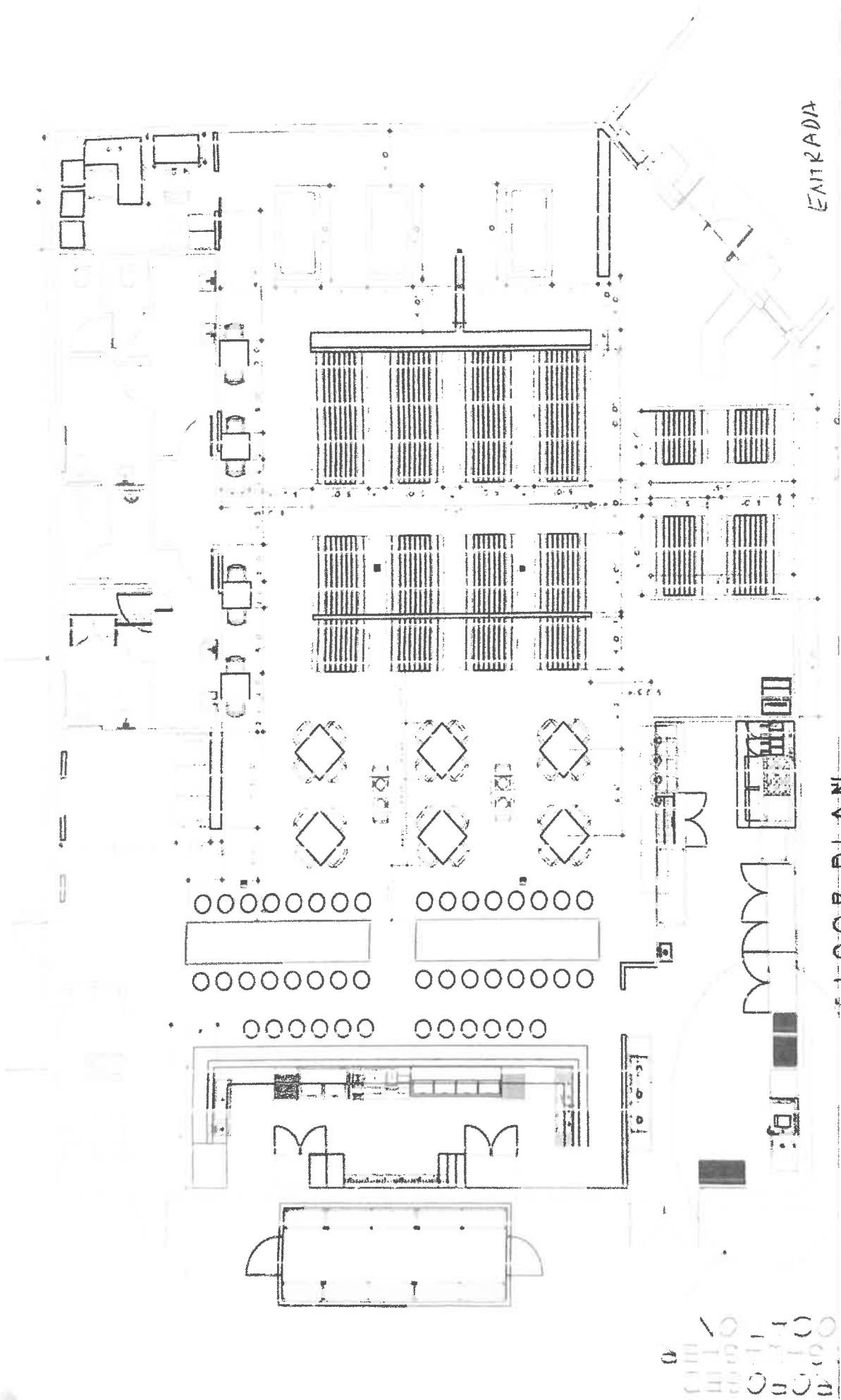
No.



**SITE
LOCATION**

GARDEN VIEW DR.

E. GRIFFIN PKWY. (F.M. 495)



ENTRADA

FLOOR PLAN



Reli
Tax

HAIR
COLOR
TREATMENTS
BROW
SHAPING

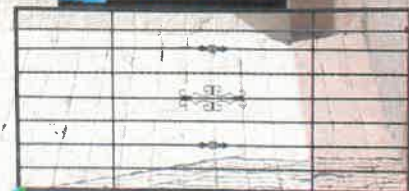
RESTAURANT

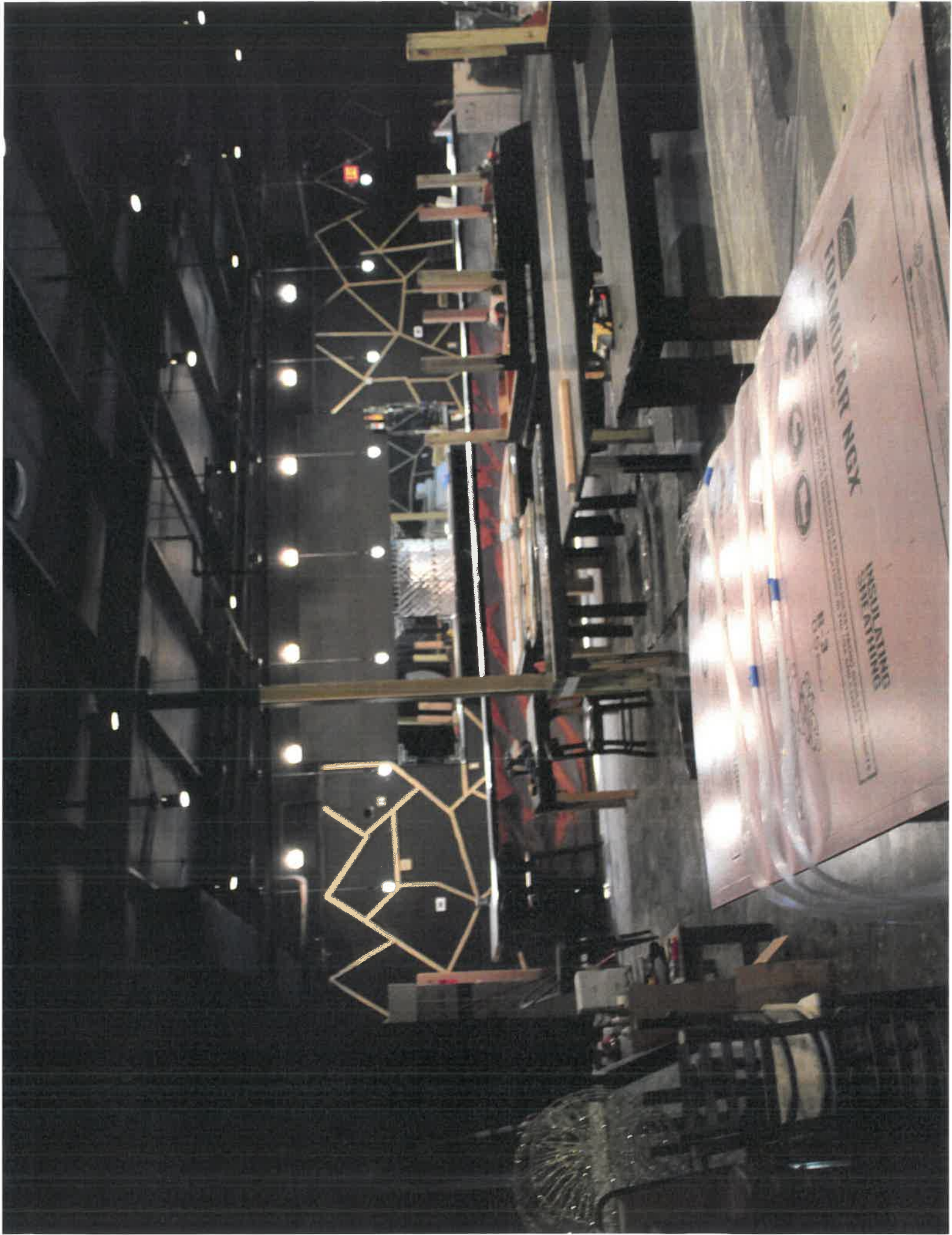
MOON
Whiskey

LEAL
DEVELOPMENTS

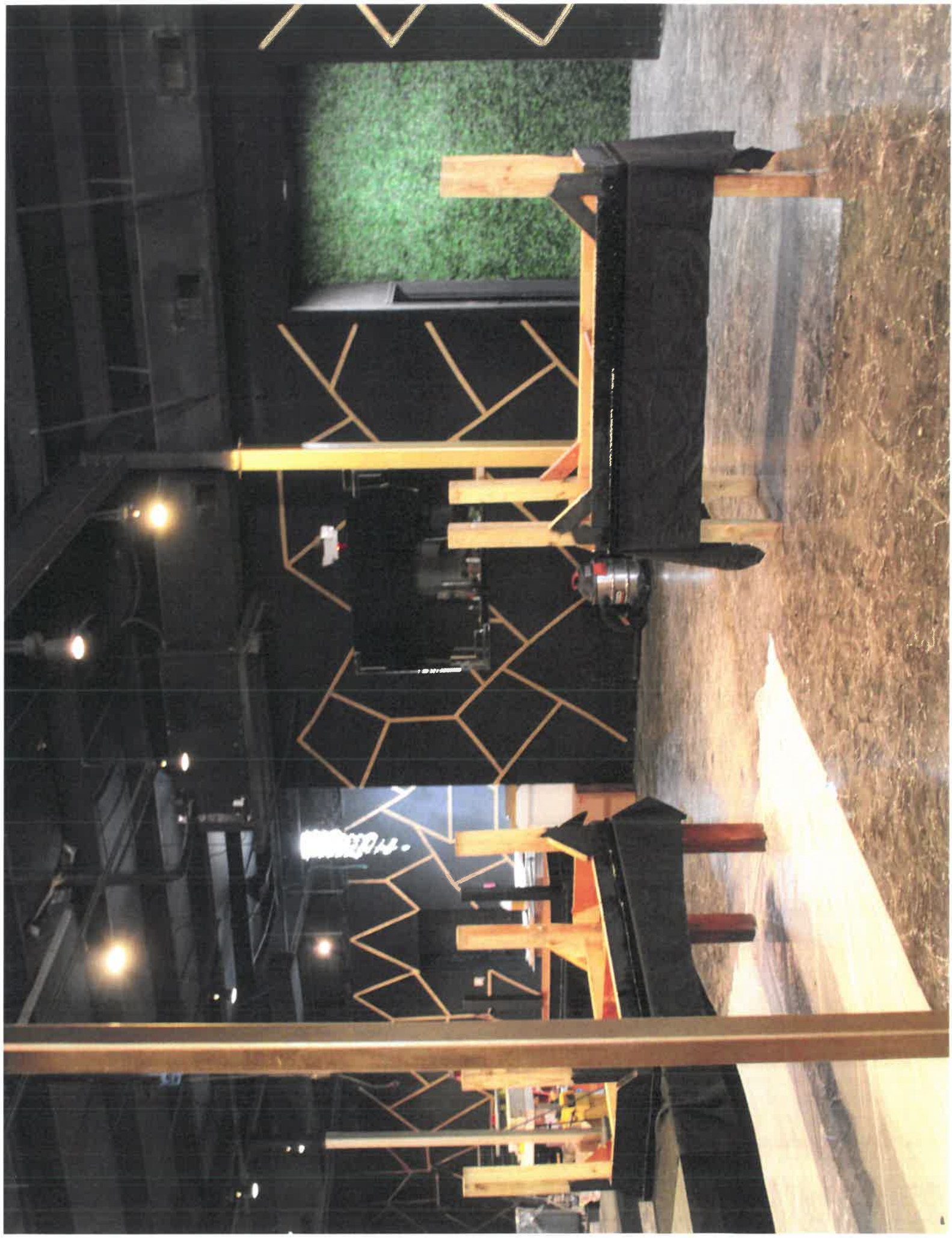
16016
LEAL
DEVELOPMENTS

SOLARES
DE VENTA
581-4542









Moon Restaurant Mixology

Appetizer

Hickory Smoked Bacon-Wrapped Fresh Sea Scallops
Petite Crab Cakes with Creame Fraiche Orange Sauce & Caviar
Hickory Smoked Bacon, Caramelized Onion Tartlets
Stuffed Mushroom Caps Boursin Cheese or Italian Sausage
Certified Angus Beef Meatballs with Pineapple Teriyaki Glaze, Demi-Glace or BBQ
Almond-Stuffed Bacon-Wrapped Dates
Bacon-Wrapped Water Chestnuts

Salad

Cranberry Almond Wild Rice Salad
Seasonal Fruit Salad with Lemon Yogurt dressing
Grilled Vegetable Pasta Salad in Basil Vinaigrette
Traditional Potato Salad or Cole Slaw

Main Entrée

Chimichurri Tenderloin Skewers/ Cucumber Yogurt Dipping Sauce
Chicken Sate with Sweet Chili Sauce
Steak au Poivre set on Crostini.
Jumbo Shrimp Cocktail and Cocktail Sauce
Smoked Salmon Crostini with Dill Sauce
Silver Dollar Sandwiches (Beef & Turkey)
Petite Croissants with Chicken, or Seafood Salad
Mini Artichoke and Spinach Cakes with Citrus Aioli
Marinated Mozzarella Pear Tomatoes with Fresh Basil and a Balsamic Reduction on
Toasted Brioche Crostini

Dessert

Panna Cotta Black Pepper
Tiramisu Doble Espresso
Crème Brûlée Bourbon



43,060 (MB)

Document reference ID : 382607

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: 382607
Applicant Name: American restaurants LLC
License Type applied for: Mixed Beverage Permit (MB)

Entity Information

Business Structure: Limited liability partnership
FEIN/SSN Number: 993615786
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 805592469
Date Filed: 6/18/2024
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: Lerma
Legal Middle Name: Lourdes
Email Address: lerma528@hotmail.com
Phone Number: 956-458-4358

Initial Application Information

Authority Type: I am a principal or authorized user with binding authority
Legal First Name: Lourdes
Legal Last Name: Lerma
Email Address: lerma528@hotmail.com
Phone Number: 956-458-4358

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
American restaurants LLC	Lerma Lourdes	General Partner	50

Basic Business information

Business/Trade Name: Moon Restaurant Mixology
Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-478-5666
Alternate Phone Number 956-458-4358

Location Address

Address: 1603 E Griffin Pkwy, Mission, TX, United States, Hidalgo 78572
Is your location within city limits? Yes

Mailing Address Information

Address: 6808 N TAYLOR Rd, McAllen, TX, United States, Hidalgo 78504

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

Sixty Day Sign Requirements

Posted the 60 day sign: No
Refuting reason: Previously licensed for on-premise consumption of alcoholic beverages

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$100,000.00
Food Sales: \$250,000.00
Total Sales: \$350,000.00

Property Ownership

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

Are you operating under? 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	Lessor	Maxler investments
Land and Building	Lessor	Maxler investments

Location Diagram

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



TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Team 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

_____, TEXAS
City

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 2nd day of July, 2024, 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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- 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

ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

County

SEAL





TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 3rd day of July, 2024, 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.

Sales Tax Permit Number 32010677535

Outlet Number 00004

Print Name of Comptroller Employee Esther Guajardo

Print Title of Comptroller Employee Taxpayer Enforcement Officer

SIGN HERE

Guajardo
Comptroller Representative

Brownsville
City

,TEXAS

SEAL

S2780-00-002-0013-00 (574162)
ESQUIVEL SOILA A/K/A SOILA MATA
1611 E 23RD 1/2 STREET
MISSION TX 78574

S2780-00-002-0014-00 (574163)
DAVIS CLIFTON E & MARIA E
1609 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0015-00 (574164)
GARCIA JUAN E & MARIA E
105 W HIBISCUS AVE
MCALLEN TX 78501

S2780-00-002-0016-00 (574165)
MINTON MARK & VERONICA
1605 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0017-00 (574166)
ELLISON SHARON G
1604 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0018-00 (574167)
GONZALEZ ELIAS A
1606 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-002-0019-00 (574168)
AREVALO JAMES BRIAN
1604 HERITAGE LN
MISSION TX 78572

S2780-00-002-0020-00 (574169)
GUTIERREZ ELOY JR & CLEMENTINA
1610 E 23RD 1/2 ST
MISSION TX 78574

S2780-00-003-0001-00 (574171)
CANO FAMILY LIMITED PARTNERSHIP
3007 LAS COLINAS LN
MISSION TX 78574

S2780-00-003-0002-00 (574172)
CANO FAMILY LIMITED PARTNERSHIP
3007 LAS COLINAS LN
MISSION TX 78574

S2780-00-003-0003-00 (574173)
SERN PROPERTIES LLC
1704 SCOBEE AVE
DONNA TX 78537

S2780-00-003-0005-00 (574175)
BLUE KARAT LP
6916 N PEKING ST
MCALLEN TX 78504

S2780-00-003-0006-00 (574176)
BLUE KARAT LP
6916 N PEKING ST
MCALLEN TX 78504

S2780-00-003-0007-00 (574177)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0009-00 (574179)
MARTINEZ LYDIA R
4422 N STEWART RD
PALMHURST TX 78573

S2780-00-003-0010-00 (574180)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0012-00 (574182)
LEAL CARLOS G JR
PO BOX 631
MISSION TX 78573

S2780-00-003-0013-00 (574183)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0014-00 (574184)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0015-00 (574185)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S2780-00-003-0016-00 (574186)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

E6550-00-000-0001-00 (682920)
EPISCOPAL CHURCH CORP
OF THE DIOCESE OF WEST TEXAS
PO BOX 6885
SAN ANTONIO TX 78209

E6550-00-000-0002-00 (682921)
EPISCOPAL CHURCH CORP
OF THE DIOCESE OF WEST TEXAS
PO BOX 6885
SAN ANTONIO TX 78209

S2780-00-003-0016-05 (1020457)
VILLEGAS JOHN EDWARD
PO BOX 462
BENAVIDES TX 78341