

ITEM# 1.7

CONDITIONAL USE PERMIT: Drive-Thru Service Windows & Sale
& On-Site Consumption of Alcoholic
Beverages – La Palma Azul
3501 N. Conway Avenue, Ste. 1
Lot 2, IHOP On Conway Subdivision
C-3
Elio C. Garza

REVIEW DATA


The subject site is located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. The applicant is leasing a 1,701 sq.ft. building for a snack place which will include two drive-thru windows on the north side of the building. Access to the drive-thru service windows would be off of Conway Avenue via a 24' driveway. They would place the order on the first window on the north side of the building and pick up the order on the second window. The drive-thru window's location allows stacking for approximately 3 vehicles. The applicant would like to offer alcoholic beverages with their snacks.

- **Days/Hours of Operation:** Monday – Saturday from 11 am to 10 pm and Sunday from 12 pm to 8:30 pm. Alcoholic beverages are only served during allowable State selling hours.
- **Staff:** 10 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 3 tables with 4 chairs each for a total of 12 seating spaces proposed, which would require 4 parking spaces. (1 parking space for every 3 seats = 4). It is noted that the parking spaces are held in common for this commercial. There is a total of 130 parking spaces that will be shared with the other businesses. The applicant will have to comply with the landscaping requirements.
- **Sale of Alcohol:** This request is compliant to Sec. 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: Staff recommends that proper signage be placed for the Drive-Thru Service Windows in order to avoid any confusion and that they install a speed bump to be located just before existing vehicles reach the access lane. Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2-year re-evaluation after obtaining the business license in order to asses this new business,
- 2) Must comply with TABC requirements,
- 3) Must comply with all City Codes (Building, Fire, Health, etc.),
- 4) Installation of a speed bump at the end of the ordering window;
- 5) Acquisition of a business license prior to occupancy,
- 6) CUP not be transferable to others, and
- 7) Wet zone

ODS CO.S SUBD. 

40

39

38

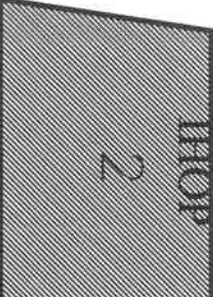
REZ

COMPTON DR.

34

35

36



LEAL ACRES

30

CONWAY (S.H. 107)

MISSION CII

(UNRECORDED SUBDIVISION)

VICTORY

30-7

TURISTA

(UNRECORDED SUBDIVISION)

29-7

FIRST CASH PAWN

RENELL DEVELOPMENT



CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572

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

No.

200' RADIUS MAILLON MAP

ODS CO.S SUBD. 11321

40

39

REZ

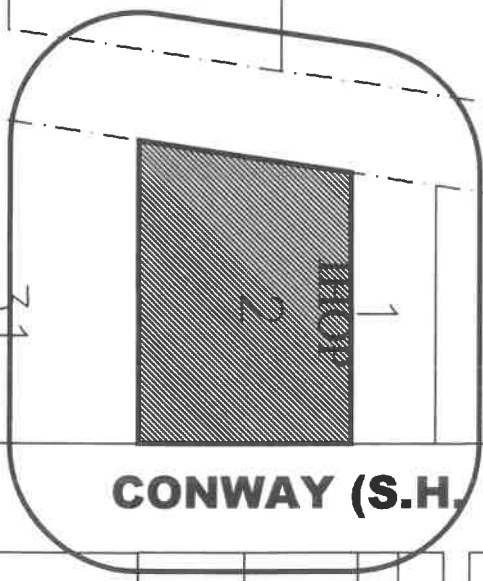
38

COMPTON DR.

34

35

36



LEGAL ACRES

30

CONWAY (S.H. 107)

MISSION CITY

(UNRECORDED SUBDIVISION)

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30-7

TURISTA

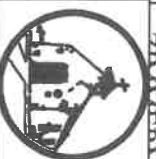
(UNRECORDED SUBDIVISION)

29-7

FIRST CASH PAWN

RENELL DEVELOPMENT

12 13



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.



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

**SITE
LOCATION**





SHE'S

SHE'S

SHE'S

NOTICE: THIS PROPERTY IS UNDER CONSTRUCTION. ALL ACTIVITIES ARE LIMITED TO THE EXISTING STRUCTURE. ANY CHANGES TO THE ORIGINAL PLAN SHALL BE APPROVED BY THE LOCAL AUTHORITY. THE OWNER ASSUMES ALL LIABILITY FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY. THE OWNER DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION.

FLOOR PLAN LAYOUT

A1.0

DESIGN BASED ON EXISTING ON SITE DATA. CONTRACTOR RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND REQUIREMENTS BOTH CITY AND SUBMISSION REQUIREMENTS. ALL DIMENSIONS AND REQUIREMENTS MUST BE ACCURATE AND VALIDATION STATE.

SC: 1/4" = 1'-0"

FLOOR PLAN
1,701 SQ. FT.

A
1.0

7&L
DESIGN CONCEPT TO CREATION

DESIGN CO. INC.
7400 EASTING CO.
222 N. EMERY, 77013
HOUSTON, TX 77058
936.251.7174

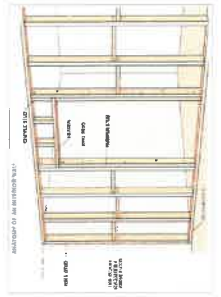
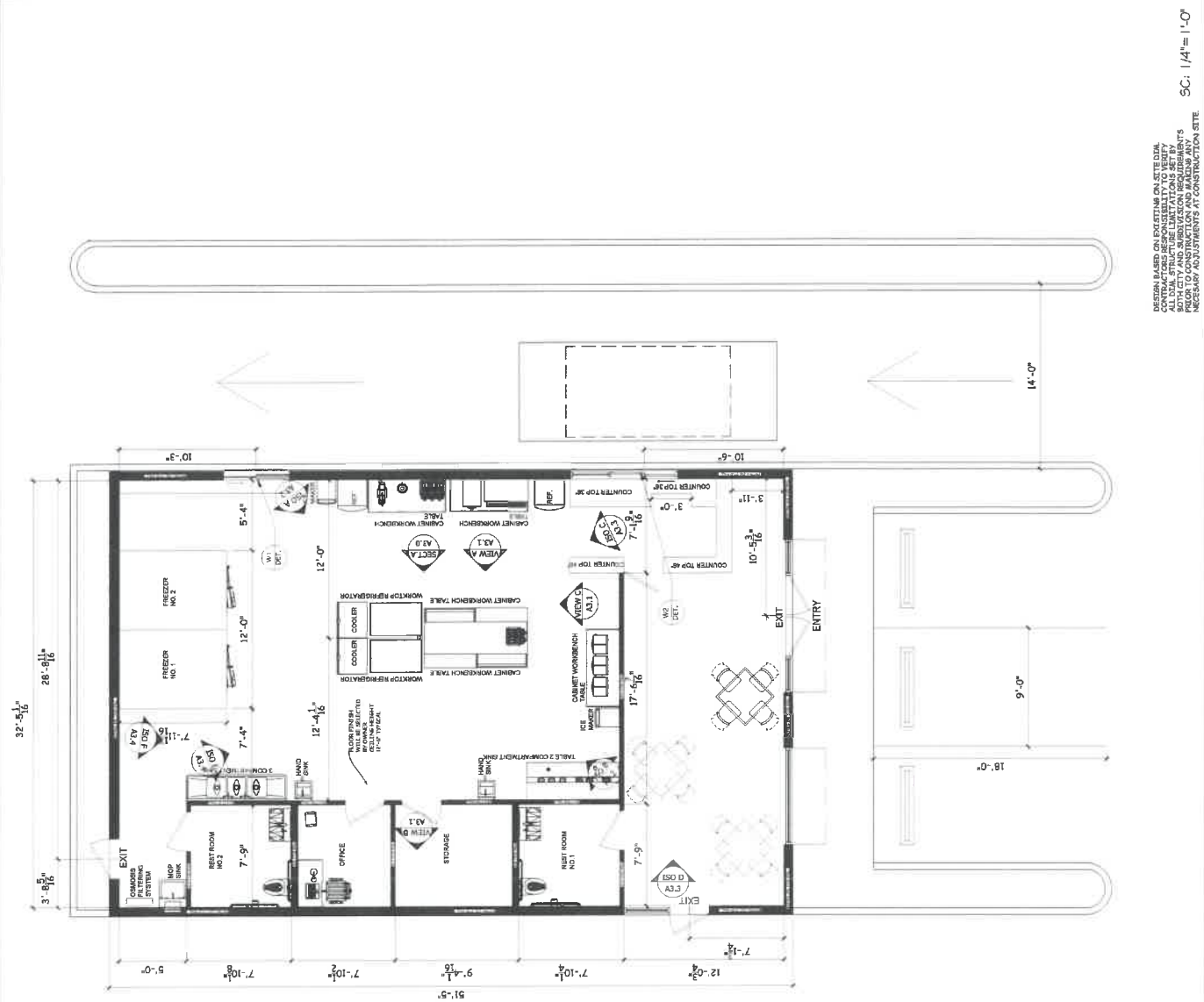
CLIENT CONTACT
MR. ELIO GARZA

PROJECT ADDRESS
3501 N. CONWAY AVE. SUITE 1
MISSION TEXAS

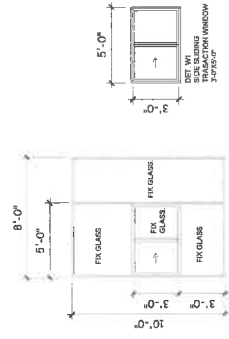
REVISION NO. 6
REVISION DATE: 07.25.24

DATE: 07.25.24
PROJECT NO.: 240606

DRAWN BY: [Name]
CHECKED BY: [Name]



Structural Observation
1. The owner, his/her authorized representative shall conduct all structural observations. Structural observations shall be for the purpose of documenting general compliance with the construction documents. However, such observations shall not constitute a warranty of any kind, nor shall they be responsible for the construction documents.



OWNER INFO:
MR. ELIO GARZA
9563548946

LOCATION ADDRESS:
3501 N. CONWAY AVE.
SUITE 1
MISSION TEXAS

DRIVE THRU
LA PALMA AZUL



SINCE 1982

MICHELADA

Best Beer Brands

	32oz	59oz
Michelada Clásica	\$ 7.60	\$ 13.00
Michelada Botanera	\$ 10.30	
Michelada Mar & Tierra	\$ 11.90	
Michelada Cocktelera	\$ 13.00	
Mangochelada	\$ 8.70	
Piñachelada	\$ 8.70	

Extras & Toppings: Starting \$0.50



16oz 32oz 59oz
\$ 5.25 \$ 9.15 \$ 17.00

Preparacion aproximada

3a4 5a8 10a14

*24oz por preparacion aproximada



COCKTAILS

FROZEN SMOOTHIE

	16oz	32oz	59oz
Piña Colada	\$ 5.60	\$ 11.12	\$ 18.98
Blue Hawaiian	\$ 5.60	\$ 11.12	\$ 18.98
Strawberry Daquiri	\$ 6.35	\$ 12.20	\$ 19.98
Mango Daiquiri	\$ 6.35	\$ 12.20	\$ 19.98

Extras & Toppings: Starting \$0.50

*Prepared only with wines with 17 percent alcohol.

COCKTAILS

SALTY OR SWEET



	32oz	59oz
Bevo Salado	\$ 7.60	\$ 13.00

Extras & Toppings: Starting \$0.50



COCKTAILS

SALTY OR SWEET

	<u>32oz</u>	<u>59oz</u>
Perro Salado	\$ 7.60	\$ 13.00
Perro Pinto	\$ 7.60	\$ 13.00
Vampiro 	\$ 7.60	\$ 13.00
Vampiña	\$ 7.60	\$ 13.00
Paloma	\$ 7.60	\$ 13.00
Carreta	\$ 7.60	\$ 13.00
Manzanita	\$ 7.60	\$ 13.00
Smirnoff Preparado	\$ 8.15	\$ 14.10
Clamato Preparado 	\$ 7.85	\$ 14.10

**Prepared only with wines with 17 percent alcohol.*

Extras & Toppings: Starting \$0.50



BEBIDAS

ZERO ALCHOL

	<u>32oz</u>	<u>59oz</u>	
Mineral - Preparada	\$ 6.78	\$ 11.78	
Mineral - Sal y Limón Tajín	\$ 5.43	\$ 10.60	
RUSA	\$ 7.05	\$ 13.00	
Limonada	\$ 6.50	\$ 11.80	
Limonada de Fresa	\$ 6.89	\$ 12.20	
Limonada de Pepino	\$ 6.89	\$ 12.20	
	<u>16oz</u>	<u>32oz</u>	<u>59oz</u>
Mangonada	\$ 5.58	\$ 11.12	\$ 18.98
Fresada	\$ 5.58	\$ 11.12	\$ 18.98
Piña Colada S/A	\$ 5.32	\$ 10.58	\$ 18.72
Blue Hawaiian S/A	\$ 5.32	\$ 10.58	\$ 18.72

Extras & Toppings: Starting \$0.50



CAMARONES

HOUSE SPECIALTY

Tostadas "La Palma"	\$ 4.34	
	<u>5.5oz</u>	<u>10oz</u>
Camarón Botanero	\$ 4.34	\$ 8.68
Carne Botanera	\$ 3.25	\$ 5.58
	<u>10oz</u>	<u>12oz</u>
Carne & Camarón Botanero	\$ 5.86	\$ 11.40
	<u>12oz</u>	<u>16oz</u>
Cocktel de Camarón	\$ 10.68	\$ 13.18

Extras & Toppings: Starting \$0.50



TAPITAS BOTANERAS

	<u>8oz</u>
Mexu Tierra	\$ 5.15

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Extras & Toppings: Starting \$0.50



TAPITAS BOTANERAS

	<u>8oz</u>
Mar y Tierra	\$ 5.15
Botanera	\$ 4.89
Cocktelera	\$ 6.50
Carne & Camarón botanero	\$ 5.97
Dulce Preparada	\$ 4.15
Fruta Preparada	\$ 4.15

SNACKS

Hot & SPACE

Chips & Cheese	\$ 3.63
Nachos & Cheese	\$ 3.09
Gummy Bears & Chamoy	\$ 3.09
Conchitas Preparadas	\$ 2.98
Crazy Corn Nuts	\$ 3.80
Pikacheetos	\$ 5.25
Maruchan Preparada	\$ 5.45
Marranada	\$ 5.45
Chips & Shrimps	\$ 8.15
Pickle Preparado	\$ 6.35
Pickle Enrollado	\$ 6.78
Manzana Enrollada	\$ 6.78
Chips Mar y Tierra	\$ 10.29
Frito Pay	\$ 5.43
Hot Cheetos y Pickles	\$ 3.10

Extras & Toppings: Starting \$0.50



Elote en Vaso	<u>8oz</u>	<u>12oz</u>	<u>16oz</u>	<u>20oz</u>
	\$ 3.25	\$ 4.45	\$ 5.59	\$ 6.78
	<u>12oz</u>	<u>16oz</u>		
Cacahuete Mar y Tierra	\$ 6.50	\$ 8.68		

RASPAS

RASPAS ESPECIALES

ZERO ALCOHOL

Extras & Toppings: Starting \$0.50

12oz	16oz	20oz	12oz	16oz	20oz
\$ 1.89	\$ 2.55	\$ 3.09	\$ 2.47	\$ 3.09	\$ 4.06
Blue Coco, Strawberry, Cherry Banana, Grape, Pineapple Tamarindo, Mango, Raspberry Blueberry, Bubble GUM, Tiger Blood, Lemon-Lime			Chamoyada, Pink Leche Pika Deli		

PLATOS PREPARADO

Dulces Preparados	\$ 5.15
Futa Preparada:	\$ 5.15
*Fresa, Pepino, Mango, Manzana, Piña, Naranja	



VAMPIRO



MINERAL CON CAMARONES



CAMARONES BOTANEROS



HOT CHEETOS CON QUESO



MARRANADA



CRAZY CORN



SMIRNOFF PREPARADO



MINERAL LIMON SAL & TAJIN



LIMONADA CON FRESA



MANGO DAIQUIRI



MICHELADA "LA PALMA"



MARUCHAN PREPARADA

CHIPS MAR Y TIERRA



RASPAS

RASPAS ESPECIALES

ZERO ALCOHOL

Extras & Toppings: Starting \$0.50

12oz	16oz	20oz	12oz	16oz	20oz
\$ 1.89	\$ 2.55	\$ 3.09	\$ 2.47	\$ 3.09	\$ 4.06
Blue Coco, Strawberry, Cherry			Chamoyada, Pink Leche		
Banana, Grape, Pineapple			Pika Deli		
Tamarindo, Mango, Raspberry					
Blueberry, Bubble GUM,			PLATOS PREPARADO		
Tiger Blood, Lemon-Lime			Dulces Preparados	\$ 5.15	
			Futa Preparada:	\$ 5.15	

*Fresa, Pepino, Mango,
Manzana, Pina, Naranja



43057 (BG)



TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texas Helping Businesses & Protecting Communities

Document reference ID : 382156

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:	382156
Applicant Name:	GASO INC.
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Corporation
FEIN/SSN Number:	822383650
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

Legal First Name: ELIO

Legal Middle Name: CESAR

Legal Last Name: GARZA

Email Address: eliogarza@gmail.com

Phone Number: 956-354-8946

Principal Parties

Principal Parent Entity	Principal Party	Role	%Ownership
GASO INC.	ELIO GARZA	Stockholder/Shareholder, President, Treasurer	51
GASO INC.	SAMANTHA GARZA	Stockholder/Shareholder, Secretary	49

Basic Business information

Business/Trade Name: LA PALMA AZUL- MISSION
Business Type Convenience Store

Location's Phone Numbers

Business Phone Number 956-354-8946

Location Address

Address: 3501 S Conway Ave, Mission, TX, United States, Hidalgo 78572
Is your location within city limits? Yes

Mailing Address Information

Address: 1810 Lago Delton, Edinburg, TX, United States, Hidalgo 78542

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

Location Additional Information

Is the proposed location in a hotel or motel?

No

Alcohol percentage

Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign: Yes
Date Posted: 6/14/2024

Projected Sales Information

Sales Year: 2024
Alcohol Sale: \$800,000.00
Other Sales: \$600,000.00
Total Sales: \$1,400,000.00

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	Lessor	HAIDAR PROPERTIES LLC

Location Diagram

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

Bond Information

Fulfillment Type	Bond Category	Bond Amount	Status
Bond Provider	Conduct Surety Bond	\$5,000.00	New



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 27th day of June, 2024, 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

Alvaro Chupa

City Secretary/Clerk

Mission, TX

City



,TEXAS

SEAL



TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texas Helping Businesses & 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 27th day of June, 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:
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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 3rd day of July, 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 32064489993

Outlet Number 00003

Print Name of Comptroller Employee Esther Guajardo

Print Title of Comptroller Employee Taxpayer Enforcement Officer

SIGN HERE

Guajardo
Comptroller Representative

Brownsville
City

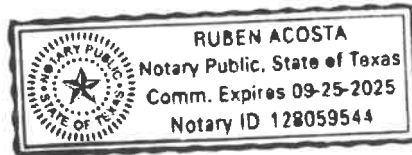
,TEXAS





**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Preserving Heritage, Encouraging Business, & Protecting Communities

PUBLISHER'S AFFIDAVIT	
Name of newspaper	Advance News Journal
City, County	Pharr, Hidalgo County
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	06/26/2024 & 07/03/2024
<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	07/03/2024
Signature of Notary Public	
SEAL	
ATTACH PRINTED COPY OF THE NOTICE	



LEGAL NOTICE

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On-Premise Permit by Gaso Inc., DBA: La Palma Azul- Mission to be located at 3501 N. Conway Ave., Hidalgo County, Mission, Texas 78574. Officers of said corporation are Elio Cesar Garza-President, Treasurer, and Samantha Garza - Secretary.

(Published in the Advance News Journal on June 26 & July 3, 2024.)

B2225-00-00C-0031-04 (574838)
MCCLAIN DANIEL M JOSEPH
3501 N CONWAY AVE
MISSION TX 78573

B2225-00-00C-0032-00 (123506)
VALDEZ PROPERTIES LLC
2308 SILVERADO SOUTH
MISSION TX 78573

B2225-00-00C-0034-10 (123511)
VALDEZ DANIELLE A
1901 S VOSS RD NO. 6
HOUSTON TX 77057

B2225-00-00C-0035-20 (123512)
SALINAS MA ESTER
715 MILLER ST
MISSION TX 78572

B2225-00-00C-0035-30 (123513)
PENA BERNARDO JR
C/O BERNARDO PENA SR
306 DOHERTY AVE
MISSION TX 78572

B2225-00-00C-0035-40 (123515)
JACOBSON STANLEY & MARINA
1505 DOHERTY AVE
MISSION TX 78572

W0100-00-029-0007-13 (317266)
SAENZ CONRADO & MARIA DEL CARMEN
SAENZ FAMILY REVOCABLE LVN TRUST
PO BOX 1914
MISSION TX 78573

W0100-00-030-0007-00 (317360)
3504 CONWAY SERIES A SERIES OF VMK
4600 TORONTO AVE
MCALLEN TX 78503

W0100-00-030-0007-02 (317362)
VMK INVESTMENTS GROUP LLC
4600 TORONTO AVE
MCALLEN TX 78503

W0100-00-030-0007-07 (317367)
BORREGO JAVIER
3516 N CONWAY AVE
MISSION TX 78573

W0100-00-030-0007-08 (317368)
GARZA ERICK I & DELLANIRA L GARZA
3518 N CONWAY AVE
MISSION TX 78573

B2225-00-00C-0031-06 (1014121)
DOUBLE GS MOTORS LLC
3315 N CONWAY
MISSION TX 78573

I2080-00-000-0002-00 (1559739)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR, TX 78577-5574

I2080-00-000-0001-00 (1559738)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR, TX 78577-5574