



MEETING DATE: October 7, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM - Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a bar named Rustic Leaf Gentlemen's Spa & Cigar Lounge and for the Sale & On-Site Consumption of Alcoholic Beverages in a (C-3) General Business District, being Lots 1 & 2, Block 2, Springfield Subdivision Phase 1 Commercial, located at 2100 E. Griffin Parkway, Applicant: Rustic Leaf, LLC - Cervantes

NATURE OF REQUEST:

Project Timeline:

- August 26, 2026 – Application for a Conditional Use Permit ("CUP") submitted to the city.
- September 21, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- October 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- October 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Southeast corner of Creek Run Street and E. Griffin Parkway.
- Per the Code of Ordinance, a bar and the sale & on-site consumption of alcoholic beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing a suite within a multi-tenant commercial plaza for his proposed spa & cigar lounge and would like to offer alcoholic beverages to his customers. The suite has a kitchen and snacks will be available for the customers.
- The applicant will have acoustic music as well as DJ music and on occasion Live Mariachi Music for special events inside and must comply with the noise ordinance.
- Hours of Operation: Sunday through Thursday from 10:00 a.m. to 12:00 a.m. and Friday and Saturday from 10:00 a.m. to 2:00 a.m.
- Staff: 6 employees including Cashiers, waitresses, bartenders, and janitorial staff.
- The parking is held in common for this commercial plaza; there is a total of 72 parking spaces that are shared with other businesses.
- As per the Fire Department the maximum capacity for this venue is 156 people.
- Staff mailed out (48) legal notices to the surrounding property owners.
- Planning staff received one call in opposition to the Conditional Use Permit due to concerns regarding rodent activity at the restaurant prior to this request.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the following conditions:

- 1. 1 year approval to continue to assess this new operation
- 2. Must comply with all City Codes (Building, Fire, Health, etc.)
- 3. Must comply with TABC requirements
- 4. Must acquire a business license prior to occupancy
- 5. CUP is not transferable to others
- 6. Must have a minimum of three (3) Level II Security Officers from 8:00 p.m. to 2:00 a.m. or as required in Section 1.56, Subsection 3 of the Code of Ordinance
- 7. Maximum occupancy is 156 people
- 8. Must have security cameras inside and outside with a minimum 30-day retention
- 9. Must comply with the noise ordinance
- 10. Hours of operation: Sunday through Thursday from 10:00 a.m. to 12:00 a.m and Friday and Saturday from 10:00 a.m. to 2:00 a.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

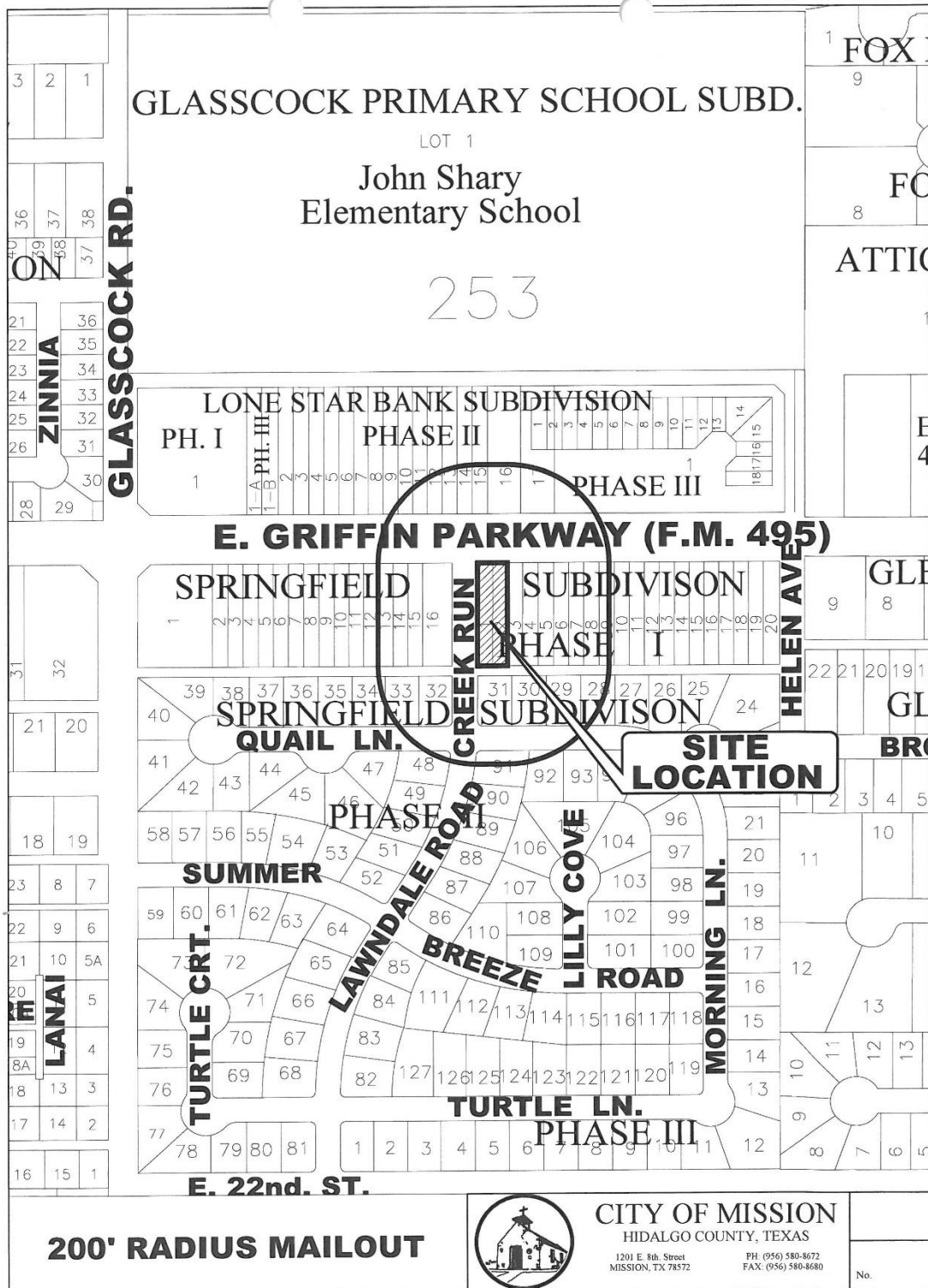
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

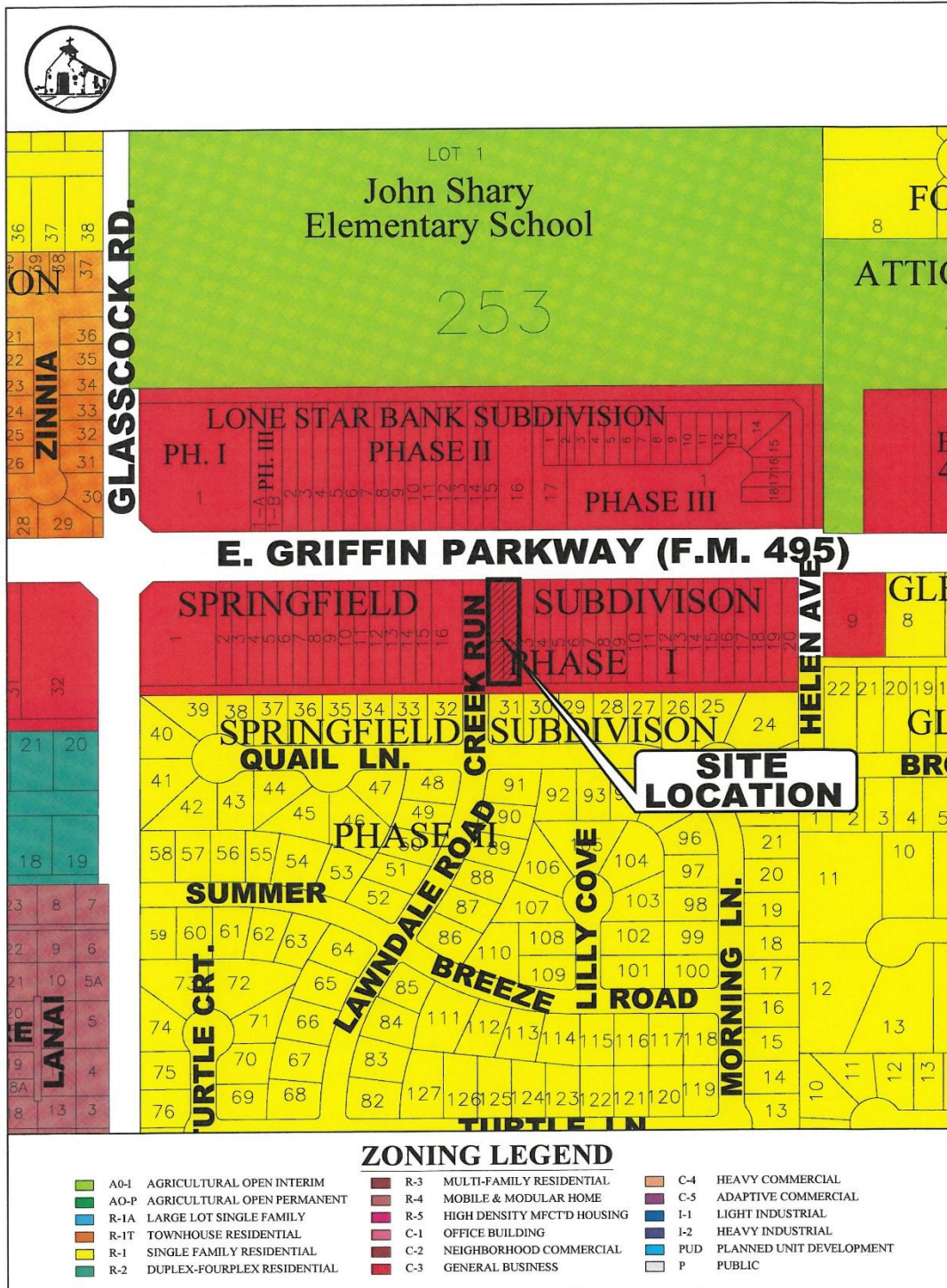
LEGAL NOTICE MAP



AERIAL PHOTO



ZONING MAP



EXTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO



INTERIOR PHOTO

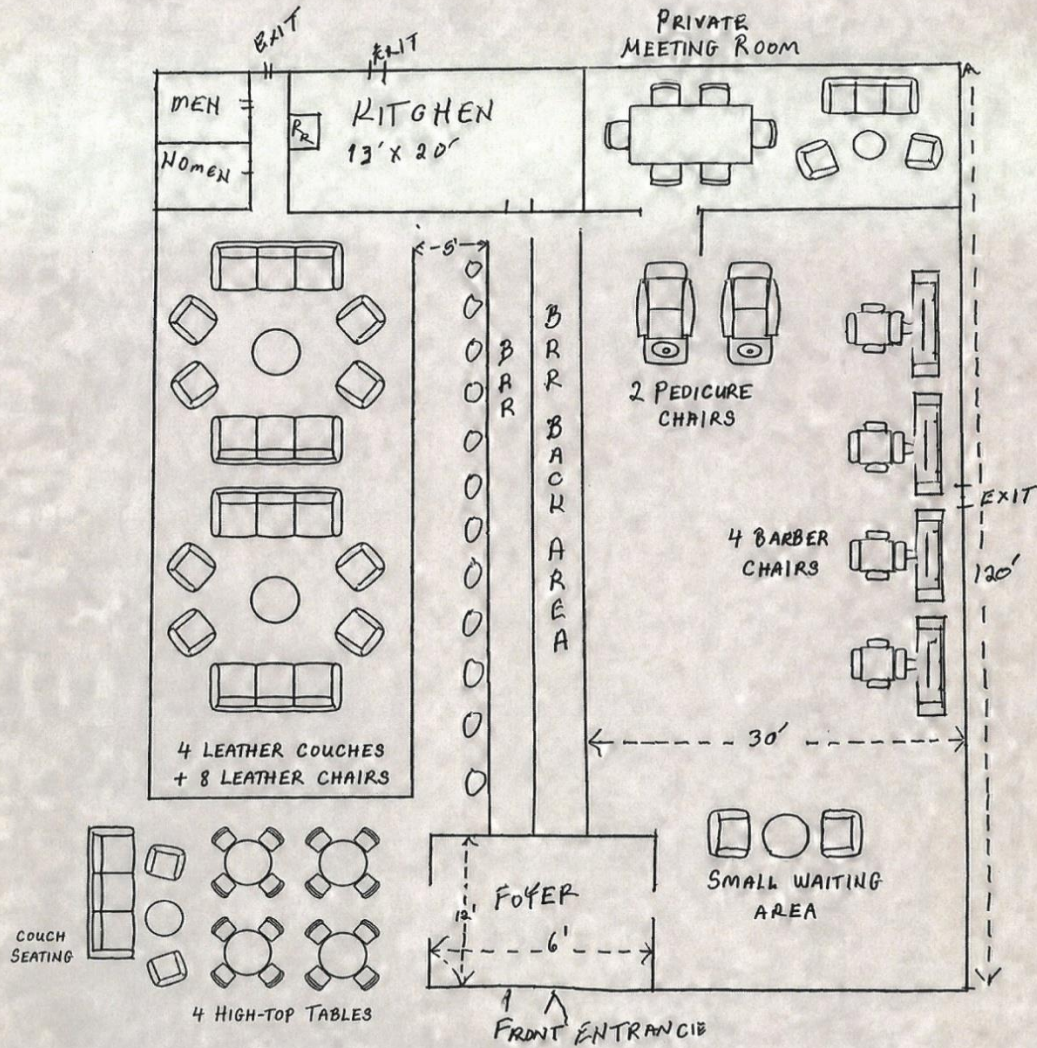


INTERIOR PHOTO



FLOOR PLAN

RUSTIC LEAF GENTELMAN'S SPA + CIGAR LOUNGE 2100 E GRIFFIN PARKWAY FLOOR PLAN



GRIFFIN PARKWAY

YEAR-ROUND BEVERAGE COLLECTION

PAGE 1 OF 2

HOUSE COCKTAILS • FAVORITES • OLD FASHIONEDS

SIGNATURE COCKTAILS

THE RUSTIC ROSE \$12

Vodka, elderflower, lemon and sparkling rosé. Floral, crisp and beautifully balanced.

THE MISSION \$12

Tequila, bright citrus and orchard fruit. Clean, refreshing and agave-forward.

LAVENDER & SMOKE \$13

Gin, lavender and fresh lemon with a whisper of smoke. Floral, aromatic and refined.

THE LAST EMBER \$13

Bourbon, warm spice and citrus. Deep, smooth and gently smoldering.

BLACKBERRY RESERVE ... \$13

Bourbon, blackberry and lemon. Rich berry character with a polished finish.

THE PEACH MULE \$12

Vodka, peach, lime and ginger beer. Bright, juicy and lively.

STRAWBERRY & BASIL ... \$12

Vodka, strawberry, basil and lemon. Garden-fresh, lightly sweet and herbal.

THE 1775 \$14

Bourbon, cognac, demerara and aromatic bitters. Bold, historic and spirit-forward.

BLUE ANGEL AVIATION .. \$13

Gin, maraschino, lemon and crème de violette. Silky, floral and tart.

THE CRIMSON LEAF \$13

A jewel-toned house signature with bright citrus and a refined botanical finish.

THE COPPER ORCHARD ... \$13

Whiskey, orchard fruit and warm spice. Rich, polished and autumnal.

RUSTIC LEAF FAVORITES

THE DESERT SENTINEL ... \$13

Espolòn Blanco, Smirnoff Spicy Tamarind Vodka, grapefruit, lime and soda. Spicy, bright and crisp.

THE LEATHERNECK \$12

Tequila, orange liqueur and fresh lime. A disciplined premium margarita.

THE SUNSET PATROL \$12

Tequila, seasonal fruit and fresh citrus. Vibrant, smooth and fruit-forward.

THE OUTPOST \$11

Tequila, fresh lime and sparkling mineral water. Clean Ranch Water refreshment.

THE COPPER CORPS \$11

Vodka, lime and ginger beer. A brisk, copper-mug classic.

THE DEVIL DOG \$12

House Michelada with your choice of Modelo, Dos Equis, Corona or Pacifico.

YEAR-ROUND OLD FASHIONEDS

THE HOUSE EMBER \$12

Bourbon, demerara, aromatic bitters and expressed orange.

THE GOLDEN LEAF \$13

Bourbon, maple and black-walnut bitters. Warm and softly sweet.

THE CROWNED TIMBER ... \$13

Canadian whisky, brown sugar and aromatic bitters. Silky and regal.

IRONWOOD RESERVE \$14

Rye whiskey, black walnut and orange. Dry, bold and structured.

THE MESQUITE CROWN ... \$14

Bourbon, brown sugar and mesquite smoke. Robust and smoky.

OAK & CANE \$13

Bourbon, demerara and bitters with a subtle oak-smoke finish.

THE HIGHLAND LEAF \$14

Scotch, honey and orange bitters. Malty, elegant and warming.

DRINK MENU

9/29/26, 2:20 PM

Inbox - Jessica Munoz - Outlook

RUSTIC LEAF

YEAR-ROUND BEVERAGE COLLECTION

PAGE 2 OF 2

MARTINIS • MIMOSAS • ZERO PROOF • HOUSE SHOTS



MARTINI COLLECTION

THE SCARLET STANDARD ... \$12
Vodka, orange liqueur, cranberry and lime. Bright, polished and ruby-red.

THE MOLLY MARINE \$12
Vodka, blackberry liqueur and pineapple. A smooth French Martini with a proud finish.

THE MIDNIGHT WATCH \$13
Vodka, espresso, coffee liqueur and dark chocolate. Rich, bold and velvety.

THE COMMANDANT \$12
Gin or vodka, dry vermouth and olive brine. Cold, savory and commanding.

THE QUARTERDECK \$13
Hendrick's gin, cucumber and fresh lime. Cool, botanical and crisp.

THE REVEILLE \$13
Vodka, fresh espresso and coffee liqueur. Clean, spirited and energizing.

THE HONOR GUARD \$13
Vodka, blackberry and fresh lemon. Tart, elegant and berry-forward.



MIMOSA COLLECTION

All finished with chilled Prosecco.

MORNING COLORS \$12
Orange and Grand Marnier. Bright, classic and celebratory.

THE BRASS COMPASS \$13
Pineapple, elderflower and lime. Tropical, floral and crisp.

THE SCARLET REVEILLE ... \$13
Pomegranate, cranberry and Cointreau. Tart, vivid and refined.

THE GOLDEN SALUTE \$13
Peach nectar, Bulleit Bourbon and lemon. Golden, smooth and spirited.

THE CRIMSON STANDARD ... \$13
Strawberry, basil and lemon. Fresh, aromatic and beautifully balanced.

DAWN PATROL \$12
Ruby grapefruit and rosemary-honey syrup. Brisk, herbal and refreshing.



HOUSE SHOTS

All house shots \$7.

RUBY REVEILLE
Watermelon and chile — our polished paleta-style variation.

AGAVE EMBER
Mango, chile and agave — our refined Mexican-candy variation.

THE FIRST WATCH
Peach and citrus — our smooth green-tea variation.

BRASS & CITRUS
Bright lemon and sugar — our clean lemon-drop variation.

SILK & STEEL
Peach, citrus and vodka — our elegant white-tea variation.

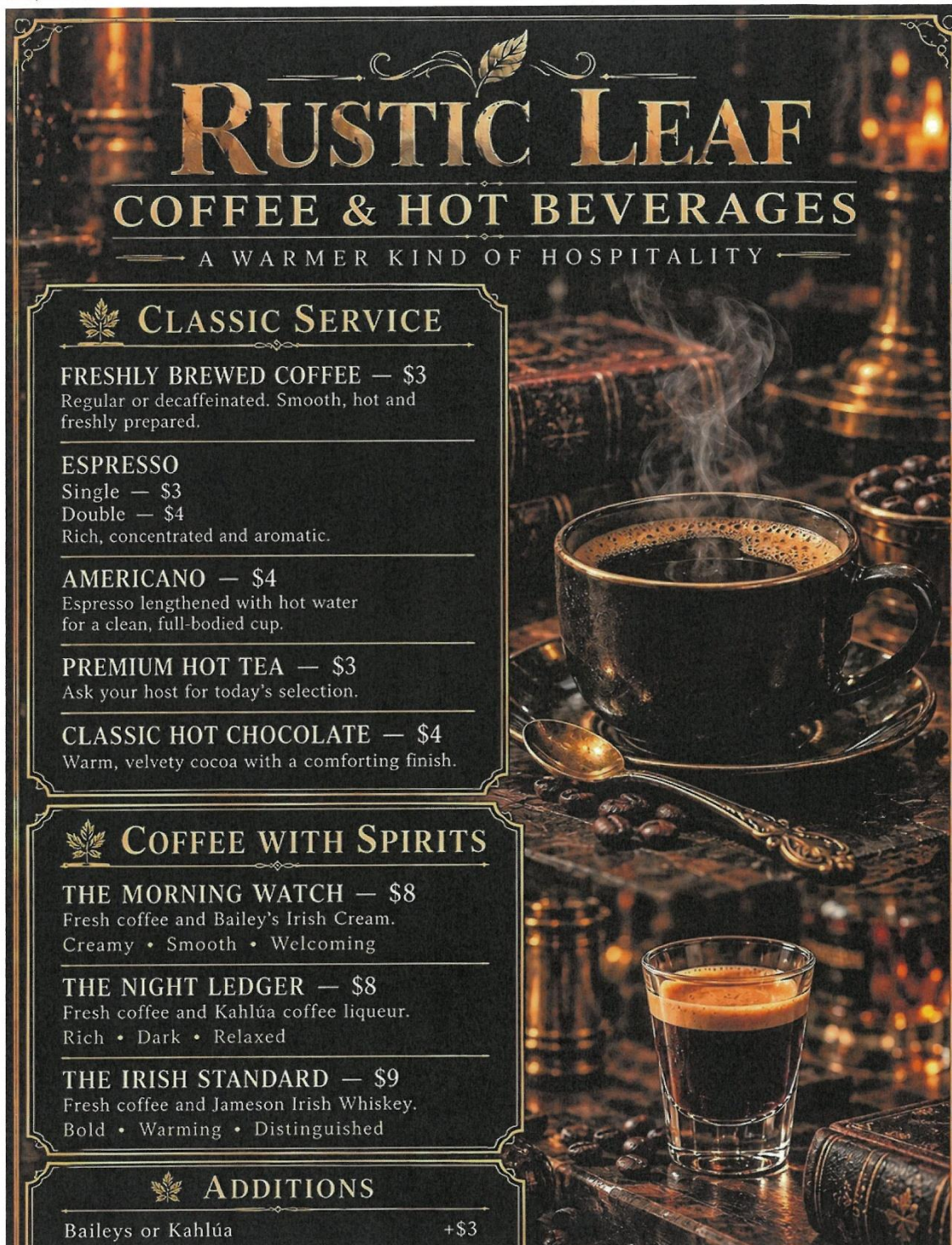
THE ORCHARD POST
Canadian whisky, apple and cranberry — our Washington-apple variation.

SEASONAL OLD FASHIONED COLLECTION PRESENTED ON A SEPARATE MENU

DRINK MENU

9/29/26, 2:21 PM

Inbox - Jessica Munoz - Outlook



RUSTIC LEAF
COFFEE & HOT BEVERAGES
— A WARMER KIND OF HOSPITALITY —

CLASSIC SERVICE

FRESHLY BREWED COFFEE — \$3
Regular or decaffeinated. Smooth, hot and freshly prepared.

ESPRESSO
Single — \$3
Double — \$4
Rich, concentrated and aromatic.

AMERICANO — \$4
Espresso lengthened with hot water for a clean, full-bodied cup.

PREMIUM HOT TEA — \$3
Ask your host for today's selection.

CLASSIC HOT CHOCOLATE — \$4
Warm, velvety cocoa with a comforting finish.

COFFEE WITH SPIRITS

THE MORNING WATCH — \$8
Fresh coffee and Bailey's Irish Cream.
Creamy • Smooth • Welcoming

THE NIGHT LEDGER — \$8
Fresh coffee and Kahlúa coffee liqueur.
Rich • Dark • Relaxed

THE IRISH STANDARD — \$9
Fresh coffee and Jameson Irish Whiskey.
Bold • Warming • Distinguished

ADDITIONS

Baileys or Kahlúa +\$3

DRINK MENU

9/29/26, 2:21 PM

Inbox - Jessica Munoz - Outlook



RUSTIC LEAF

THE WINE LEDGER

CURATED WINES • BY THE GLASS & BOTTLE

SPARKLING

	GLASS	BOTTLE
LA MARCA PROSECCO Bright citrus, green apple and lively bubbles.	\$10	\$38
CHANDON BRUT Crisp apple, pear and a clean, dry finish.	\$13	\$48

ROSÉ

	GLASS	BOTTLE
WHISPERING ANGEL ROSÉ Pale, dry and elegant with soft red fruit and citrus.	\$14	\$52
ROTATING TEXAS WHITE OR ROSÉ A locally selected bottle highlighting Texas character and seasonality.	\$12	\$44

WHITE

	GLASS	BOTTLE
KIM CRAWFORD SAUVIGNON BLANC Vibrant citrus, tropical fruit and fresh acidity.	\$12	\$44
LA CREMA CHARDONNAY Rich orchard fruit, gentle oak and a smooth finish.	\$13	\$48
SANTA MARGHERITA PINOT GRIGIO Crisp, clean and refreshing with bright pear and citrus.	\$15	\$56

RED

	GLASS	BOTTLE
MEIOMI PINOT NOIR Silky red fruit, baking spice and soft oak.	\$13	\$48
DAOU PESSIMIST Bold dark fruit, spice and a rich structured finish.	\$14	\$52
DECOY CABERNET SAUVIGNON Black cherry, cassis and polished tannins.	\$15	\$56
AUSTIN HOPE CABERNET SAUVIGNON Full-bodied dark fruit, mocha and a long luxurious finish.	\$20	\$76
ROTATING TEXAS RED	\$14	\$52

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2/3

DRINK MENU

9/29/26, 2:21 PM

Inbox - Jessica Munoz - Outlook

RUSTIC LEAF
BOTTLED & CANNED
BEER • SELTZER • NONALCOHOLIC
PACKAGED SELECTIONS ONLY — NO DRAFT

DOMESTIC \$5
Michelob Ultra
Miller Lite
Coors Light
Bud Light

MEXICAN & IMPORTED \$6
Modelo Especial
Dos Equis Lager
Corona Extra
Pacifico

TEXAS CRAFT \$7
Shiner Bock
Saint Arnold
Karbach

HARD SELTZER \$6
High Noon
White Claw
Topo Chico Hard Seltzer

NONALCOHOLIC BEER \$5
Heineken 0.0
Athletic Brewing
Michelob Ultra Zero

MAKE IT A DEVIL DOG MICHELADA — ASK YOUR HOST

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DRINK MENU

9/29/26, 2:21 PM

Inbox - Jessica Munoz - Outlook

RUSTIC LEAF

GENTLEMEN'S SPA & CIGAR LOUNGE

SEASONAL MARTINI COLLECTION

THREE DISTINGUISHED MARTINIS FOR EVERY SEASON
SEASONAL SELECTIONS ROTATE THROUGHOUT THE YEAR



FALL

FALL • 1 OF 3
THE COPPER STANDARD — \$13
Apple vodka • Calvados • lemon • cinnamon

FALL • 2 OF 3
THE HARVEST WATCH — \$13
Pear vodka • vanilla • elderflower • lemon

FALL • 3 OF 3
THE CRIMSON DISPATCH — \$14
Bourbon • cranberry • orange liqueur • aromatic bitters



WINTER

WINTER • 1 OF 3
THE WINTER COMMAND — \$14
Vodka • white chocolate • peppermint • cream

WINTER • 2 OF 3
MIDNIGHT COLORS — \$14
Vodka • espresso • gingerbread • coffee liqueur

WINTER • 3 OF 3
THE VELVET GUARD — \$13
Gin • pomegranate • rosemary • fresh lemon



SPRING

SPRING • 1 OF 3
THE GARDEN STANDARD — \$13
Hendrick's gin • cucumber • elderflower • lime

SPRING • 2 OF 3
THE LIBERTY BLOOM — \$13
Vodka • strawberry • basil • fresh lemon

SPRING • 3 OF 3



SUMMER

SUMMER • 1 OF 3
SHORE LEAVE — \$13
Coconut rum • pineapple • lime • vanilla

SUMMER • 2 OF 3
THE PACIFIC SALUTE — \$14
Blanco tequila • watermelon • jalapeño • lime

SUMMER • 3 OF 3

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2/3

TABC APPLICATION



TEXAS ALCOHOLIC BEVERAGE COMMISSION

Texans Helping Businesses & Protecting Communities

ON-PREMISE PREQUALIFICATION PACKET

L-ON (10/2020)

Submit this packet to the proper governmental entities to obtain certification for the type of license/permit for which you are applying as required by Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. Contact your local TABC office to verify requirements of Sections 11.391 and 61.381 as you may be required to post a sign at your proposed location 60-days prior to the issuance of your license/permit. All statutory and rule references mentioned in this application refer to and can be found in the Texas Alcoholic Beverage Code or Rules located on our website. www.tabc.texas.gov/laws/code_and_rules.asp

LOCATION INFORMATION

1. Application for: ☒ Original ☐ Add Late Hours Only		License/Permit Number	
☐ Reinstatement ☐ Reinstatement and Change of Trade Name		License/Permit Number	
☐ Change of Location ☐ Change of Location and Trade Name		License/Permit Number	
2. Type of On-Premise License/Permit			
☐ BG Wine and Beer Retailer's Permit	☒ LB Mixed Beverage Late Hours Permit		
☐ BE Beer Retail Dealer's On-Premise License	☐ MI Minibar Permit		
☐ BL Retail Dealer's On-Premise Late Hours License	☐ CB Caterer's Permit		
☐ BP Brewpub License	☐ FB Food and Beverage Certificate		
☐ V Wine & Beer Retailer's Permit for Excursion Boats	☐ PE Beverage Cartage Permit		
☒ MB Mixed Beverage Permit	☐ RM Mixed Beverage Restaurant Permit with FB		
☐ O Private Carrier's Permit -Brewpubs (BP) with a BG only	☐ E Local Cartage Permit - Wine/Beer retailers (BG) Only		
3. Indicate Primary Business at this Location			
☐ Restaurant	☐ Sporting Arena, Civic Center, Hotel	☐ Bar	
☐ Grocery/Market	☐ Sexually Oriented	☒ Miscellaneous Spa & Cigar Lounge	
4. Trade Name of Location (Name of restaurant, bar, store, etc.)			
Rustic Leaf Gentelmen's Spa & Cigar Lounge			
5. Location Address			
2100 E Griffin Parkway			
City	County	State	Zip Code
Mission	Hidalgo	TX	78572
6. Mailing Address	City	State	Zip Code
1501 San Felipe Drive	Mission	TX	78572
7. Business Phone No.	Alternate Phone No.	E-mail Address	
Pending	956-458-3069	rusticleaflc@gmail.com	

OWNER INFORMATION

8. Type of Owner	
☐ Individual	☐ Corporation
☐ Partnership	☒ Limited Liability Company
☐ Limited Partnership	☐ Joint Venture
☐ Limited Liability Partnership	☐ Trust
9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)	
Rustic Leaf LLC	

PRIMARY CONTACT PERSON

The primary contact person should be a person who can answer questions TABC may have about the application. The contact phone and email are mandatory and must be active and updated regularly. If additional information is needed, it will be requested from this contact person. Delays in responding to requests may delay the processing and approval of your permit/license.

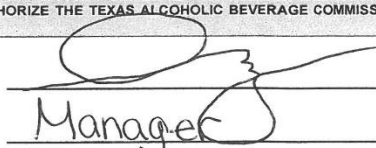
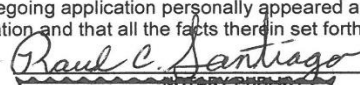
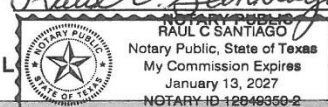
10. Contact Person:	Relation to Business:
Gerardo Zamora	Manager
Phone (mandatory):	Email (mandatory):
956-458-3069	rusticleaflc@gmail.com

TABC DATESTAMP

TABC APPLICATION

11. Are you, the applicant, a veteran-owned business? ☐ Yes ☒ No			
12. Are you, the applicant, a Historically Underutilized Business (HUB)? ☐ Yes ☒ No			
13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIC)			
Individual/Individual Owner		Limited Liability Company/All Officers or Managers	
Partnership/All Partners		Joint Venture/Venturers	
Limited Partnership/All General Partners		Trust/Trustee(s)	
Corporation/All Officers		City, County, University/Official	
Last Name Zamora	First Name Gerardo	MI	Title Manager
Last Name Gonzalez	First Name Raquel	MI	Title Manager
Last Name	First Name	MI	Title
MEASUREMENT INFORMATION Section 109.31 et seq.			
14. Will your business be located within 300 feet of a church or public hospital? ☐ Yes ☒ No			
NOTE: For churches or public hospitals measure from front door to front door, along the property lines of the street fronts and in a direct line across intersections.			
15. Will your business be located within 300 feet of any private/public school, day care or child care facility? ☐ Yes ☒ No			
If "YES," are the facilities located on different floors or stories of the building? ☐ Yes ☐ No			
NOTE: For private/public schools, day care centers and child care facilities, measure in a direct line from the nearest property line of the school, day care center or child care facility to the nearest property line of the place of business, and in a direct line across intersections.			
NOTE: For multistory building: businesses may be within 300 feet of a day care center or child care facility as long as the facilities are located on different floors of the building.			
NOTE: If located on or above the fifth story of a multistory building: measure in a direct line from the property line of the private/public school to property line of your place of business in a direct line across intersections vertically up the building at the property line to the base of the floor on which your business is located.			
16. Will your business be located within 1,000 feet of a private school? ☐ Yes ☒ No			
17. Will your business be located within 1,000 feet of a public school? ☐ Yes ☒ No			
60-DAY SIGN			
18. If required under Section 11.391 and 61.381, provide exact date the required sign was posted at the location.		Exact Date (MM/DD/YYYY) N/A	
ALL APPLICANTS			
19. IF YOUR LOCATION IS NOT WITHIN THE CITY LIMITS, CHECK HERE ☐ I, the applicant, have confirmed I am not located in the city limits of any city, therefore, city certifications are not required.			
COMPLETE THE FOLLOWING CHECKLIST BEFORE SUBMITTING YOUR APPLICATION			
Per Sec. 102.01, a tied house is defined as any overlapping ownership between those engaged in the alcoholic beverage industry at different levels of the three-tier system. No person having an interest in a permit issued by TABC may secure or hold, directly or indirectly, an ownership interest in a business on a different level.			
All required forms have been completed.		☒ Yes ☐ No	
I have reviewed all forms to ensure they are complete.		☒ Yes ☐ No	
I have obtained all required local and state certifications (pages 3-5).		☒ Yes ☐ No	
All application packets have been notarized.		☒ Yes ☐ No	
Phone numbers and email address for contact person are up to date.		☒ Yes ☐ No	
All additional documentation as required by the application packets is attached.		☒ Yes ☐ No	
If required, out of state criminal history checks are attached (PHS #7).		☐ Yes ☐ No ☒ N/A	
Certification of publication in local newspaper has been completed (page 5).		☒ Yes ☐ No ☐ N/A	
A copy of the newspaper publication is attached (page 5).		☒ Yes ☐ No ☐ N/A	

TABC APPLICATION

WARNING AND SIGNATURE	IF APPLICANT IS SHOWN AS:	WHO MUST SIGN:
	Proprietorship Partnership Corporation Limited Partnership Limited Liability Partnership Limited Liability Company	Individual Owner Partner Officer General Partner General Partner Officer/Manager
WARNING: Section 101.69 of the Texas Alcoholic Beverage Code states: "...a person who knowingly makes a false statement or false representation in an application for a permit or license or in a statement, report, or other instrument to be filed with the commission and required to be sworn commits an offense punishable by imprisonment in the Texas Department of Criminal Justice for not less than 2 nor more than 10 years." I, UNDER PENALTY OF LAW, HEREBY SWEAR THAT I HAVE READ ALL THE INFORMATION PROVIDED IN THE APPLICATION AND ANY ATTACHMENTS AND THE INFORMATION IS TRUE AND CORRECT. I ALSO UNDERSTAND ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION CAN RESULT IN MY APPLICATION BEING DENIED AND/OR CRIMINAL CHARGES FILED AGAINST ME. I ALSO AUTHORIZE THE TEXAS ALCOHOLIC BEVERAGE COMMISSION TO USE ALL LEGAL MEANS TO VERIFY THE INFORMATION PROVIDED.		
PRINT NAME <u>Gerardo Zamora</u>	SIGN HERE 	
	TITLE <u>Manager</u>	
Before me, the undersigned authority, on this <u>18th</u> day of <u>August</u>, 20<u>20</u>, the person whose name is signed to the foregoing application personally appeared and, duly sworn by me, states under oath that he or she has read the said application and that all the facts therein set forth are true and correct.		
SIGN HERE 		
CERTIFICATE OF CITY SECRETARY FOR MB, RM, 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 _____, 20____, 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 ☐ RM Mixed Beverage Restaurant Permit with Food and Beverage Certificate ☐ BG Wine and Beer Retailer's Permit ☐ BG/FB Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)		
Election for given location was held for: ☐ legal sale of beer/wine (17%) on-premise AFTER Sept. 1, 1999 OR ☐ legal sale of beer/wine (14%) on-premise BEFORE Sept. 1, 1999		
☐ BE Beer Retail Dealer's On-Premise License OR ☐ I hereby refuse on this _____ day of _____, 20____ to certify this location.		
SIGN HERE _____	_____ City Secretary/Clerk	_____ City, TEXAS
SEAL		

TABC APPLICATION



COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this 21st day of August, 2020, 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 32107165527

Outlet Number 00001

Print Name of Comptroller Employee Astid Hernandez

Print Title of Comptroller Employee Enforcement officer

SIGN HERE

A handwritten signature in black ink, appearing to be "Astid Hernandez", written over a horizontal line.

Comptroller Representative

Braunsville, TEXAS
City

SEAL



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
537005	JASSO GREGORIO	2103 QUAIL LN	MISSION	TX	78572-3261
537004	MILLER MARYELLEN T	408 VIRGO	MISSION	TX	78572-6518
574264	LOPEZ ELIUD	2027 E GRIFFIN PKWY	MISSION	TX	78572-3222
574262	KALGAR SERIES LLC - SERIES C	2405 SAN MIGUEL	MISSION	TX	78572-1449
574266	DELCA INVESTMENT GROUP LLC	2031 E GRIFFIN PKWY STE B	MISSION	TX	78572-3222
574267	FERNANDEZ & SON INVESTMENTS LLC	100 CONDOR AVE	MCALLEN	TX	78504-2219
574265	SUBHASH & SAROJINI BOSE LP	7007 N 1ST LANE	MCALLEN	TX	78504-1931
574263	KALAF NELSON R & ISABEL G	2405 SAN MIGUEL	MISSION	TX	78572-1449
574268	FERNANDEZ & SON INVESTMENTS LLC	100 CONDOR AVE	MCALLEN	TX	78504-2219
574261	VIYA INVESTMENTS LLC	2017 E GRIFFIN PARKWAY	MISSION	TX	78572-3222
534338	MARTINEZ JOEL & NORMA	600 N MAIN ST	MCALLEN	TX	78501-4639
534341	DAVIS CARL	2030 E GRIFFIN PKWY	MISSION	TX	78572-3223
534339	LONGORIA OSCAR L JR & JENNIFER	3500 OAK RIDGE LN	MISSION	TX	78573-3922
534342	GARZA IRENE	2004 QUAIL LN	MISSION	TX	78572-3262
537006	BRIONES EVA IBARRA	2101 QUAIL LN	MISSION	TX	78572-3261
537047	RENTERIA JUAN & PATRICIA	2104 QUAIL LN	MISSION	TX	78572-3260
534343	VILLARREAL JAVIER & NOEMI	2034 E GRIFFIN PKWY	MISSION	TX	78572-3223
537009	BAEGJO LLC	3004 SAN CLEMENTE	MISSION	TX	78572-7640
669278	LUGO JOSE E & ARACELI T CO-TRUSTEES	7301 N 5TH ST	MCALLEN	TX	78504-1856
537007	AMARO RUBEN & VIVIANA P	2017 QUAIL LN	MISSION	TX	78572-3262
537023	CAIN BRITTANY	2219 LAWNDAL RD	MISSION	TX	78572-3396
669277	BKG PROPERTIES LLC	PO BOX 720563	MCALLEN	TX	78504-0563
537003	ORTEGA CONNIE & LEONEL	2107 QUAIL LN	MISSION	TX	78572-3261
537008	MILLER GEORGE III & BERTHA L	2015 QUAIL LN	MISSION	TX	78572-3262
537046	HERNANDEZ RUBEN G & NILDA L	2220 LAWNDAL RD	MISSION	TX	78572-3397
534346	LONGORIA OSCAR & JENNIFER	3500 OAK RIDGE LN	MISSION	TX	78573-3922
534344	MUMAS GRIFFIN RENTAL LLC	109 JACKLYN CIR	RANCHO VIEJO	TX	78575-9803
540055	LOPEZ ELIUD	2027 E GRIFFIN PKWY	MISSION	TX	78572-3222
534350	DOUGLAS-FAREY INVESTMENTS LLC	5007 SOUTH MCCOLL RD	EDINBURG	TX	78539-8080
663767	HEALTHY VALLEY PROPERTIES LP	1121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663769	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663774	DHR REAL ESTATE PARTNERS LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663776	MISSION GASTRO CENTER LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663766	GABMAC LTD	2121 E GRIFFIN PKWY STE 6	MISSION	TX	78572-3072
663760	REGALADO FAMILY INVESTMENTS LTD	108 ZENaida AVE	MCALLEN	TX	78504-1621
663763	PHYO KIDNEY CARE P A	110 E SAVANNAH AVE BLDG C STE 201	MCALLEN	TX	78503-1110
663764	0789 INVESTMENTS LLC	PO BOX 609	MISSION	TX	78573
663765	GABMAC LIMITED	2301 N BRYAN RD	MISSION	TX	78574-2428
663768	HEALTHY VALLEY PROPERTIES LP	2121 E GRIFFIN PKWY STE 10	MISSION	TX	78572-3072
663775	DHR REAL ESTATE MANAGEMENT LLC	PO BOX 3293	MCALLEN	TX	78502-3293
663777	ECS BUSINESS LLC	PO BOX 214	PENITAS	TX	78576-0214
717894	IZAGUIRRE EDUARDO ALEJANDRO	2121 E GRIFFIN PKWY STE 2	MISSION	TX	78572-3072
717902	2121 E GRIFFIN PARKWAY LLC	595 W SESAME DR	HARLINGEN	TX	78550-7962
663770	VIMA PROPERTIES LLC	2121 E GRIFFIN PARKWAY STE 10	MISSION	TX	78572-3072
663771	1900 S JACKSON RD STE 1 LLC	PO BOX 2006	MCALLEN	TX	78505
663772	DHR REAL ESTATE PARTNERS LTD	PO BOX 3293	MCALLEN	TX	78502-3293
663773	DOCTORS HOSPITAL AT RENAISSANCE LTD	PO BOX 3293	MCALLEN	TX	78502-3293
719532	MEJIA OCTAVIO JR & DESIREE C	1305 N 48TH ST	MCALLEN	TX	78501-3746