

## ITEM# 2.5

**CONDITIONAL USE PERMIT RENEWAL:** Sale & On-site Consumption of Alcoholic Beverages/Event Center – Balli’s Terrace Event Center  
1509 Industrial Way  
Lot 5, Mission Business Park Subdivision  
I-1  
Belinda Balli Catering, LLC

### REVIEW DATA

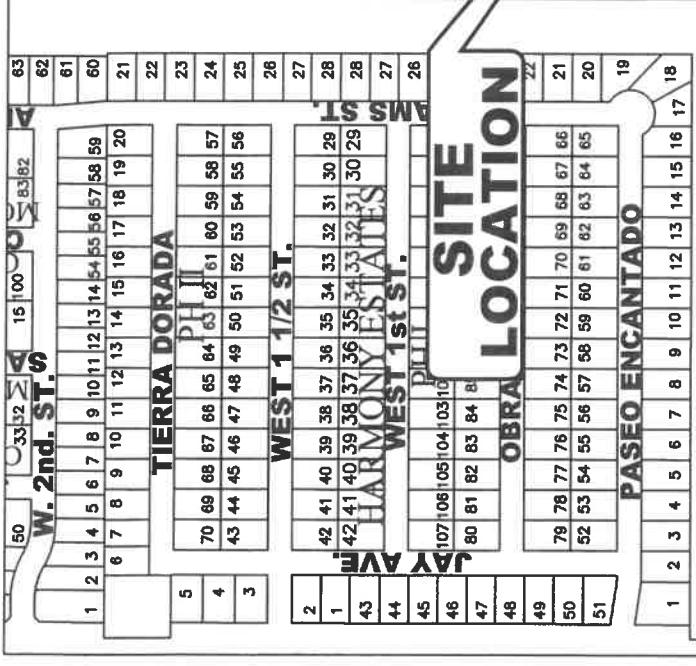
The subject site is located near the International Boulevard and Industrial Way intersection along the south side of Industrial Way—see **vicinity map**. A CUP for the Sale & On-Site Consumption of Alcoholic Beverages was previously approved at this location on April 12, 2021 for a period of 2 years. Ms. Balli would like to renew her conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages. Staff notes that this would be her 2<sup>nd</sup> renewal.

- **Hours of Operation:** The hours of operation vary depending of the type of activity; however, most events are during the evenings and on weekends and typically take place during the hours of 5:00 pm till 2:00 am
- **Staff:** 2 employees plus contracted staff to man the operation.
- **Parking and Landscaping:** Parking and Landscaping are existing and exceed the minimum City Codes for an event center of this size. There is a total of 79 parking spaces.
- **Alcoholic Beverages:** This request is compliant with Sec. 6-4 which requires that no alcoholic beverages be sold within 300’ of a church, public school, private school, or hospital. There are no residences within 300’ of this event center.

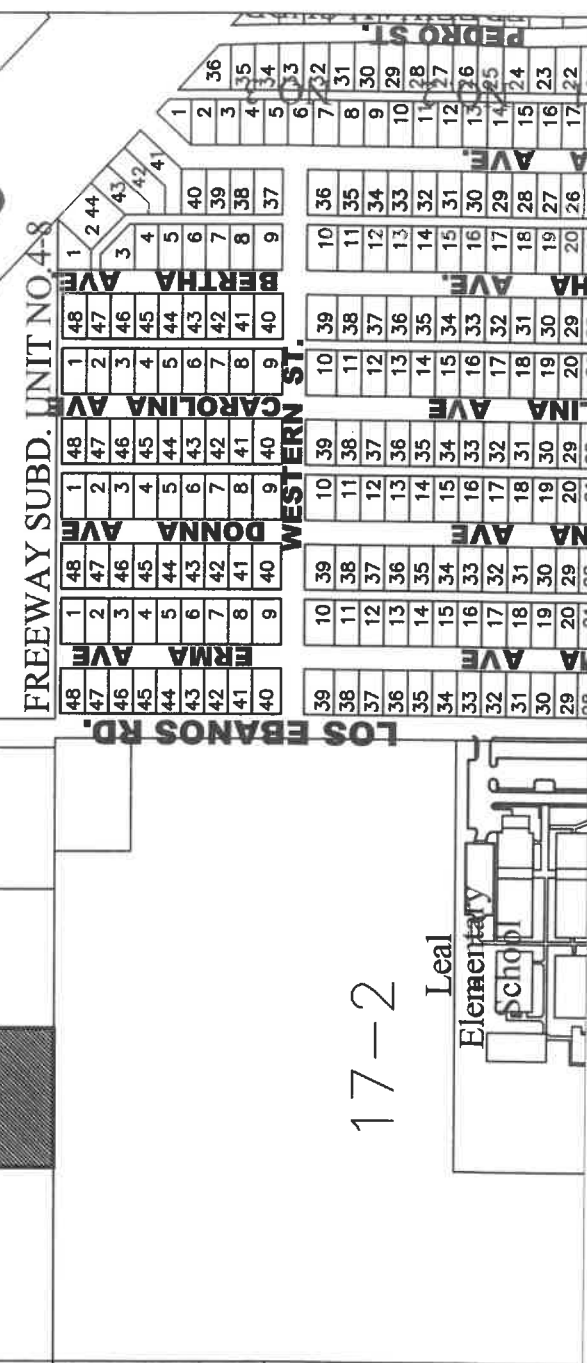
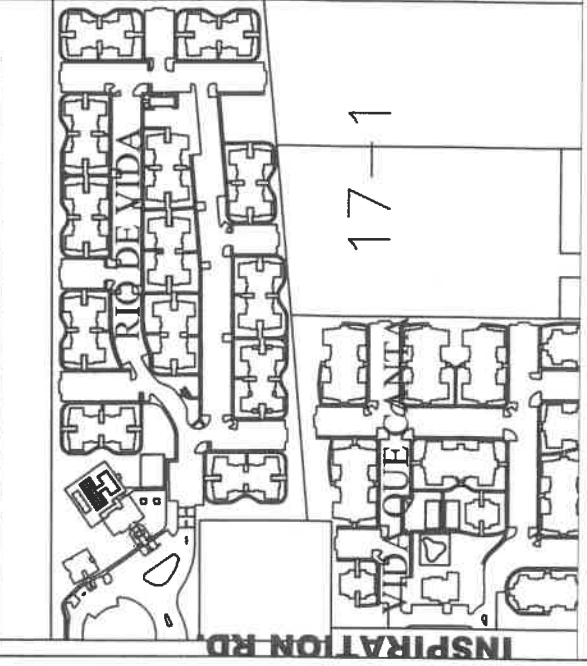
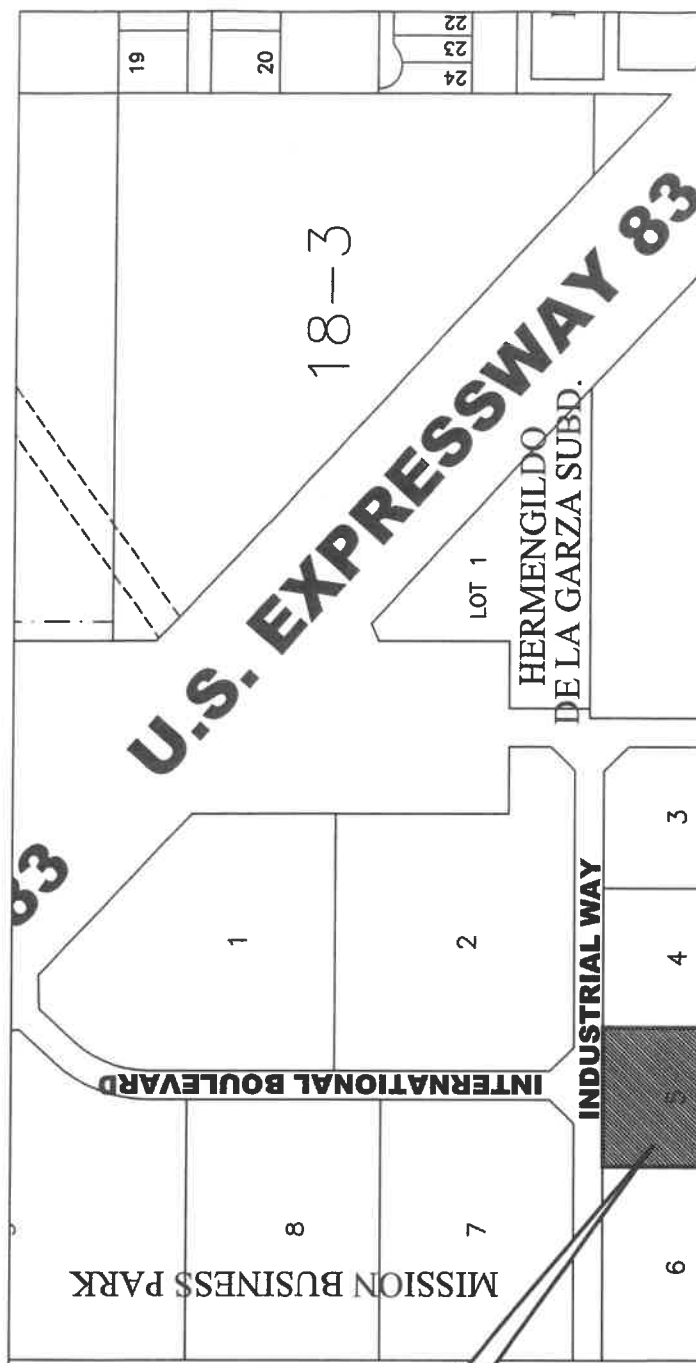
**REVIEW COMMENTS:** The types of activities that Ms. Balli host range from weddings, Quinceañeras, Christmas parties, reunions, birthday parties, seminars, and business conferences. Staff has checked with PD for any incident reports and as of this date no reports regarding alcohol have been reported. Staff mailed out 7 notices to the property owners within a 200’ radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 4 years re-evaluation in order to assess the business at which time the applicant will have to renew the CUP and TABC license.
- 2) Must continue to comply with all City Codes (Building, Fire, etc.), and
- 3) Must comply with Noise Ordinance.



**SITE LOCATION**



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

No.



**SITE  
LOCATION**

**INTERNATIONAL BLVD.**

**INDUSTRIAL WAY**



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

**Required Certifications**

*Join TABC in the fight against human trafficking*

L-CERT (10/2021)

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.) <i>Belinda Balli Catering</i>			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) <i>Belinda Balli Catering LLC</i>			
3. Type of Owner <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input type="checkbox"/> Other: _____			
4. Location Address <i>1509 Industrial Blvd</i>			
City <i>Mission</i>	County <del>BB</del> <i>Hidalgo</i>	State <i>TX</i>	Zip Code <i>78572</i>
5. Mailing Address <i>973 Hollyfield St.</i>			
City <i>Mission</i>	County <del>BB</del> <i>Hidalgo</i>	State <i>TX</i>	Zip Code <i>78572</i>
6. Business Telephone Number	Alternate Telephone Number	E-mail Address	
7. Application for:			
<input 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
			License/Permit Number
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 type="checkbox"/> MB Mixed Beverage	
<input checked="" 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: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**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, Section 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 2nd day of June, 2023 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	
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	

Mark box on right for any of the following

license for permit types  
MB, MB/FB, BG, BG/FB, BE, BE/FB



Parrell  
City Secretary/Clerk

Mason  
City, TEXAS

**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 <b>mixed beverages</b> 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 <b>malt beverage</b> 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 22 <sup>nd</sup> Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001;
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 (2010).

SIGN

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

SEAL

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**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: BB, BC, J, W & X**

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**

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**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

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.

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<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 \_\_\_\_\_, \_\_\_\_\_ County  
County Clerk

SEAL

**On-Premise Certifications**

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**Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB**  
TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this 2 day of June, 2023 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
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<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 \_\_\_\_\_, HIDALGO County  
County Clerk



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 22 <sup>nd</sup> Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001;
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 (2010).

SIGN

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

SEAL

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

**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 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: BB, BC, J, W & X**

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**SIGN**

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

**S E A L**

**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

**S E A L**

**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

**S E A L**

Trade Name: \_\_\_\_\_

Location Address: \_\_\_\_\_ City: \_\_\_\_\_ County: \_\_\_\_\_

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

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE <a href="#">Click here to see example of newspaper publication</a>
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
<b>Publisher or designee certifies attached notice was published in newspaper stated on dates shown.</b>		
Signature of publisher or designee Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		

**SEAL**

**Comptroller of Public Accounts Certificate for All Applicants**

TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

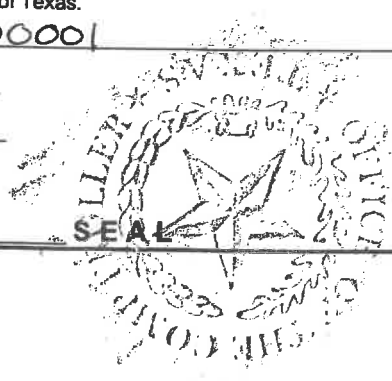
This is to certify on this 2 day of June, 2023, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number 32068666133 Outlet Number 00001

Print Name of Comptroller Employee Adrian Cantu

Print Title of Comptroller Employee Tax Compliance Officer

SIGN HERE  FIELD OFFICE 2425



M4932-00-000-0004-00 ( 516547)  
R & R COOLING & HEATING LLC  
1505 INDUSTRIAL WAY UNIT A  
MISSION TX 78572

M4932-00-000-0005-00 ( 516548)  
BALLI AARON H  
923 HOLLYFIELD  
MISSION TX 78572

M4932-00-000-0006-00 ( 516550)  
IM INVESTMENTS LLC  
1513 INDUSTRIAL WAY  
MISSION TX 78572

M4932-00-000-0007-00 ( 516551)  
PAEZ PROPERTY HOLDING LLC  
2220 S 48TH ST  
MCALLEN TX 78503

W0100-00-017-0002-02 ( 316626)  
WALSH J PATRICK JR INVESTMENTS  
FAMILY LIMITED PARTNERSHIP  
210 LAKEWOOD DR  
KERRVILLE TX 78028

M4932-00-000-002A-00 ( 1463056)  
B2Z ENGINEERING LLC  
900 S STEWART RD STE 4  
MISSION TX 78572-6461

M4932-00-000-002B-00 ( 1463057)  
MTMETALS RECYCLING LLC  
1500 IND WAY  
MISSION TX 78574