



LA MICHOCANA MEAT MARKET™  
SINCE 1986  
8830 Long Point Rd. Ste. 600  
Houston, TX 77055  
P. (713) 547-4600  
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May 12, 2021

City of Mesquite  
Planning and Zoning Department  
P.O. Box 850137  
Mesquite, Texas 75185-0137

Re: Letter of Request for TABC Variance Application

To Whom It May Concern:

My name is Rafael Ortega and I am the manager of the managing general partner of Ortega Real Estate Interests Limited Partnership ("OREILP"). OREILP owns the real estate located at 5200 Gus Thomasson Road in Mesquite, Texas.

OREILP will be renting a portion of the space to LMMM Dallas #12, Ltd. dba La Michoacana Supermarket #12. The store's address will be 5200 Gus Thomasson Road, Suite 100. I am also the manager of the general partner of LMMM Dallas #12, Ltd.

There are currently approximately 40 La Michoacana Meat Markets and some La Michoacana Supermarkets in the Dallas area and almost 200 throughout Texas. The stores offer meat, groceries, produce and a variety of other products to its customers. This property in Mesquite is located across the street from an elementary school and a church.

We realize that the sale of alcohol near a school or church may be concerning to the community. However, these stores are grocery stores and not bars. The customers cannot drink on the store's premises and can only purchase beer and wine for off-premise consumption.

The majority of our stores also offer beer and wine for off-premise consumption. The sale of beer and wine does not make up the majority of our sales, but it is an added convenience for our customers to be able to pick up those items while they shop. We would like the opportunity to offer that convenience at this location.

We appreciate your time and attention reviewing this matter.

Thank you

Rafael Ortega