

ITEM# 1.3

CONDITIONAL USE PERMIT: Sale and On-Site Consumption of Alcoholic Beverages – 100% Antojitos Mexicanos
2306 E. Interstate Hwy 2, Ste. 1 & 2
Lot 1, Cimarron Crossing Ph. I Subdivision
C-3
100% Antojitos Mexicanos, Inc.

REVIEW DATA

The subject site is located near the SE corner of J.R. Drive and Expressway 83 along the Frontage Road. The applicant has been operating this Mexican Restaurant since 2010. The restaurant is located at the east end of the commercial plaza with a drive-thru service window. This business previously had a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages but their TABC license recently expired, therefore the need to reapply. The last CUP approved for this location was on May 22, 2023 for life of use. Access to the site is via a 35' driveway from J.R. Drive and Cecilia Lane.

- **Hours of Operation:** Sunday – Thursday from 10:30a.m. to 10:00p.m., and Friday & Saturday from 10:30a.m. to 11:00p.m. Alcoholic beverages are only served during allowable State selling hours.
- **Staff:** 11 employees
- **Parking & Landscaping:** There are 122 total seating spaces, which require 41 parking spaces (122 seats/1 space for every 3 seats = 40.6 parking spaces). It is noted that the parking area is held in common (105 existing parking spaces) and is shared with other businesses. Landscaping is meeting code and is maintained.

REVIEW COMMENTS: Staff notes that the applicant has complied with Health, Fire, Building and Sign Codes. Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since there have been no issues or concerns with this establishment staff does not object to approving the conditional use permit for an extended term.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.), and
2. CUP not to be transferable to others.



U.S. EXPRESSWAY 83 (I2)

CECILA LN.

YVETTE AVE.

J.R. DR.

**SITE
LOCATION**



Especiales Todos los dias

100AntojitosMexicanos.com



Lunes



Blanditas

\$7⁹⁹

Martes



Taco Individual

\$1⁴⁹

22



Paquete Familiar

\$39⁹⁹

Miercoles



Tostadas

\$7⁹⁹

Jueves



Sopes

\$7⁹⁹

Viernes



Flautas

\$7⁹⁹

Sabado



Tacos Plancha

\$7⁹⁹

Domingo



Tacos de Trompo

\$7⁹⁹

23

Charola



Taquizas Antojitos

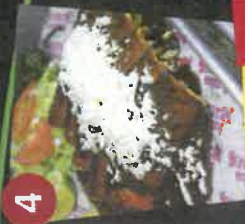
\$79⁹⁹

24

- ALTON** 301 N. Alton Blvd. Suite 1 (956) 600-7050
- MISSION** 2306 E. Exp. 83 Suite 1 (956) 581-7879
- MISSION** 301 W. Griffin Pkwy. Suite 1 (956) 581-7808
- McALLEN** 100 E. Nolana Suite 195 (956) 994-0400
- EDINBURG** 271 E. Trenton (956) 287-4522
- UTORV** EDINBURG 1620 W. University Dr. (956) 609-9004
- PHARR** 1201 S. Jackson Suite 9 (956) 618-6800
- SAN JUAN** 105 S. Cesar Chavez Rd. Ste. 6 (956) 601-1777
- HARLINGEN** 2310 TX 54 Spur Suite 3 (956) 230-0551
- WESLACO** 1311 W. Exp. 83 Suite K (956) 520-8460
- BROWNSVILLE** 1725 Ruben M. Torres Blvd Suite 200 (956) 620-3058
- PHARR** 1571 E. Nolana Loop Suite 300 (956) 510-8172



1
Enchiladas \$9.79
2 acompañamientos a elección



4
Emoladas \$9.79
2 acompañamientos a elección



7
Sopos \$9.79
1 acompañamiento a elección



10
Panchos \$12.99
Papa + 2 ali



13
Tacos de Bistec \$9.79
1 acompañamiento a elección



16
Tacos de Alambre \$9.79
1 acompañamiento a elección



19
Sincronizada \$9.79
Papa + 1 ali



22
Paquete Familiar \$39.99
2 acompañamientos a elección



2
Enchiladas Verdes \$9.79
2 acompañamientos a elección



5
Blancitos \$9.79
2 acompañamientos a elección



8
Flautas \$9.79
2 acompañamientos a elección



11
Frijoles \$7.99
Papa + 1 ali



14
Tacos de Trompo \$9.79



17
Tacos de Plancha \$9.79
Papa + 1 ali



20
Taco Pizza \$13.99
Papa + 1 ali



23
Charola \$79.99
2 acompañamientos a elección



3
Entomatadas \$9.79
2 acompañamientos a elección



6
Tostadas \$9.79
1 acompañamiento a elección



9
Plato Surtido \$12.99



12
Torta \$9.79
Papa + 1 ali



15
Tacos de Tripa \$9.79



18
Espadas \$9.79
Papa + 1 ali



21
Papa Asada \$6.99
Papa + 3 ali



25
Tacos Ribeye \$12.99
Incluye papas y refresco

Complementos

- Ord. de Papitas... \$1.99
- Guacamole... \$2.99
- Ord. de Cuertitos en Vinagre... \$2.99

Bebidas

- Bebidas de la Fuente
- 16 oz... \$1.99
- 32 oz... \$3.00

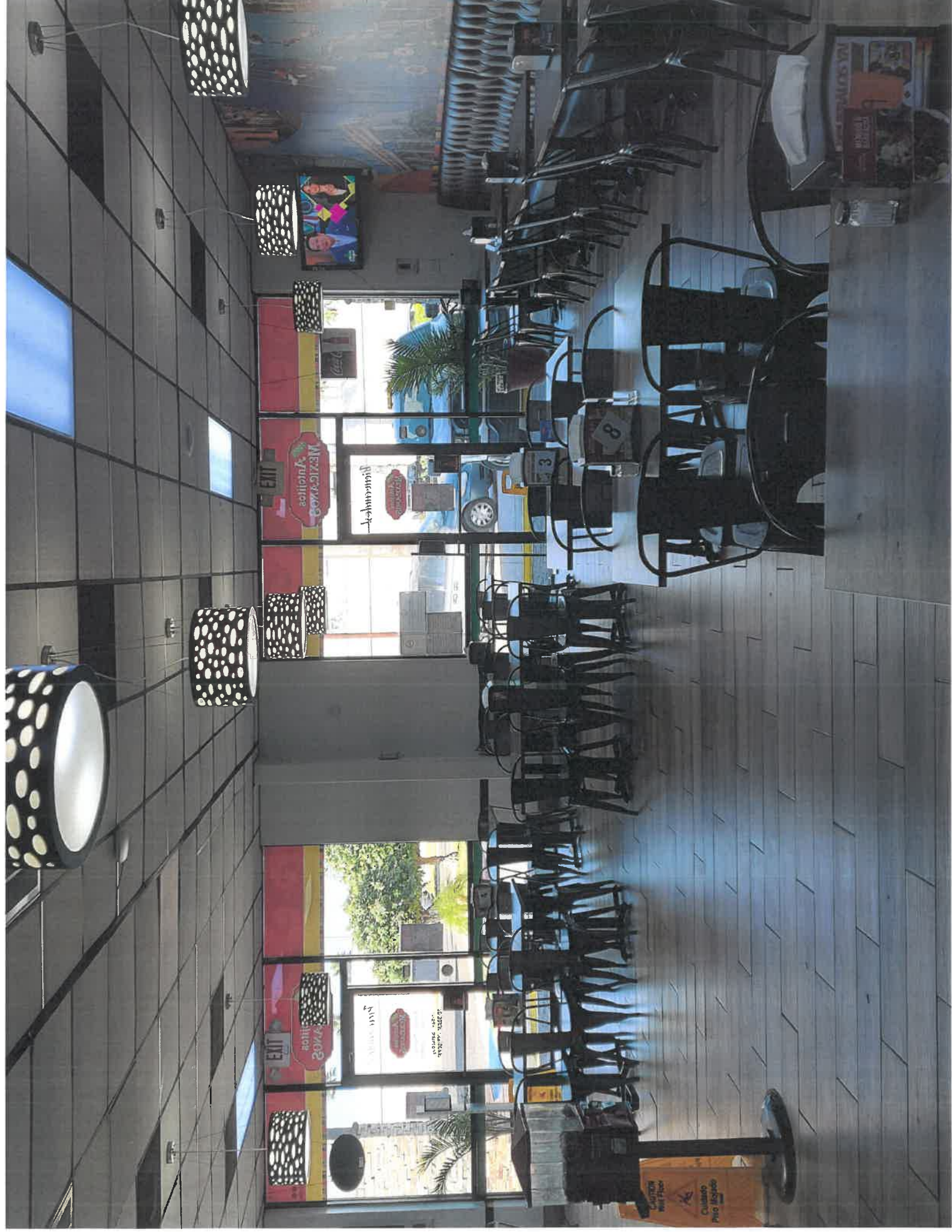
Postres

- Manzana con Chamoy... \$4.99
- Pasteles... \$3.50
- Empanadas... \$3.00
- Dulce Mexicano \$1.99

KIDS MENU

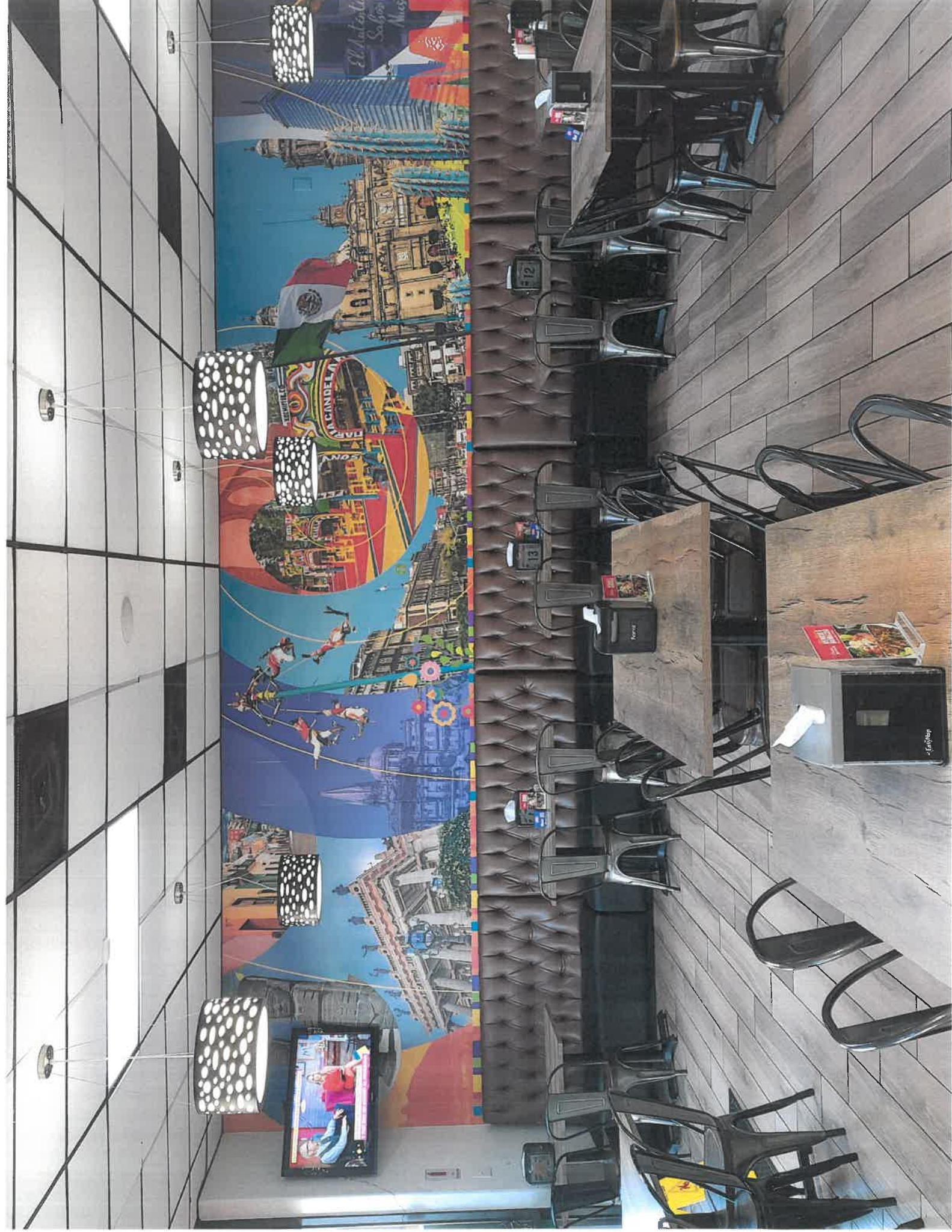
- 2 Quesadillas... \$4.99
- 2 Tacos Fajita... \$4.99
- 2 Flautas... \$4.99
- 6 Muggets... \$4.99

Taco Jr. Antojitos
Talla de pollo, carne de res, queso, cebolla, lechuga, jalapeño, crema, tomatillo, pico de gallo, crema de leche, champiñón, aguacate



Mezquita y Juicito

CAUTION Wet Floor
Cuidado Piso Mojado







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 BG-106843743

2. Type of On-Premise License/Permit
- | | |
|---|---|
| <input checked="" type="checkbox"/> BG Wine and Beer Retailer's Permit | <input type="checkbox"/> LB Mixed Beverage Late Hours Permit |
| <input type="checkbox"/> BE Beer Retail Dealer's On-Premise License | <input type="checkbox"/> MI Minibar Permit |
| <input type="checkbox"/> BL Retail Dealer's On-Premise Late Hours License | <input type="checkbox"/> CB Caterer's Permit |
| <input type="checkbox"/> BP Brewpub License | <input type="checkbox"/> FB Food and Beverage Certificate |
| <input type="checkbox"/> V Wine & Beer Retailer's Permit for Excursion Boats | <input type="checkbox"/> PE Beverage Cartage Permit |
| <input type="checkbox"/> MB Mixed Beverage Permit | <input type="checkbox"/> RM Mixed Beverage Restaurant Permit with FB |
| <input type="checkbox"/> O Private Carrier's Permit -Brewpubs (BP) with a BG only | <input type="checkbox"/> E Local Cartage Permit - Wine/Beer retailers (BG) Only |

3. Indicate Primary Business at this Location
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Restaurant | <input type="checkbox"/> Sporting Arena, Civic Center, Hotel | <input type="checkbox"/> Bar |
| <input type="checkbox"/> Grocery/Market | <input type="checkbox"/> Sexually Oriented | <input type="checkbox"/> Miscellaneous |

4. Trade Name of Location (Name of restaurant, bar, store, etc.)
100% Antojitos Mexicanos

5. Location Address
2306 E Interstate Highway 2, Ste 1-2

| | | | |
|-----------------|-------------------|-------------|-------------------|
| City Mission | County Hidalgo | State TX | Zip Code 78572 |
|-----------------|-------------------|-------------|-------------------|

| | | | |
|--|---------------|-------------|-------------------|
| 6. Mailing Address 902 S Cage Boulevard | City Pharr | State TX | Zip Code 78577 |
|--|---------------|-------------|-------------------|

| | | |
|---------------------------------------|---|--|
| 7. Business Phone No. 956-581-7879 | Alternate Phone No. 956-655-6518 Jose Cell | E-mail Address jrmendez23@yahoo.com |
|---------------------------------------|---|--|

OWNER INFORMATION

8. Type of Owner
- | | | |
|--|--|---|
| <input type="checkbox"/> Individual | <input checked="" type="checkbox"/> Corporation | <input type="checkbox"/> City/County/University |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Limited Partnership | <input type="checkbox"/> Joint Venture | |
| <input type="checkbox"/> Limited Liability Partnership | <input type="checkbox"/> Trust | |

9. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
100% Antojitos Mexicanos Inc.

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: Jose R. Mendez | Relation to Business: President |
| Phone (mandatory): 956-655-6518 | Email (mandatory): jrmendez23@yahoo.com |

TABC DATESTAMP

| | | | |
|--|----------------------|--|--------------------|
| 11. Are you, the applicant, a veteran-owned business? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 12. Are you, the applicant, a Historically Underutilized Business (HUB)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | | |
| 13. As indicated on the chart, enter the individuals that pertain to your business type: (For additional space, use Form L-OIG) | | | |
| 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 Mendez | First Name Jose | MI R. | Title President |
| Last Name Mendez | First Name Nieves | MI M. | Title Secretary |
| 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <i>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.</i> | |
| 15. Will your business be located within 300 feet of any private/public school, day care or child care facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If "YES," are the facilities located on different floors or stories of the building? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| <i>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.</i> | |
| <i>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.</i> | |
| <i>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.</i> | |
| 16. Will your business be located within 1,000 feet of a private school? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 17. Will your business be located within 1,000 feet of a public school? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I have reviewed all forms to ensure they are complete. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| I have obtained all required local and state certifications (pages 3-5). | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| All application packets have been notarized. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Phone numbers and email address for contact person are up to date. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| All additional documentation as required by the application packets is attached. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If required, out of state criminal history checks are attached (PHS #7). | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A |
| Certification of publication in local newspaper has been completed (page 5). | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |
| A copy of the newspaper publication is attached (page 5). | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A |

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

Jose R. Mendez

SIGN HERE

[Signature]
PRESIDENT

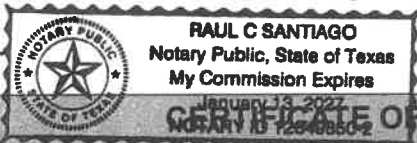
TITLE

Before me, the undersigned authority, on this 1ST day of NOVEMBER, 2024, 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

[Signature]
NOTARY PUBLIC

SEAL



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



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

C4443-01-000-0001-00 (629915)
SEPEC LLC
2306 E EXPRESSWAY 83 STE 5
MISSION TX 78572

C4443-01-000-0002-00 (629916)
QUIRICO LTD &
JOSE R & SYLVIA Y CARRERA
210 S BRYAN RD STE 5-A
MISSION TX 78572

C4443-02-000-0003-00 (629917)
OOS INVESTMENTS LLC
3107 MOSSHALL WAY
SAN JOSE CA 95135

C4443-02-000-0005-00 (629920)
QUIRICO LTD &
JOSE R & SYLVIA Y CARRERA
210 S BRYAN RD STE 5-A
MISSION TX 78572

C4443-02-000-005A-00 (683075)
808 SOUTH SHARY ROAD LLC & 3929 W
302 JUAREZ AVE
LAREDO TX 78040

P1650-01-000-0000-05 (840959)
CARRERAS JOSE R & SYLVIA Y
1016 E GRIFFIN PKWY
MISSION TX 78572

B1865-00-000-000N-00 (1129595)
MARMUR LLC
AVE VASCONCELOS 266 LOCAL W PLAZA
COL HACIENDA EL ROSARIO CP 66247
SAN PEDRO GARZA GARCIA NL