

## **ITEM# 1.5**

**CONDITIONAL USE PERMIT:** Sale & On-Site Consumption of Alcoholic Beverages – El Porton  
2311 N. Conway Avenue, Ste. 10  
Lot 2, Shops at 495  
C-3  
El Porton, LLC  
c/o Rebeca Avendano

### **REVIEW DATA**

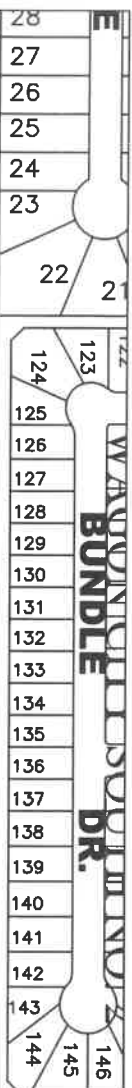
The subject site is located approximately 320' North of W. Griffin Parkway along the west side of Conway Avenue. The applicant is leasing a 3,500 sq. ft. suite within a commercial plaza for a proposed Mexican and Seafood restaurant with a bar component. Staff notes that there is an existing drive-thru service window which would require separate CUP. Access to the site is off a 35' driveway off of Conway Avenue.

- **Hours of Operation:** Monday – Sunday from 8am to 10pm
- **Staff:** 11 employees in different shifts.
- **Parking:** In viewing the floor plan, there is a total of 82 seating spaces, which require 27 parking spaces (82 seats/ 1 space for every 3 seats = 27.3 parking spaces). It is noted that the parking area is held in common (69 existing parking spaces) and are shared with other businesses.
- **Sale of Alcohol:** Section 6-4 states: "...the sale of all alcoholic beverages within 300 feet of any church, public school, private school or public hospital, is hereby prohibited. There are no such uses within 300' of this site.

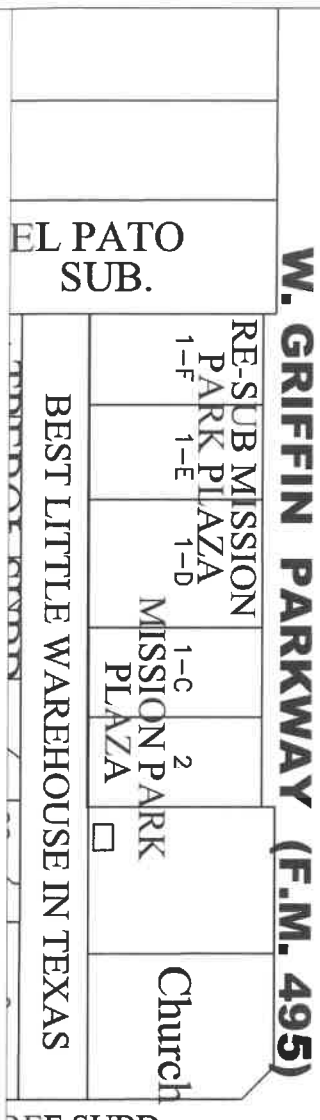
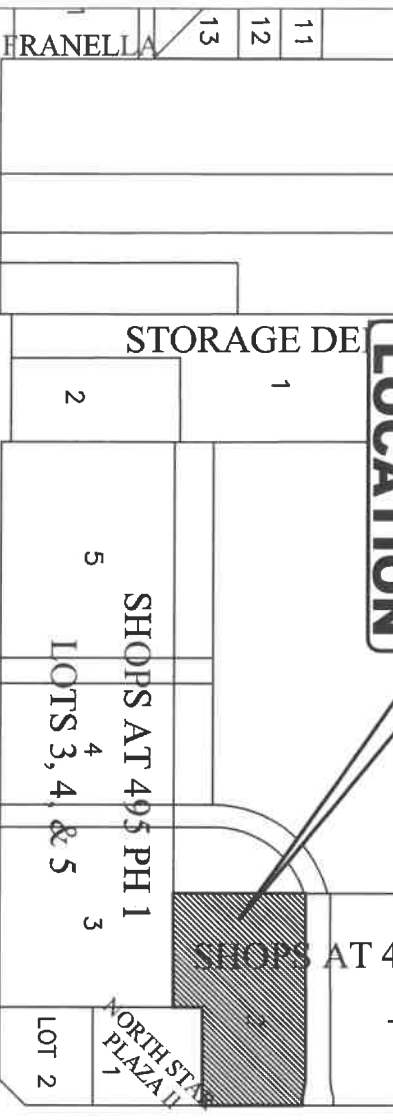
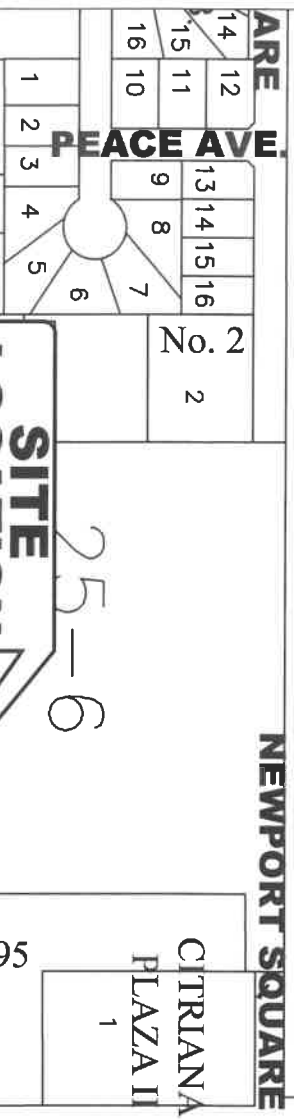
**REVIEW COMMENTS:** Since this business will not be open after 10 p.m., and the sale of alcohol is not the primary item of purchase, staff does not object to this proposal. Staff mailed out 18 notices to the property owners within a 200' radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

**RECOMMENDATION:** Staff recommends approval subject to:

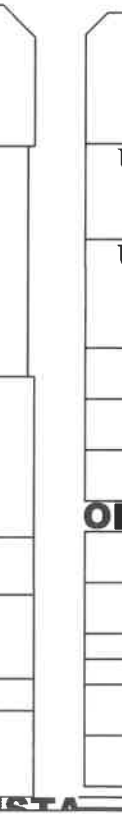
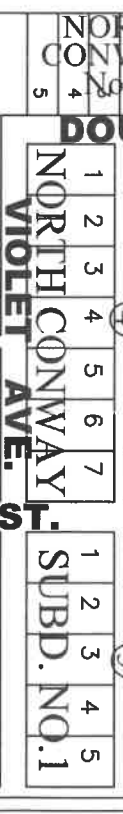
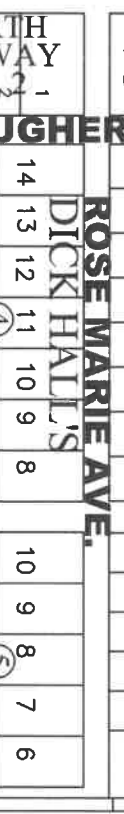
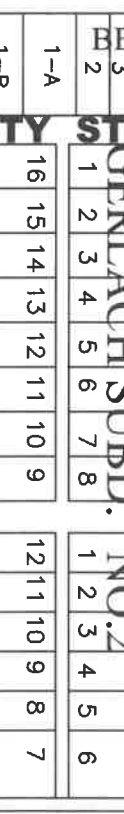
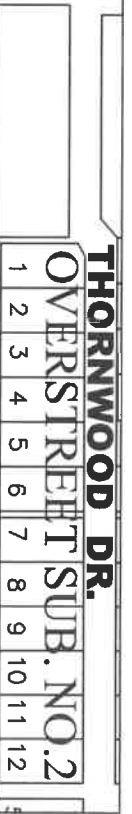
- 1) 2-year re-evaluation after obtaining the business license in order to assess this new business,
- 2) Must comply with TABC requirements and TABC License,
- 3) Must comply with all City Codes (Building, Fire, Health, etc.),
- 4) Acquisition of a business license prior to occupancy,
- 5) CUP not be transferable to others, and
- 6) Wet Zone Property



1 EDINBURG MAIN CANAL R.O.W.



CONWAY (S. H. 107)

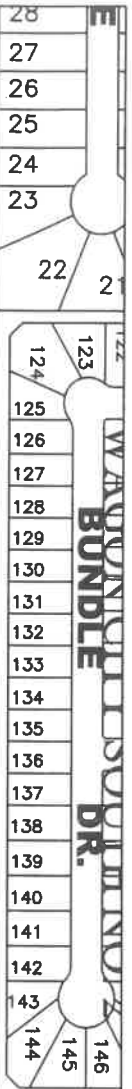


CITY OF MISSION  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78372  
 PH: (956) 580-6672  
 FAX: (956) 580-8680

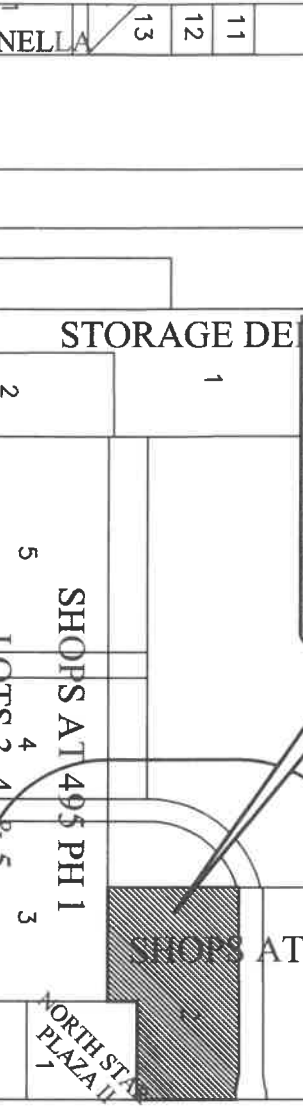
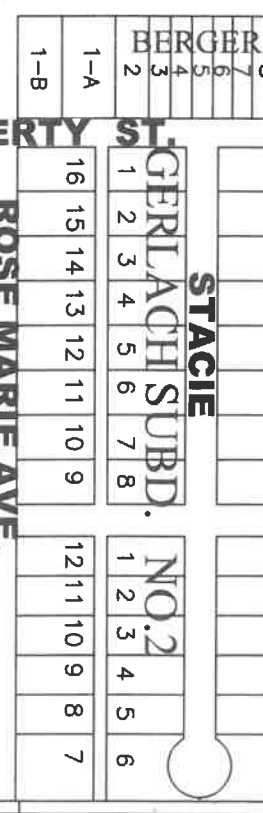
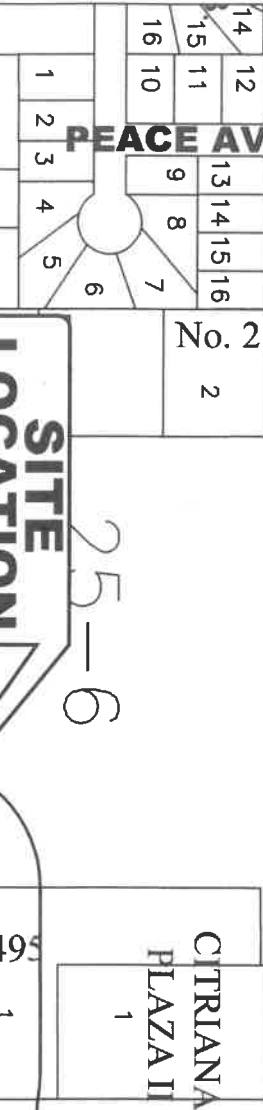
No. \_\_\_\_\_

# 200' RADIUS MAILOUT MAP

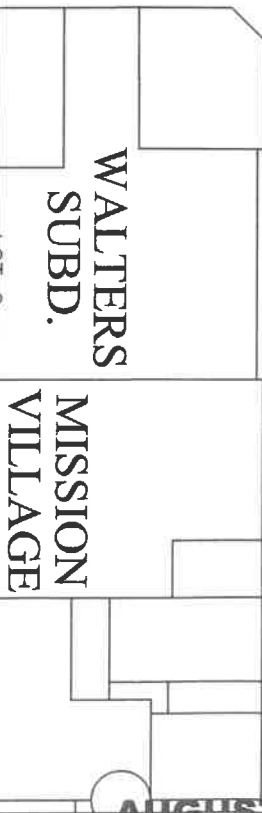
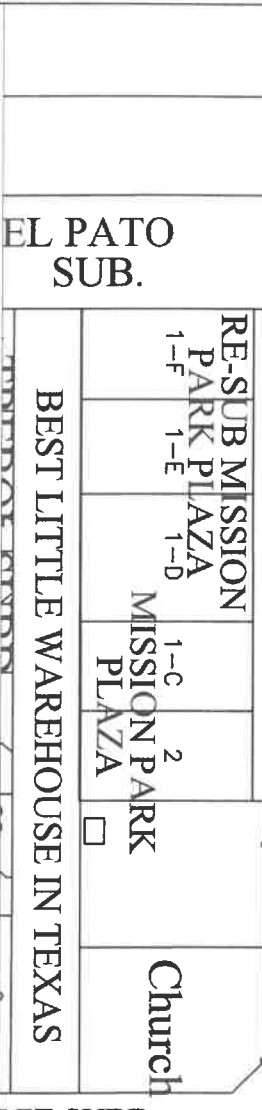
1 EDINBURG MAIN CANAL R.O.W.



NEWPORT SQUARE



W. GRIFFIN PARKWAY (F.M. 495)



CITY OF MISSION  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 75712  
PH: (956) 580-8672  
FAX: (956) 580-8680

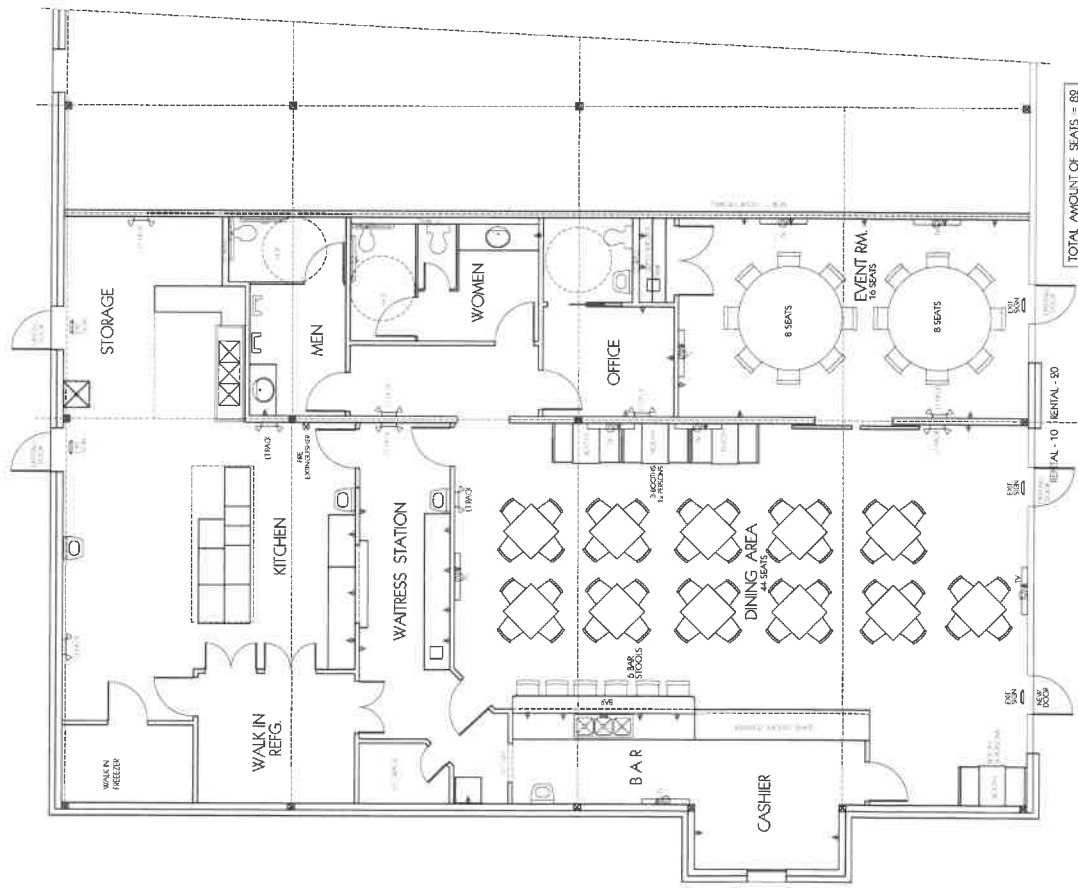
No.



**GRIFFIN PKWY (F.M. 495)**

**CONWAY AVE. (S.H. 107)**

**SITE  
LOCATION**



TOTAL AMOUNT OF SEATS = 68

ELECTRICAL PLAN LAYOUT  
TOTAL RENTAL AREA = 3500.00 FT

RENTAL - 10 RENTAL - 80





## CALDOS

- CALDO DE POLLO** \$10.95  
Carne de pollo y vegetales.  
Se sirve con arroz y tortillas
- CALDO DE RES** \$12.95  
Carne de res y vegetales.  
Se sirve con arroz y tortillas
- 

## PLATILLOS DE MARISCOS

El marisco se sirve con tortillas o galletitas saladas.

- CALDO DE MARISCO** \$13.95  
Se sirve con arroz blanco
- CALDO DE CAMARÓN Y PESCADO** \$13.95  
Se sirve con arroz blanco
- CHICHARRÓN DE PESCADO** \$12.95  
Tiapia empanizada con el exquisito sabor de nuestra receta especial.  
Se sirve con arroz blanco, papas fritas y ensalada
- CAMARÓN EMPANIZADO** \$13.95  
Camarones empanizados con el exquisito sabor de nuestra receta especial.  
Se sirve con papas fritas, arroz blanco y ensalada
- SEAFOOD COMBO** \$13.95  
Caldo de mariscos con 2 chicharrones de pescado y arroz

- VALLARTA COMBO** \$14.95  
Caldo de camarón con 2 chicharrones de pescado y arroz

- MAR SAMPLER** \$14.95  
3 Chicharrones de pescado y 3 camarones empanizados.  
Se sirve con papas fritas, arroz y ensalada



Caldo de Mariscos

Mar Sampler

## COKTEL DE CAMARÓN

Camarones frescos en la deliciosa salsa tocadera de casa. Se acompaña de aguacate y ajonjolí.

**MED** \$10.95  
**GDE** \$13.95



Camarón Cocktail

## KIDS MENU

- SOPA DE FIDEO** \$5.95  
Se sirve con chips
- 2 QUESADILLAS** \$5.95  
Se sirve con frijoles charros o papas fritas
- 2 TACOS DE CARNE ASADA** \$5.95  
Se sirve con frijoles charros o papas fritas
- 2 TACOS PIRATAS** \$5.95  
Tacos de carne asada con queso asador
- CHICKEN NUGGETS** \$5.95  
Se sirve con papas fritas

## BAR

- MARGARITA** \$8  
**BEER** DOMESTIC \$4  
Miller Lite  
Budlight  
Michelob Ultra
- PIÑA COLADA** \$8  
**IMPORTS** \$5  
Indio  
Dos Equis  
Corona
- TEQUILA SUNRISE** \$8
- PALOMA** \$8
- SPICY MANGO** \$8  
Modelo Negra
- MICHELADA** \$8



Pine Colada

Tequila Sunrise

Piña Colada

Spicy Mango

## BEBIDAS

- BEBIDAS DE LA FUENTE** \$2.95
- COCA DE LATA** \$1.50
- AGUA EMBOTELLADA** \$1.50
- TÉ DE LA CASA** \$3.49
- TÉ CON ZUMO DE FRUTA (NO REFILS)** \$3.95
- LIMONADA (NO REFILS)** \$3.49
- CAFÉ** \$2.95





## ALMUERZOS

DE TODO EL DIA  
Con Tortillas de Harina o Maiz

- HUEVOS RANCHEROS** **\$7.95**  
2 Huevos al gusto batidos en salsa ranchera con papiles y frijoles
- MACHACADO CON HUEVO** **\$8.95**  
2 Huevos revueltos con machacado Se sirven con papiles, frijoles y salsa ranchera
- PAPAS CON HUEVO** **\$7.95**  
2 Huevos revueltos con papas Se sirven con tomo, frijoles y salsa ranchera
- CHORIZO CON HUEVO** **\$7.95**  
2 Huevos revueltos con chorizo Se sirven con papilas, frijoles y salsa ranchera



Huevos Rancheros



Machacado with Huevo



Papas con Huevo

## APERITIVOS

- SOPA DE FIDEO**  
Regular **\$5.95**  
Con Carne **\$6.95**  
Con Carne y Frijoles de la Olla **\$7.95**
- PANCHOS**  
Tostaditas de maiz con frijoles refritos, queso americano, bistec, lechuga, tomate, aguacate y crema fresca
- MEDIANO** **\$11.95**
- GRANDE** **\$13.95**
- GUACAMOLE SAMPLER** **\$11.95**  
Variedad: El Ranch, El Chupile, El Guacamole y El Sencillo
- QUESITO EN SALSA** **\$8.95**  
Queso fresco cocinado en una deliciosa salsa ranchera
- CHORIZO** **\$9.95**  
Queso asadero gratinado en comal con chorizo y tortillas
- QUESADILLAS A LA PLANCHA** **\$7.95**  
4 Tortillas de maiz hechas a mano con una abundante costura de queso asadero a la plancha
- NORRENOS DE FRIJOLES** **\$6.95**  
Taqüitas de frijoles refritos en doble tortilla de maiz fina
- FRIJOLE PREPARADOS** **\$3.95**  
Frijoles charros con bistec y queso asadero



Sopa de Fideo con Carne y Frijoles



Panchos

## ANTOJITOS

- SINCRONIZADA** **\$10.95**  
Tortilla de Harina Gigante con Bistec, frijoles, queso asadero, lechuga, tomate, y aguacate
- TOSTADAS DE POLLO** **\$9.95**  
3 Tostadas con frijoles refritos, pollo lechuga, tomate, aguacate, queso fresco y crema fresca
- TOSTADAS DE CARNE** **\$10.95**  
3 Tostadas con frijoles refritos, carne, lechuga, tomate, aguacate, queso fresco y crema fresca



Sincronizada



Tostadas de Pollo

## TAQUERIA

- LOS COMBOS**  
4 Tacos, 1 Papa, Frijoles Charros y Bebida de la Fuente  
Tortillas de maiz a mano, harina, o doble tortilla de maiz
- COMBO DE BISTEC** **\$12.95**
- COMBO DE FAJITA** **\$14.95**
- COMBO MONTEREY** **\$13.95**  
Tacos de bistec con aguacate y queso fresco
- TACOS BAJA** **12.95**  
3 Tacos de chicharon de pescadero con venado, tomate y cilantro  
Se sirven con papas fritas o arroz de cebolla
- FAJI-REGIO**  
2 Tacos Harina o Maiz con una deliciosa salsa ranchera y queso asadero y Fajitas a la plancha acompañado a la parrilla o frijoles charros \$13.95  
Aguacate, queso fresco \$55
- QUESABIRRIA (4)**  
Tacos de Fajita/A queso Characa en tortilla doble de mesa **\$13.95**



Fajita-Regio

## PAPAS ASADAS

- Papas asadas con maizavullita, queso amonico, y crema fresca
- PERSONAL** **\$5.95**  
**REGULAR** **\$6.95**  
**CON CARNE** **\$8.95**
- GRANDE** **\$10.95**  
**REGULAR** **\$13.95**  
**CON CARNE** **\$16.95**



Papas con Carne

## PLATILLOS MEXICANOS

- CHICKEN FAJITA PLATE** **\$13.95**  
Se sirve con ensalada, arroz, frijoles charros, una quesadilla y tortillas  
Hasta Saborino por \$1.50 extra
- BEEF FAJITA PLATE** **\$14.95**  
Se sirve con ensalada, arroz, frijoles charros, una quesadilla y tortillas
- BEEF FAJITA CON CAMARONES** **\$16.95**  
Se sirve con ensalada, arroz, frijoles charros, una quesadilla y tortillas
- LAMINILLAS DE RIBEYE**  
Laminillas de Ribeye cocinadas con cebolla y chila morron Se sirven con arroz, frijoles charros y tortillas **\$14.95**
- BIG BOTANA PLATE FIESTA** **\$17.95**  
Beef fajita o chicken fajita con nachos, frijoles refritos y queso americano
- BISTEC RANCHERO** **\$13.95**  
Se sirve con ensalada, arroz, frijoles refritos y tortillas
- CABRITO EN SALSA** **\$19.95**  
Se sirve con ensalada, arroz, frijoles refritos y tortillas
- MILANESA DE RES** **\$14.95**  
Carne de res en corte sabana con un delicioso empanizado Se sirve con ensalada, arroz, frijoles refritos y tortillas
- MILANESA DE POLLO** **\$14.95**  
Pollo en corte sabana con un delicioso empanizado Se sirve con ensalada, arroz, frijoles refritos y tortillas
- TAMPIQUENIA DE RES** **\$15.95**  
Bistec de Res a la plancha  
2 Enchiladas Americanas  
Se sirve con ensalada, arroz, frijoles refritos y tortillas



Chicken Fajita Plate

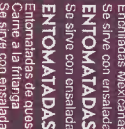
- ENCHILLADAS Y FLAUTAS**
- FLAUTAS DE POLLO** **\$11.95**  
Flautas de pollo con lechuga, tomate, queso fresco y crema
- ENCHILLADAS AMERICANAS** **\$11.95**  
Se sirve con arroz y frijoles refritos
- ENCHILLADAS MEXICANAS** **\$11.95**  
Enchiladas Mexicanas de queso fresco
- ENCHILLADAS SUIZAS** **\$11.95**  
Enchiladas Suizas de pollo
- ENCHILLADAS MEXICANAS** **\$11.95**  
Enchiladas Mexicanas de queso fresco
- ENTOMATADAS DE POLLO** **\$12.95**  
Se sirve con ensalada, arroz y frijoles refritos
- ENTOMATADAS DE CARNE** **\$13.95**  
Se sirve con ensalada, arroz y frijoles refritos



Flautas de Pollo



Enchilladas Americanas



Enchilladas Mexicanas



Enchilladas Suizas



Enchilladas Mexicanas



Entomatadas de Pollo



Entomatadas de Carne

## FAMILIARES

- BOTANA MIXTA**  
Fajita de res, fajita de pollo y sausage con nachos, frijoles refritos y queso americano  
Se acompaña con arroz, ensalada, quesadillas y tortillas
- 2 PERSONAS** **\$29.95**  
\*Por cada persona sirve de \$6.95 a \$9.95, \$10.00 para el primer fajita de res mixta, incluye el primer fajita de res por persona\*
- BOTANA DE MARRISCOS**  
Chicharon de pescadero y camarones empanizados con nachos, frijoles negros, frijoles y queso asadero  
2 Caldos de mariscos  
Se acompaña con arroz, panes fritos, arroz de cebolla y tortillas
- 2 PERSONAS** **\$34.95**



Botana Mixta



Botana de Mariscos



43061

Document reference ID : 367551

## 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:** 367551  
**Applicant Name:** El Porton, L.L.C.  
**License Type applied for:** Mixed Beverage Permit (MB)

### Entity Information

**Business Structure:** Limited liability company  
**FEIN/SSN Number:** 465191324  
**Historically Underutilized Business:** No  
**Veteran-owned business:** No  
**Fraternal Owned:** No

### Initial Application Information

**Authority Type:** I am a principal or authorized user with binding authority  
**Prefix:** Mr  
**Legal First Name:** Roberto  
**Legal Middle Name:** Martin  
**Legal Last Name:** Avendano  
**Suffix:** Sr.  
**Email Address:** roberto.avendano.sr@live.com  
**Phone Number:** 956-533-0806

### Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
El Porton, L.L.C.	REBECA AVENDANO	Manager and/or Officer, Member	50
El Porton, L.L.C.	ROBERTO AVENDANO	Manager and/or Officer, Member	50

## Basic Business information

**Business/Trade Name:** El Porton Mexican Restaurant  
**Business Type** Restaurant

## Location's Phone Numbers

**Business Phone Number** 956-322-3133  
**Alternate Phone Number** 956-533-0806

## Location Address

**Address:** 2311 N Conway Ave, STE 10, Mission, TX, United States, Hidalgo 78574  
**Is your location within city limits?** Yes

## Mailing Address Information

**Address:** 7700 N 10th St STE H, McAllen, TX, United States, Hidalgo 78504

## Measurement Information

**Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?** No

**Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?** No

## Sixty Day Sign Requirements

Posted the 60 day sign: No

Refuting reason: There is a Restaurant Bar in the neighboring Plaza. I will Post up sign today 05-07-2024

## Projected Sales Information

Sales Year: 2024  
Alcohol Sale: \$20,000.00  
Food Sales: \$500,000.00  
Total Sales: \$520,000.00

## Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location? No

Are you operating under? Lease

## Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement? No

Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way? No

## Shared premise information

Do you share the premises with another business entity?

No

## Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	Shops At 495-Lot 2, Ltd

## Location Diagram

Will the license or permit embrace the entire location address?      Yes



**TEXAS ALCOHOLIC  
BEVERAGE COMMISSION**  
Beer • Liquor • Restaurants • Productivity Commission

### 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

\_\_\_\_\_, TEXAS  
City

**SEAL**



**TEXAS ALCOHOLIC  
BEVERAGE COMMISSION**  
Enforcing Public Health and Protecting Communities

**CERTIFICATE OF COUNTY CLERK 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 2 day of July, 2024, that the location for which the license/permit is sought is in a "wet" and is not prohibited by any valid order of the Commissioner's Court.

- MB** Mixed Beverage Permit
- MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- BG/FB** Wine and Beer Retailer's Permit with Required 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

**ARTURO GUAJARDO, JR.**

County Clerk

**HIDALGO**

County

**SEAL**





TEXAS ALCOHOLIC BEVERAGE COMMISSION  
*Texas Helping Businesses & Protecting Communities*

**COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES**

I hereby certify on this 20<sup>th</sup> day of June, 2024, 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 32052293829

Outlet Number 00004

Print Name of Comptroller Employee Karla Flores

Print Title of Comptroller Employee Taxpayer enforcement officer

SIGN HERE

Karla Flores  
Comptroller Representative

McAllen, TEXAS  
City

**SEAL**





**TEXAS ALCOHOLIC  
BEVERAGE COMMISSION**  
Ensuring Responsible Consumption of Alcohol

## PUBLISHER'S AFFIDAVIT

Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
<i>Publisher or designee certifies attached notice was published in newspaper stated on dates shown</i>	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
<b>S E A L</b>	
<b>ATTACH PRINTED COPY OF THE NOTICE</b>	

N4200-02-000-0001-00 ( 247255)  
BAZAN ELIAS JR & MARIA DELIA  
BAZAN FAMILY REVOCABLE LVG TRUST  
2316 N CONWAY AVE  
MISSION TX 78574

N4200-02-000-0002-00 ( 247256)  
BAZAN ELIAS JR & MARIA DELIA  
BAZAN FAMILY REVOCABLE LVG TRUST  
2316 N CONWAY AVE  
MISSION TX 78574

N4200-02-000-0003-00 ( 247257)  
DEJABRI HOLDINGS LP  
3900 W MILE 3  
MISSION TX 78574

N4200-02-000-0005-00 ( 247259)  
FLORES JUANITA M  
2302 N CONWAY AVE  
MISSION TX 78574

N6830-01-000-002B-00 ( 559996)  
MARCLYN DEV CO LTD  
304 W NOLANA AVE  
MCALLEN TX 78504

W0100-00-025-0006-02 ( 316994)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

C0154-00-000-0001-00 ( 840505)  
AIN 2013 TX MISSION LLC  
ATTN: ROBERT J AMBROSI  
1401 BROAD ST  
CLIFTON NJ 7013

N6830-02-000-0001-00 ( 1072101)  
EPLNM LLC  
304 W NOLANA AVE  
MCALLEN TX 78504

S3293-00-000-0001-00 ( 1371327)  
SHOPS AT 495-LOT 1 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-00-000-0000-05 ( 1371326)  
SHOPS AT 495-LOT 1 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-00-000-0002-00 ( 1371328)  
SHOPS AT 495-LOT 1 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-0004-00 ( 1466421)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-0000-3A ( 1466419)  
SHOPS AT 495 - LOT 3 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-0000-1A ( 1466418)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-000B-00 ( 1466424)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-000C-00 ( 1466425)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-000D-00 ( 1466426)  
SHOPS AT 495 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209

S3293-01-000-0003-00 ( 1466415)  
SHOPS AT 495 - LOT 3 LTD  
4040 BROADWAY STE 508  
SAN ANTONIO TX 78209