

ITEM# 1.2

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic
Beverages – Muelle 37
801 N. Shary Road, Suites 150, 160 & 170
Lot 1A, Mirabelle Subdivision
C-4
Mariscos El Muelle, LLC

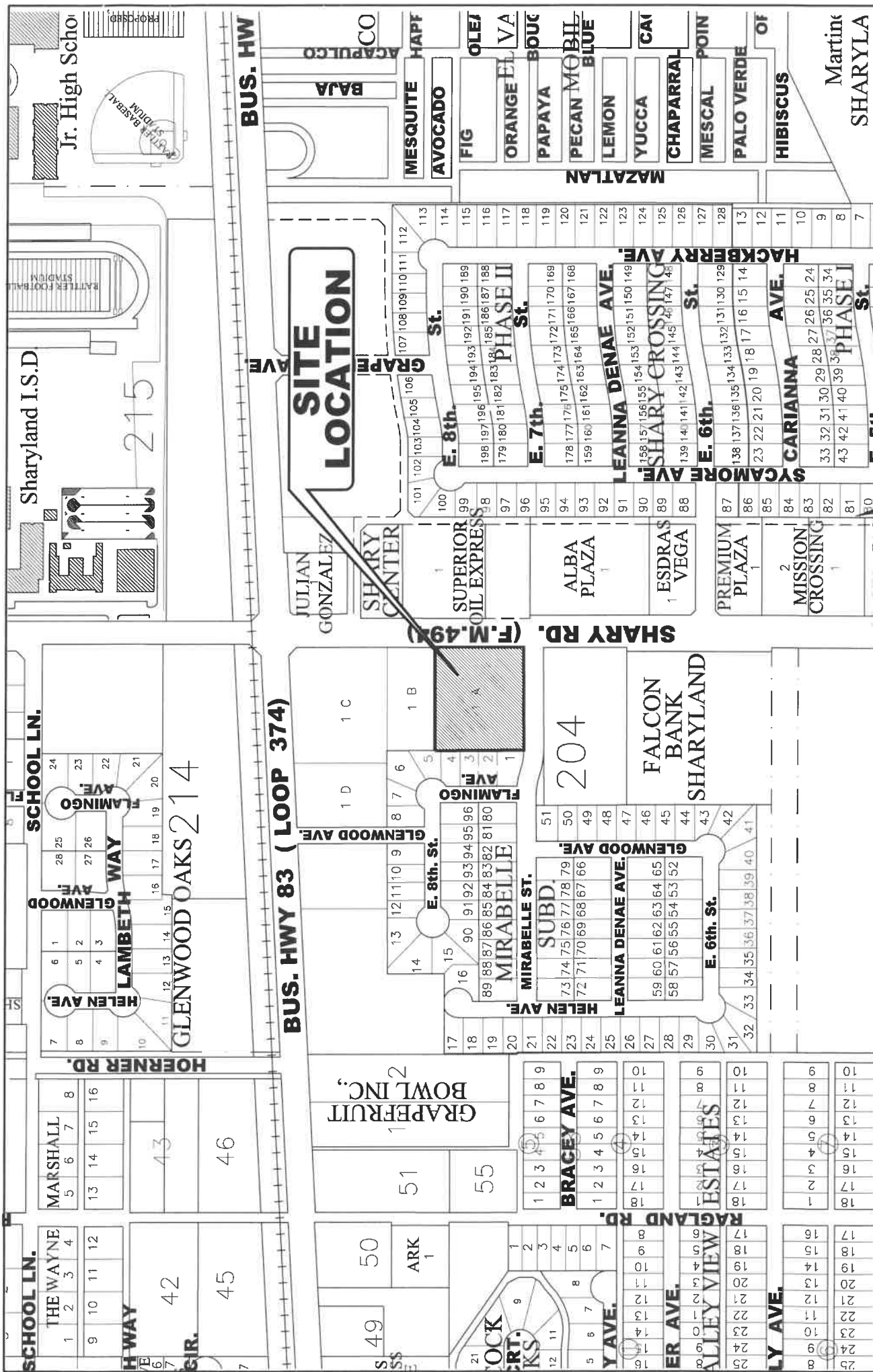
REVIEW DATA

The subject site is located approximately 600' south of E. Business Highway 83 along the west side of N. Shary Road. The applicant leased 3 suites totaling 5,686 sq. ft. within a commercial plaza for a seafood restaurant with a bar component. Access to the site is off a 25' driveway off of N. Shary Road and two 32' driveways off of Mirabelle Street.

- **Hours of Operation:** Monday – Thursday from 11:00 a.m. to 9:00 p.m., Friday, Saturday & Sunday from 11:00 a.m. to 10 p.m.
- **Staff:** 18 to 25 employees in different shifts.
- **Parking:** In viewing the floor plan, there is a total of 177 seating spaces, which require 59 parking spaces (177 seats/ 1 space for every 3 seats = 59 parking spaces). It is noted that the parking area is held in common (135 existing parking spaces) and are shared with other businesses.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be at least 300' from the nearest residence, church, school or publicly owned property. There is a residential subdivision within the 300' radius, however P&Z and City Council have waived this requirement for other similar businesses.
- Compliance with all building, fire, health, noise, and sign codes.

REVIEW COMMENTS: Since this business will it will not be open after 10 p.m., and the sale of alcohol is not the primary item of purchase, staff does not object to this proposal. Staff mailed out 23 notices to residents within 200' radius and as of this writing we have not had any calls or letters in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to: 1) CUP to be valid for a period of 2 years at which time the applicant will need to renew his CUP and TABC license, 2) Waiver of the 300' separation requirement from residential neighborhoods, 3) acquisition of a business license.





CITY OF MISSION
PLANNING DEPARTMENT
1201 E. 8th. Street
MISSION, TX 78572

DATE: 04-04-22

No.

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

**SITE
LOCATION**

SHARY RD.

MIRABELLE ST.



SITE GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
2. THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC)
3. THE 2018 INTERNATIONAL ELECTRICAL CODE (NEC)
4. THE 2018 INTERNATIONAL MECHANICAL CODE (IMC)
5. THE 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPC)
6. THE 2018 INTERNATIONAL FIRE AND SMOKE ALARMING CODE (IFASAC)
7. THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC)
8. THE 2018 INTERNATIONAL GREEN BUILDING CODE (IGBC)
9. THE 2018 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC)
10. THE 2018 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC)

NOMA.
noma design studio
400 W. ADAMS STREET, SUITE 100, AUSTIN, TEXAS 78701
737.444.1111
WWW.NOMADSIGNSTUDIO.COM

SITE LEGEND

SHADE TO BE REMOVED

REVISIONS		
No.	DATE	PHASE
1	09/20/21	SD
2	10/11/21	SD
3	10/20/21	SD
4	10/20/21	SD
5	11/09/21	SD
6	11/10/21	DD
7	12/04/21	DD
8	12/09/21	CD

MUELLE 37 MISSION

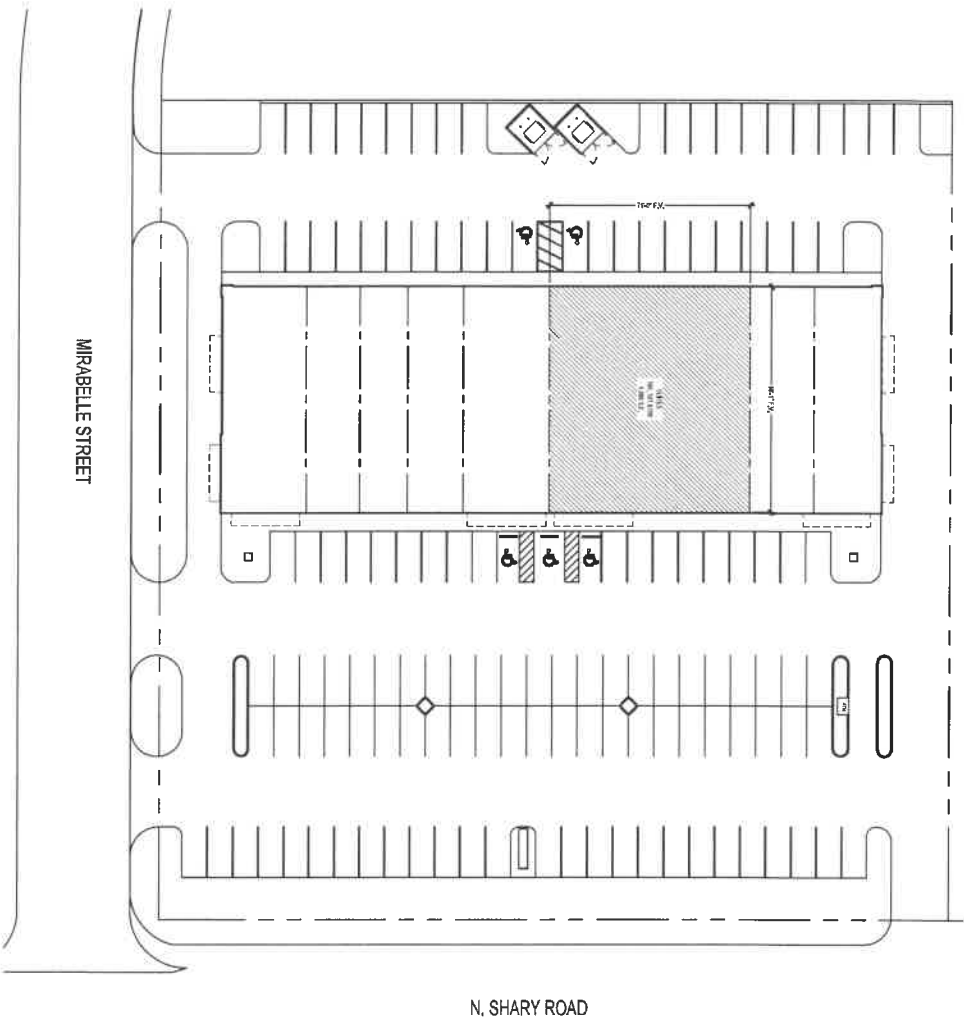
809 N. SHARY ROAD SUITES 106, 107, 108
MISSION, TEXAS 78572

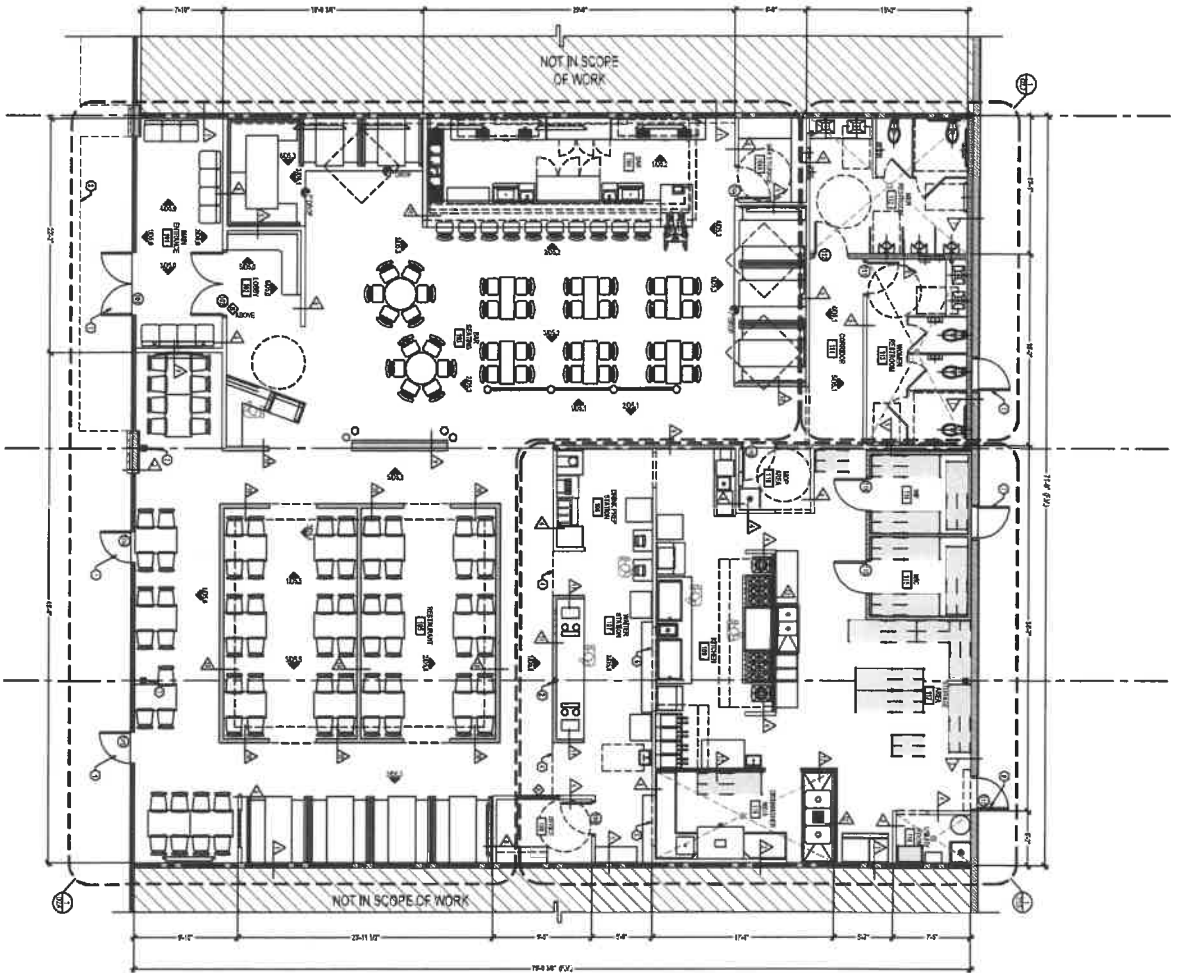
PROJECT No. 2133
PHASE: CD
ISSUE DATE: 12/13/2021
DRAWN BY: VM
CHECKED BY: FA

S H E E T
D1.0

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NOMA DESIGN STUDIO

 1 | EXISTING SITE PLAN
Scale: 1" = 20'-0"





1 | OVERALL FLOOR PLAN
Scale: 3/16" = 1'-0"

GENERAL NOTES

1. GENERAL CONDITIONS OF THE PROJECT SHALL BE AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

AREA SCHEDULE

NO.	DESCRIPTION	DATE
1	EXISTING WALL TO REMAIN	10/1/21
2	NEW WALL	10/1/21
3	NEW WALL	10/1/21
4	NEW WALL	10/1/21
5	NEW WALL	10/1/21
6	NEW WALL	10/1/21
7	NEW WALL	10/1/21
8	NEW WALL	10/1/21
9	NEW WALL	10/1/21
10	NEW WALL	10/1/21

WALL LEGEND

- 1. EXISTING WALL TO REMAIN
- 2. NEW WALL
- 3. NEW WALL
- 4. NEW WALL
- 5. NEW WALL
- 6. NEW WALL
- 7. NEW WALL
- 8. NEW WALL
- 9. NEW WALL
- 10. NEW WALL

MUELLE 37 MISSION

809 N. SHARY ROAD SUITES 106, 107, 108
MISSION, TEXAS 78552

D2.0

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NOMA DESIGN STUDIO



NO.	DATE	PHASE
1	09/20/21	SD
2	10/1/21	SD
3	10/20/21	SD
4	10/20/21	SD
5	11/09/21	SD
6	11/09/21	SD
7	12/04/21	SD
8	12/09/21	CD

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TEXAS ALCOHOLIC
BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 69351

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:	69351
Applicant Name:	MARISCOS EL MUELLE LLC
License Type applied for:	Mixed Beverage Permit (MB)
Business Structure:	Limited liability company
FEIN/SSN Number:	471177696
Historically Underutilized Business:	No
Veteran-owned business:	Yes
Secretary of State Filing Number:	N/A
Date Filed:	N/A
Filing State:	N/A

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
MARISCOS EL MUELLE LLC	Juan Garza	Member, Manager	100



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 1st day of April, 2022, 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 (RM)** 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

OR

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

SIGN HERE

Auna Carrell

City Secretary/Clerk

Mission

City

, TEXAS



S2950-00-000-0205-09 (625924)
STATE OF TEXAS
PO BOX 1717
PHARR TX 78577

S2745-00-000-0001-00 (684492)
FAYMAN FAITH STRONG AMENDED AND
MARK B LUMBARD AMENDED AND RESTATED
PO BOX 200
RAYMORE MO 64083

S2950-00-000-0204-45 (685429)
LERMA MIGUEL & LOURDES
2426 E 21ST
MISSION TX 78572

S7682-00-000-0001-00 (818962)
J & M VALLEY INVESTMENT LLC
710 N SHARY RD
MISSION TX 78572

S2950-00-000-0205-26 (1166603)
ALBA HOMES LLC
200 S 10TH ST STE 1601A
MCALLEN TX 78501

A2360-00-000-0001-00 (1238655)
ALBA HOMES LLC
200 S 10TH ST STE 1601A
MCALLEN TX 78501

M4725-00-000-001A-00 (1308162)
DOMAIN DEVELOPMENT CORP
100 E NOLANA STE 130
MCALLEN TX 78504

M4725-00-000-0001-00 (1308066)
SELVERA JUAN D
800 RAMOS ST
PHARR TX 78577

M4725-00-000-0002-00 (1308067)
TREVINO JOSE ANGEL RAMIREZ
& MARIA VERONICA VAZQUEZ LEJIA
802 FLAMINGO AVENUE
MISSION TX 78572

M4725-00-000-0003-00 (1308068)
VELAZQUEZ ERICK
3903 VALERIA ST
EDINBURG TX 78541

M4725-00-000-0004-00 (1308069)
VILLALOBOS EMERIO JOSE ARANZAZU
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0005-00 (1308070)
CANTU RAFAEL &
LESLI KARINA CARDENAS
1205 TRAVIS ST
MISSION TX 78572

M4725-00-000-0006-00 (1308071)
SANTOS ADOLFO IV
2305 E 8TH STREET
MISSION TX 78572

M4725-00-000-0007-00 (1308072)
ARANZAZU AMARILIS & ODWIN LEAL
2703 SAN ESTEBAN ST
MISSION TX 78572

M4725-00-000-0008-00 (1308073)
FONSECA ALBERTO & MARIA T PATINO
2301 E 8TH ST
MISSION TX 78572

M4725-00-000-0050-00 (1308115)
AVILES EDGAR ALEJANDRO CHIW &
704 GLENWOOD AVE
MISSION, TX 78572

M4725-00-000-0051-00 (1308116)
GAONA BRITANY C
2317 S 48TH ST
MCALLEN TX 78503

M4725-00-000-0080-00 (1308145)
BURGOS ARNOLDO
1721 N MCCOLL RD LOT 160
EDINBURG TX 78541

M4725-00-000-0096-00 (1308161)
CASA CORDOVA LLC
412 W WARBLER AVE
MCALLEN TX 78504

M4725-00-000-001D-00 (1308165)
MISSION FOOD FACTORY LLC
2140 E BUS HWY 83
MISSION TX 78572

M4725-00-000-000A-00 (1308062)
DOMAIN DEVELOPMENT CORP
100 E NOLANA STE 130
MCALLEN TX 78504

M4725-00-000-001B-00 (1308163)
EAT MARIBELLE, LLC
1801 S 2ND ST STE 370
MCALLEN, TX 78503-1353

M4725-00-000-001C-00 (1308164)
DOMAIN DEVELOPMENT CORP
100 E NOLANA STE 130
MCALLEN TX 78504