

ITEM# 1.7

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic
Beverages - The Mix
2509 Colorado Street, Ste. 102
Lot 1, Block 2, Santa Lucia Development
C-3
The Mix Beer & Wine, LLC

REVIEW DATA

The subject site is located near the NW corner of Colorado and S. Taylor Road along the north side of Colorado Street. The applicant is leasing a container in the Mobile Food Park and would like to keep offering Alcoholic Beverages. The existing food trucks would be selling the food. Access to the site will be provided off of Colorado or S. Taylor Road through existing 24' driveways. The last CUP approved for this applicant was on November 13, 2023 for a period of 1 year after obtaining their business license.

- **Days & Hours of Operation:** Monday – Sunday from 3:00 pm to 12 midnight
- **Employees:** 2 employees
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff has requested a report from Mission P.D. in regards to any incidents which may have occurred in relation to the sale and on-site consumption of alcohol as of this date no reports have been submitted. Since there have been no issues with this conditional use permit, staff does not object to a 2 year re-evaluation.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2 yr. re-evaluation in order to continue to assess this operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Must comply with TABC requirements, and
- 4) CUP not transferable to others

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.

1-B LOT 4 5-C

5-B

5-A

1-A
MART STORE

SHARYLAND
TERRACE
LOT A

165
NAVIN¹

COLORADO STREET

LUCIA DR.
(PRIVATE)

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1
SANTA LUCIA
LOT 2
SANTA LUCIA
DEVELOPMENT

MOVIES 17 - MISSION

TAYLOR ROAD

167

SITE
LOCATION

55

156

157



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

No.

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.

1-B LOT 4 5-C

5-B

5-A

1-A
MART STORE

165

NAVIN
1

SHARYLAND
TERRACE
LOT A

COLORADO STREET

LUCIA DR.
(PRIVATE)

18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

SANTA LUCIA

LOT 2
SANTA LUCIA
DEVELOPMENT

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TAYLOR ROAD

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SITE
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200' RADIUS MAILOUT MAP



CITY OF MISSION
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No.



COLORADO STREET

TAYLOR RD.

SITE
LOCATION

[Back](#)[Export to Excel](#)[Print Results](#)**License #:****AIMS License Type:** MB**AIMS License #:** 200116746**Trade Name:** The Mix**Owner:** The Mix Beer and Wine LLC

Location Address:	2509 Colorado St Unit 102	Mailing Address:	329 S McColl Rd
	Mission , TX 78572		McAllen , TX
	United States		785018921
			United States

County: Hidalgo**Status:** Active**Orig. Issue Date:** 12/15/2023**Exp. Date:** 12/14/2025**Wine Percent:****Location Phone No.:****Subordinates:**

Related To:	Gun Sign:	RED
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S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS
ASSOCIATION INC
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
329 S MCCOLL RD
MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA A
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501