AGENDA ITEM EXECUTIVE SUMMARY

Meeting Date: March 19, 2025

Agenda Item:

Public hearing and take action to consider a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – Point Padel Club in a property zoned C-3 (General Business District), being Lot 2A, Stewart Plaza Subdivision, located at 1508 E/Expressway 83. Applicant: Point Padel Club, LLC

Prepared By: Susana De Luna

Title: Assistant Planning Director

Signature: Susana De Suna

Brief Summary:

Project Timeline

- <u>February 12, 2025</u> Application for Conditional Use Permit ("CUP") submitted to the City.
- February 21, 2025 In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2025 Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary

- The site is located at the Southeast corner of E. Expressway 83 and Travis Street.
- Per Code of Ordinance, the Sale & On-Site Consumption of Alcoholic Beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant is constructing a 12,852 square feet 2-story Sports Complex Facility that would include the following: 3-padel interior courts, 2-padel exterior courts, lobby, office, storage areas, bar and a terrace.
- Access to the site is via a 24' access driveway off of Travis Street.
- The proposed hours of operation are as follows: Sunday Friday from 5:30 am to 12:00 am, and Saturday from 5:30 am to 1 am
- Staff: 12 employees in different shifts
- Parking: The applicant is proposing to have 44 parking spaces.
- Sale of Alcohol: The facility includes a "bar" component. Section 1.56(3a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, public owned property, and residences. There are none of these land uses within the above radius (measured door to door for church or hospital; measured lot line to lot line for schools).
- The Planning staff has not received any objections to the request from surrounding property owners. Staff mailed out (6) legal notices to surrounding property owners.

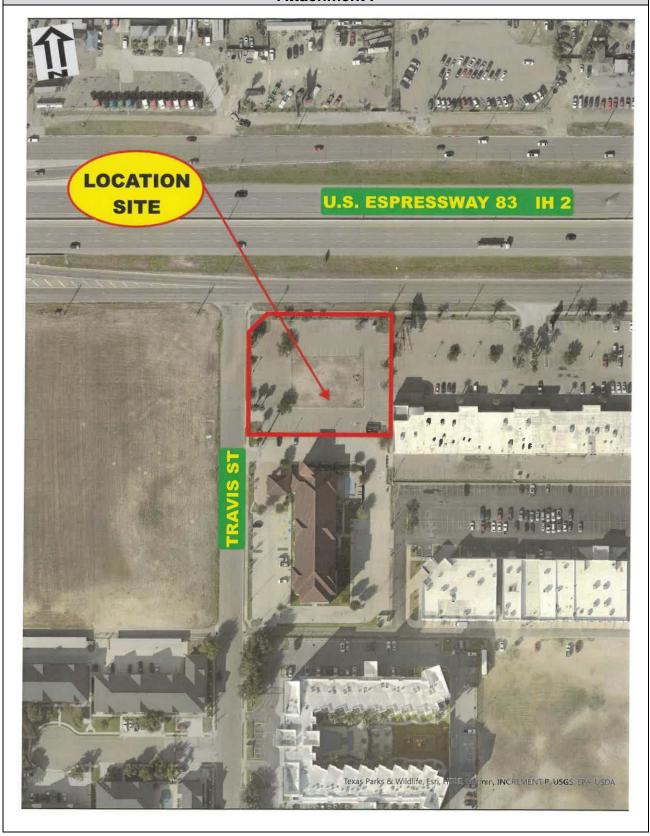
 In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

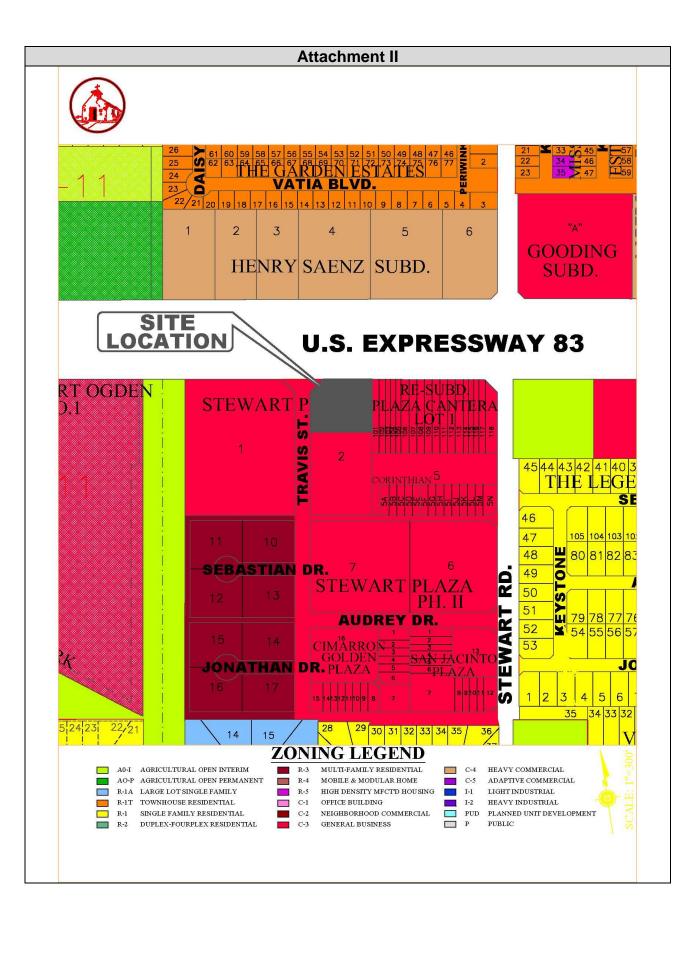
Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

- 1. Life of use with the understanding that the permit can be revoked due to non-compliance.
- 2. Must comply with all City Codes (Building, Fire, Health, and Sign codes, etc.)
- 3. Must comply with TABC requirements.
- 4. Must submit alcohol and food sales report quarterly.
- 5. CUP not transferable to others.
- 6. Hours of operation are Monday Friday & Sunday from 5:30 am to 12:00 am, and Saturday from 5:30 am to 1:00 am

Attachment I

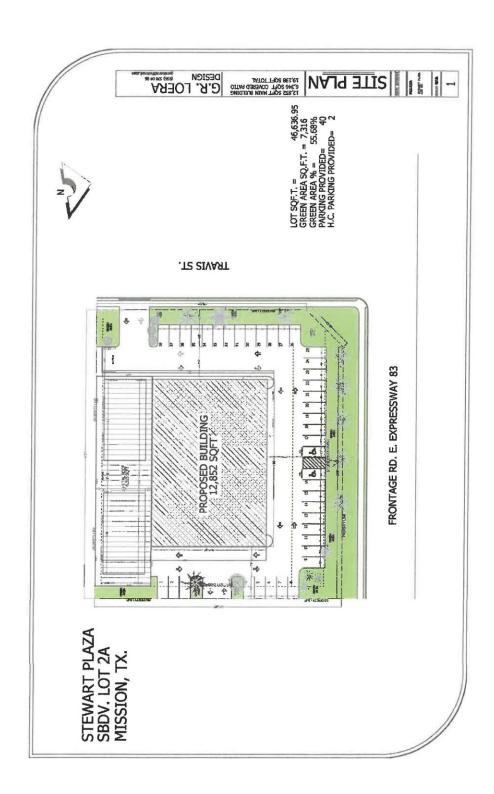




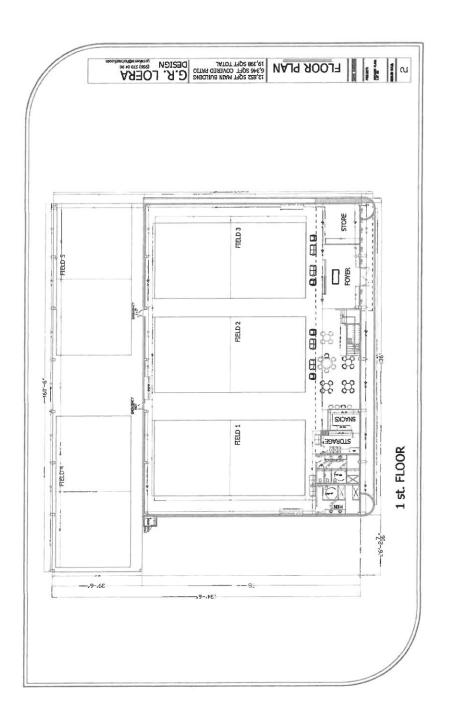
Attachment III



Attachment IV



Attachment V



Attachment VI WALTON FLOOR PLAN ALLOHNO G.R. LOERAN CONSERD PATTO PLAN CONTROL CONCERD PATTO PLAN CONCERD PATTO DESIGN (606) 57004 96. 2 nd. FLOOR

Attachment VII



Required Certifications

					Join	TAB	Ci	n the fi	ght against hu	ıman	traf	ficking		L-CERT (7/2022
a	pply	/ing a	ıs re	quired by 1	proper officia FX Alc. Bev. Co orm must be s	ls to ode, S ubmi	obt Sect tted	ain cert ions 11.3 with yo	ification for the 37, 11.39, 11.46(b ur Initial Applicat BC office for ass	type o), 61.3 ion for	of lic 7, 61 m.	ense/per	mit for 2 and R	which you are
1	and li	lus				LC	CA	TION	NFORMATION			10,000	HITAL I	e to die been
1.	Tı	rade N	ame (of Location (N	lame of restaurant	, bar, s	store	, etc.)						
2.	O	Wner o	T P	ADEL CLU	AB ant (Name of Corp	oratio	n, LL	C, etc.)						
	P	OIN	P	ADEL CLU	B. LLC									
3.	T	ype of	Owne	er	•	5-0								
		Corps		n tnership				d Liability (tnership		
4.		catio					ımıte	d Liability F	Partnership		Oth	er:		
	11	EM	c	EXPRESSW	Av 03									
	Ci		C.	EXPRESSWI	11 83				County				State	Zip Code
	M	IS51	ON						HIDAL	60			TX	72572
5.		ailing		ess					HILDAL	90			1/	182 12
	27	101	Br	ock St										
	Ci								County				State	Zip Code
	M	ISS	CON						HIDALG	0			TX	78572
6.				ephone Numb	er	Alte	rnate	Telephon	e Number	E-mail	Addr	ess		19512
	(156) -	63	8-7155						POLI	UTP	ADEL CL	118 60 6	MAIL, COM
7.	Ap	plicat	ion fo	or:				I PL			1000			11/12 0 1 00/1
	678	0		Reinstaten	nent Licens	e/Perm	nit Nu	mber	Reinstatement and	d Change	e of Tr	ade Name	License	Permit Number
	Z	Origi	ıaı	☐ Change of	Location Licens	e/Perm	nit Nu	mber	☐ Change of Locatio	n and Tr	ado N	ama	License	e/Permit Number
8.A.	Tvi	ne of ()ff_Pr	**************************************		The same	Pinne.		Change of Location	in anu m	aue IV	anie		
NAME OF TAXABLE PARTY.				emise Retaile	r License/Dermit									
		BF	Reta		r License/Permit: Premise License		E	Local Ca	rtage Permit	П	P	Package 5	Store Perm	nit
		BF	Wine	il Dealer's Off- and Malt Bev	Premise License erage Retail				rtage Permit		P		Store Perm	
		BF BQ	Wine Deal	il Dealer's Off- and Malt Bever's Off-Premis	Premise License erage Retail se Permit		ET		rtage Permit rty Local Cartage Pern	_	P Q	Package S Wine Only		
8B.		BF BQ LP	Wine Deal Loca	il Dealer's Off- and Malt Beve er's Off-Premis I Distributor's F	Premise License erage Retail se Permit Permit				· ·	_				
8B.		BF BQ LP pe of C BE	Wine Deal Loca n-Pr Reta	il Dealer's Off- e and Malt Beve er's Off-Premis I Distributor's F emise Retailer il Dealer's On-	Premise License erage Retail se Permit Permit r License/Permit Premise License			Third-Pa	· ·	_	Q	Wine Only	/ Package	
8B.	Туг	BF BQ LP pe of C BE	Wine Deal Loca n-Pr Reta Wine	il Dealer's Off- e and Malt Beve er's Off-Premis I Distributor's F emise Retailer il Dealer's On- and Malt Beve	Premise License erage Retail se Permit Permit r License/Permit		ET	Third-Pa	rty Local Cartage Pern	nit 🗆	Q MB	Wine Only Mixed Be	/ Package	
8B.	Ty:	BF BQ LP e of C BE BG	Wine Deal Loca n-Pr Reta Wine On-Pr	il Dealer's Off- e and Malt Bevi er's Off-Premis I Distributor's F emise Retailer il Dealer's On- and Malt Beve remise Permit	Premise License erage Retail se Permit Permit r License/Permit Premise License		ET E FB	Third-Pa	rty Local Cartage Pern rtage Permit d Beverage Certificate	nit 🗆	Q	Wine Only Mixed Be	/ Package	
	Tyr	BF BQ LP De of C BE BG BP	Wine Deal Loca n-Pro Reta Wine On-Pro	il Dealer's Off- e and Malt Bever's Off-Premis I Distributor's Femise Retailer il Dealer's Ove and Malt Beveremise Permit rpub License	Premise License erage Retail se Permit Permit License/Permit Premise License rage Retail Dealer	s	E F B LH	Third-Pa	rty Local Cartage Pern rtage Permit d Beverage Certificate urs Certificate	nit 🗆	Q MB	Wine Only Mixed Be	/ Package	
	Tyr	BF BQ LP De of C BE BG BP	Wine Deal Loca In-Pro Reta Wine On-Pro Brew I/hole	il Dealer's Off- e and Malt Beve er's Off-Premis I Distributor's emise Retailer il Dealer's On- and Malt Beve remise Permit pub License saler's, Distri	Premise License erage Retail se Permit Permit Permit r License/Permit Premise License rage Retail Dealer butor's, or Manufa	s	E FB LH	Local Ca Food and Late Houcense/Pen Distillers a	rty Local Cartage Pern rtage Permit d Beverage Certificate urs Certificate mit and Rectifiers Permit -	nit	Q MB WP	Wine Only Mixed Be Waterpari	v Package verage k Permit	Store
	Tyr	BF BQ LP De of C BE BG BP De of V BB	Wine Deal Local Property Reta Wine On-Property Brew Model General Property Reta Model Reta Model Reta Model Reta Reta Reta Reta Reta Reta Reta Reta	il Dealer's Off- e and Malt Bever's Off-Premis Il Distributor's F emise Retailer il Dealer's On- and Malt Beve emise Permit ryub License saler's, Distributor'	Premise License erage Retail se Permit Permit License/Permit License/Permit Premise License erage Retail Dealer butor's, or Manufa's License	s	E FB LH 's Li	Local Ca Food and Late Houcense/Pen Distillers a	rty Local Cartage Pern rtage Permit d Beverage Certificate ars Certificate mit and Rectifiers Permit - premise consumption	nit	Q MB	Wine Only Mixed Be	v Package verage k Permit	Store
	Tyr	BF BQ LP De of C BE BG BP De of V	Wine Deal Local Property Reta Wine On-Property Brew Model General Property Reta Model Reta Model Reta Model Reta Reta Reta Reta Reta Reta Reta Reta	il Dealer's Off- e and Malt Beve er's Off-Premis I Distributor's emise Retailer il Dealer's On- and Malt Beve remise Permit pub License saler's, Distri	Premise License erage Retail se Permit Permit License/Permit License/Permit Premise License erage Retail Dealer butor's, or Manufa's License	s	E FB LH	Local Ca Food and Late Houcense/Pen Distillers a	rty Local Cartage Pern rtage Permit d Beverage Certificate urs Certificate mit and Rectifiers Permit -	nit	Q MB WP	Wine Only Mixed Be Waterpari	y Package verage k Permit ent Seller's	Store
	Tyr	BF BQ LP De of C BE BG BP De of V BB	Wine Deal Loca Present Reta Wine On-Present Brew /hole General Bran	il Dealer's Off- e and Malt Bever's Off-Premis Il Distributor's F emise Retailer il Dealer's On- and Malt Beve emise Permit ryub License saler's, Distributor'	Premise License erage Retail se Permit Permit Permit I License/Permit Premise License rage Retail Dealer buttor's, or Manufa's License s License	s	E FB LH 's Li	Local Ca Food and Late Houcense/Per Distillers a allows on- Out-of-Sta Permit Winery - a	rty Local Cartage Permit If Beverage Certificate If Severage Certific	nit	Q MB WP	Wine Only Mixed Be Waterpark Nonreside Brewer's S	verage k Permit ent Seller's	Store Permit ution License
	Tyr	BF BQ LP De of C BE BG BP De of V BB	Wine Deal Local Nonr Reta	il Dealer's Off- e and Malt Bever's Off-Premis il Distributor's F emise Retailer il Dealer's On- and Malt Beve remise Permit ipub License saler's, Distril eral Distributor's	Premise License erage Retail se Permit Permit Permit I License/Permit Premise License rage Retail Dealer buttor's, or Manufa's License s License	s	E FB LH 's Li D	Local Ca Food and Late Houcense/Pern Distillers a allows on- Out-of-Sta Permit Winery - a consumpt	rty Local Cartage Permit If Beverage Certificate If Severage Certific	nit	MB WP S SD W	Mixed Be Waterpari Nonreside Brewer's S Wholesale	/ Package verage k Permit ent Seller's Self-Distrib	Store Permit uution License
	Tyr	BF BQ LP De of C BE BG BP De of V BB BC BN	Wine Deal Local Property Reta Wine On-Property Property P	il Dealer's Off- e and Malt Bever's Off-Premis Il Distributor's F emise Retailer il Dealer's On- and Malt Beve remise Permit ipub License saler's, Distributor's ch Distributor's esident Brewer er's License	Premise License erage Retail se Permit se Permit Permit r License/Permit Premise License rage Retail Dealer' buttor's, or Manufa's License s License	s D	E FB LH 's Li D DS	Local Ca Food and Late Houcense/Pern Distillers a allows on- Out-of-Sta Permit Winery - a consumpt	rty Local Cartage Pernit d Beverage Certificate irs Certificate mit and Rectifiers Permit - premise consumption ate Winery Direct Shipp allows on-premise ion	nit	MB WP S	Mixed Be Waterpari Nonreside Brewer's S Wholesale	/ Package verage k Permit ent Seller's Self-Distrib	Store Permit ution License
	Tyr.	BF BQ LP De of C BE BG BP De of V BB BC BN BW JD	Wine Deal Local Property Reta Wine On-Property Brew Mole General Bran Nonr Brew Bond	il Dealer's Off- e and Malt Beve- er's Off-Premis il Distributor's F emise Retailer il Dealer's On- and Malt Beve- remise Permit troub License saler's, Distributor's eral Distributor's esident Brewel- er's License led Warehouse	Premise License erage Retail se Permit Permit Premise License rage Retail Dealer' buttor's, or Manufa's License s License r's License e (Dry Area)	s	E FB LH S LI D DS G J	Local Ca Food and Late Hou- cense/Per Distillers a allows on- Out-of-Sta Permit Winery - a consumpt Bonded V	rty Local Cartage Permit d Beverage Certificate urs Certificate and Rectifiers Permit - premise consumption ate Winery Direct Shipp allows on-premise ion Varehouse	nit	MB WP S SD W	Mixed Be Waterpari Nonreside Brewer's S Wholesale	/ Package verage k Permit ent Seller's Self-Distrib	Store Permit uution License
8C.	Tyr	BF BQ LP De of C BE BG BP De of V BB BC BN BW JD On on Bar	Wines Deal Local Deal Local Property Reta Wine Con-Property Brew Bran Nonr Brew Bond OFF	il Dealer's Off- e and Malt Bew er's Off-Premis I Distributor's F emise Retailer Il Dealer's On- and Malt Beve emise Permit rpub License saler's, Distributor's ch Distributor's ch Distributor's esident Brewei er's License led Warehouse Premise Appl	Premise License erage Retail se Permit se Permit Permit r License/Permit Premise License rage Retail Dealer' buttor's, or Manufa's License s License	s s clurer	E FB LH S LI D DS G J	Local Ca Food and Late Hou- cense/Per Distillers a allows on- Out-of-Sta Permit Winery - a consumpt Bonded V	rty Local Cartage Permit d Beverage Certificate mit and Redifiers Permit - premise consumption ate Winery Direct Shipp allows on-premise ion Varehouse e at this Location	nit	MB WP S SD W	Mixed Be Waterpari Nonreside Brewer's S Wholesale	verage verage k Permit ent Seller's Self-Distrib er's Permit	Permit ution License
8C.	Type S C C C C C C C C C C C C C C C C C C	BF BQ LP pe of C BE BG BP pe of V BB BC BN BW JD On on Bar Civic	Wines Deal Local Deal	il Dealer's Off- e and Malt Beve er's Off-Premis Il Distributor's F emise Retailer Il Dealer's On- and Malt Beve emise Permit rpub License saler's, Distributor' ch Distributor' ch Distributor's esident Brewer led Warehouse -Premise Appl	Premise License erage Retail se Permit Permit Permit Premise License erage Retail Dealer' buttor's, or Manufa's License s License s License e (Dry Area)	s s clurer	E FB LH 's Lin D DS G J	Local Ca Food and Late Hou- censelPerr Distillers a allows on- Out-of-Sta Permit Winery - s consumpt Bonded V iness Type Package Public E	rty Local Cartage Pernit de Beverage Certificate urs Certificate mit and Rectifiers Permit - premise consumption ate Winery Direct Shipp allows on-premise ion Varehouse e at this Location so Store Intertainment Fac. (PEI	nit	MB WP S SD W	Wine Only Mixed Be Waterpari Nonreside Brewer's 8 Wholesale General C	verage k Permit ent Seller's Self-Distrib er's Permit	Store Permit uution License
8C.	Tyr	BF BQ LP De of C BE BG BP De of V BB BC BN BW JD On on Bar Civic Conve	Wine Deal Local Lo	il Dealer's Off- e and Malt Bew er's Off-Premis I Distributor's F emise Retailer Il Dealer's On- and Malt Beve emise Permit rpub License saler's, Distributor's ch Distributor's ch Distributor's esident Brewei er's License led Warehouse Premise Appl	Premise License erage Retail se Permit Permit Permit r License/Permit Premise License erage Retail Dealer' buttor's, or Manufa's License s License r's License e (Dry Area)	s	ET E FB LH 's Lin D DS G J	Local Ca Food and Late Hou- censel Per Distillers a allows on- Out-of-Sta Permit Winery - a consumpt Bonded V iness Typ Package	rity Local Cartage Pernit de Beverage Certificate ins Certificate mit and Rectifiers Permit premise consumption ate Winery Direct Shipp allows on-premise ion Varehouse e at this Location e Store Intertainment Fac. (PE	nit	MB WP S SD W	Wine Only Mixed Be Waterpari Nonreside Brewer's 8 Wholesale General C	verage k Permit ent Seller's Self-Distrib er's Permit	Permit valuation License valuation Permit valuation License valuation Permit valuation Perm

Attachment VIII

Trade Name: POINT PADEL CI	UB, LLC	
Location Address: 1508 E. EXPRES	SS WAY 83 City: MISSI	CON County: HTPALGO
Per Sec. 11.37 not later than the 30th day after the	Off-Premise Certifications e date a prospective applicant for a permitrequests certificat	
address given in the request is in a wet are	a and whether the sale of alcoholic beverages for which the p	ermit is sought is prohibited by charter or ordinance
	Certificate of City Secretary: P, Q, BF, TX Alc. Bev. Code, Section 11.37 & 61.37	BQ
	☐ CHECK HERE IF NOT IN CITY LIMITS	
I hereby certify on this day of	, 20, that the location for which the licen ermit and inside the boundaries of this jurisdiction, who	se/permit is sought as the place of business is in a
Permits/Licenses Wet For Based on a	nost recent local option election, area is wet for:	
alcohol by v		
BF, BQ, Q The legal s	ale of malt beverages and wine for off-premise consumption or ale of all alcoholic beverages for off-premise consumption only	dy a significant appropriate the second seco
OR	•	
☐ I hereby refuse on this day of _	, 20 to certify this location.	
SIGN		
HERE		, TEXAS
C	City Secretary/Clerk	City
SEAL		
Per Sec. 11.37, not later than the 30" day after the	On-Premise Certifications date a prospective applicant for a permit requests certificati	on the city cocycles and a settlement of
address given in the request is in a wet are	a and whether the sale of alcoholic beverages for which the pe	rmit is sought is prohibited by charter or ordinance
Certificate of	City Secretary (FOR MB, MB/FB, BG, BG TX Alc. Bev. Code, Section 11.37 & 61.37	/FB, BE, & BE/FB)
hereby certify on this day of	. 20 , that this location address is	in a "wet" area for this type of license or permit and
inside the boundaries of this jurisdiction, where	e it is legal to sell such alcoholic beverages.	638 15
Permits/Licenses Wet For MB	Based on most recent local option election, area is Mixed Beverage Permit	
☐ MB/FB ☐ BG*	Mixed Beverage Restaurant Permit with required Food and Wine and Malt Beverage Retail Dealer's On-Premise Permit	Beverage Certificate
BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permi Retail Dealer's On-Premise License	
BE/FB*	Retail Dealer's On-Premise License with required Food and	d Beverage Certificate
*Mark box on right for BE and/or BE/FB	greater than 5% alcohol by volume	
*Mark box on right for any of the following	☐ 5% or less alcohol by volume Election for given location was held for:	
ficense or permit types BC ,BG/FB BE, BE/FB	OR THE RESERVE TO SERVE TO THE TENTON OF THE PARTY OF THE	ER Sept. 1, 1999
	legal sale of malt beverage/wine (14%) on-premise BEF	ORE Sept 1,1999
SIGN HERE		
	ity Secretary/Clerk	City , TEXAS
SEAL		-
The state of the s	Certification for Late Hours Certificate (LH)
Here was a second secon	TX Alc. Bev. Code, Chapters 29 & 70 et seq.	
hereby certify on this day of	, 20, that one of the below is con	
The governing body of this city or cou	nty has by ordinance or order authorized the sale of <i>mixed be</i>	everages between midnight and 2:00 A.M.;
The governing body of this city or cou	nty has by ordinance or order authorized the sale of malt bev	erage between midnight andA.M.;
The population of the city or county we released by the Bureau of the Census	nere premises are located was 500,000 or more according to the	ne 24 th Decennial Census of the United States as
OR	化海洋水体 化水平 医静脉切除性 化化氯化甲基磺胺甲基磺胺甲基	
	nere premises are located was 800,000 or more according to the	ne last Federal Census (2020).
SIGN HERE		-
	ty Secretary/Clerk	City, TEXAS
SEAL		-008

Attachment IX

Trade Name: POINT PADEL CLUB, LLC	
Location Address: 1508 A. EXPRESSWAY 83 City: MTCS5 Wholesaler, Distributor or Manufacturer Cer Per Sec. 11.37, not later than the 30 th day after the date a prospective applicant for a permit. requests certification	tifications n the city secretary, 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 permit is so	ought is prohibited by charter or ordinance.
Certificate of City Secretary for: J ☐ CHECK HERE IF NOT IN CITY LIMITS	
I hereby certify on this day of, 20, that this location address is in a "wet" area for the	his type of license or permit and incide the
boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages. SIGN HERE	. TEXAS
City Secretary/Clerk	City
SEAL	
Certificate of City Secretary for Winery (G) A	pplicants
Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine hi	
I hereby certify on this day of, 20, that this location address □ is □ is not in a "wet" boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.	
<u>OR</u>	
☐ I hereby refuse on this day of, 20 to certify this location. SIGN HERE	
City Secretary/Clerk	, TEXAS
SEAL Contiferate of City Secretary for DMS	2
Certificate of City Secretary for: BW &	
	for this type of license or permit and inside the
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and	for this type of license or permit and inside the
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election OR I hereby refuse on this day of, 20 to certify this location.	for this type of license or permit and inside the
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election OR I hereby refuse on this day of, 20 to certify this location.	for this type of license or permit and inside the
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election OR I hereby refuse on this day of, 20 to certify this location.	for this type of license or permit and inside the
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election of or in the properties on this day of, 20 to certify this location. SIGN	for this type of license or permit and inside the
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election of	for this type of license or permit and inside the Code. , TEXAS City
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election OR I hereby refuse on this day of, 20 to certify this location. SIGN HERE	for this type of license or permit and inside the Code. City W & X
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election of the	Code. City W & X or branch distributor's license may be issued and
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election of on and does does not allow for off-premise consumption in accordance with 501.035 of the Election of on and does not allow for off-premise consumption in accordance with 501.035 of the Election of on	Code. City W & X or branch distributor's license may be issued and
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election of does does not allow for off-premise consumption in accordance with 501.035 of the Election of does does not allow for off-premise consumption in accordance with 501.035 of the Election of does does not allow for off-premise consumption in accordance with 501.035 of the Election of does	TEXAS City W & X or branch distributor's license may be issued and a "wet" area for this type of license or permit and
Certificate of City Secretary for: BW & I hereby certify on this day of, 20, that this location address is in a "wet" area boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election of OR I hereby refuse on this day of, 20 to certify this location. SIGN	Code. City W & X or branch distributor's license may be issued and n a "wet" area for this type of license or permit and

Attachment X

rade Name: POINT PADEL	CLUB, LLC		
Per Sec. 11.37, not later than the 30th day after address given in the request is in a wet	Off-Pre	city: HTSSTON emise Certifications cant for a permit , requests certification, the f alcoholic beverages for which the permit	e county clerk shall cartify whather the location or
M是1000亿年,苏约·马克	Certificate of (County Clerk: P, Q, BF, BQ Code, Section 11.37 & 61.37	is socially spromotied by any valid order
		IERE IF NOT IN CITY LIMITS	di managara sa ki
Permits/Licenses Wet For Based on The legal alcohol by The legal	permit and inside the bo most recent local option sale of malt beverages for o volume sale of malt beverages and	undaries of this jurisdiction, where it is election. area is wet for: ff-premise consumption only ☐ greater th	mit is sought as the place of business is in a s legal to sell such alcoholic beverages. an 5% alcohol by volume OR 5% or less
!	22		
I hereby refuse on this day of	, 20	to certify this location.	
GN ERE			200
	County Clerk		County
EAL			
Per Sec. 11.37, not later than the 30" day after t	ne date a prospective applic	mise Certifications ant for a permitrequests certification, the	county clerkshall certify whether the location or
Certificate	of County Clerk (F	alcoholic beverages for which the permit is OR MB, MB/FB, BG, BG/FB, Code, Section 11.37 & 61.37	sought is prohibited by any valid order. BE, & BE/FB)
ereby certify on this day of	. 20) that this location address is in a "	wet" area for this type of license or permit and
de the boundaries of this jurisdiction, whe	200	alcoholic beverages. ecent local option election, area is wet fo	
☐ MB ☐ MB/FB	Mixed Beverage Permit		
□ BG*	Wine and Malt Beverag	rant Permit with required Food and Bever e Retail Dealer's On-Premise Permit	
□ BG/FB* □ BE*	Retail Dealer's On-Prer	e Retail Dealer's On-Premise Permit with re	equired Food and Beverage Certificate
□ BE/FB*	Retail Dealer's On-Prer	nise License with required Food and Bever	rage Certificate
*Mark box on right for BE and/or BE/FB	greater than 5% ald OR	ohol by volume	
_		by volume	
"Mark box on right for any of the following license or permit types BG_BG/FB BE_BE/FB	☐ legal sale of malt be OR ☐ legal sale of malt be	y volume itlon was held for: verage/wine (17%) on-pramise AFTER Sep verage/wine (14%) on-premise BEFORE S	st 1,1999
N RE			
	County Clerk		County
AL			
The state of the s	Certification for	Late Hours Certificate (LH)	
		ode, Chapters 29 & 70 et seq.	
reby certify on this day of	, 20_	that one of the below is correct:	
The governing body of this city or co	unty has by ordinance or o	der authorized the sale of <i>mixed beverage</i>	s between midnight and 2:00 A.M.;
The governing body of this city or co	unty has by ordinance or o	der authorized the sale of malt beverage b	petween midnight andA.M.;
	where premises are located us on April 1, 2020:	was 500,000 or more according to the 24th	Decennial Census of the United States as
OR	The state of the s	was 800,000 or more according to the last	Federal Census (2020)
N	- F		. vacra, variado (2020).
RE			County
RE	County Clerk		County

Attachment XI

Trade Name: POINT PADEL CLUB, LLC
Location Address: 1508 E. EXPRESSWAY 93 City: MTSSTON County: HTDALGO Wholesaler, Distributor or Manufacturer Certifications Per Sec. 11.37, not later than the 30" day after the date a prospective applicant for a permitrequests certification, the county 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 pennit is sought is prohibited by any valid order. Certificate of County Clerk for: J
☐ CHECK HERE IF NOT IN CITY LIMITS
I hereby certify on this day of, 20, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.
SIGN HERECounty
County Clerk
SEAL
Certificate of County Clerk for Winery (G) Applicants
Per Sec, 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election"
I hereby certify on thisday of, 20, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.
<u>OR</u>
☐ I hereby refuse on this day of, 20 to certify this location.
SIGN HERE
County Clerk
SEAL
Certificate of County Clerk for: BW & D
I hereby certify on this day of, 20, that this location address is in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, and does does not allow for on-premise consumption and does does not allow for off-premise consumption in accordance with 501.035 of the Election Code.
<u>OR</u>
☐ I hereby refuse on this day of, 20 to certify this location.
SIGN
SIGN HERE County
SIGN
SIGN HERE County
SIGN HERE County Clerk SEAL Certificate of County Clerk for: BB & BC, W & X
SIGN HERE County Clerk SEAL
SIGN HERE County Clerk S E A L Certificate of County Clerk for: BB & BC, W & X Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and
SIGN HERE County Clerk County Clerk S E A L Certificate of County Clerk for: BB & BC, W & X Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal." I hereby certify on this day of, 20, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.
SIGN HERE County Clerk SEAL Certificate of County Clerk for: BB & BC, W & X Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal." I hereby certify on this day of, 20, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages. OR I hereby refuse on this day of, 20 to certify this location. SIGN HERE County
SIGN HERE County Clerk SEAL Certificate of County Clerk for: BB & BC, W & X Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained in any area where the sale of any alcoholic beverage is legal." I hereby certify on this day of, 20, that this location address is is not in a "wet" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages. OR I hereby refuse on this day of, 20 to certify this location. SIGN

Attachment XII

Trade Name: POINT PADEL CLUB, LLC		
Publisher's Affidavit fo	City: HTSSION or All Applicants Except BN, DS, S de, Section 11.39 and 61.38	County: HIDALGO
Name of newspaper City, County Dates notice published in daily/weekly newspaper (MM/DD/YYY Publisher or designee certifies attached notice was publisher Signature of publisher or designe Sworn to and subscrib- before me on this date (MM/DD/YYY Signature of Notary Publisher	d in newspaper stated on dates shown. ee ed 'Y)	ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
S E A I Comptroller of Public Ac	Counts Certificate for All Applicant	s
This is to certify on this day of Ill legal requirements for the issuance of a Sales Tax Permit under the L o hold a Sales Tax Permit and that none of the persons making this app	, 20 , the applicant Limited Sales, Excise and Use Tax Act or the ap plication are indebted to the State of Texas.	holds or has applied for and satisfies oplicant as of this date is not required
Print Name of Comptroller Employee		
SIGN HERE FIELD OFFICE	SE	AL

Attachment XIII

Point Padel Club LLC

Beverages

- 1. Bottled/Canned products
- 2. Sodas (Coca-Cola products)
- 3. Energy Drinks
- 4. Gatorades
- 5. Electrolytes
- 6. Water
- 7. Juices
- 8. Sparkling water
- 9. Coffee (hot/ice)
- 10. Smoothies (protein/fruit)

Alcohol Drinks

- 1. Wine (bottle)
- 2. Wine (glass)
- 3. Draft Beer
- 4. Beer (Bottle/Can)
- 5. Hard Seltzers (Bottle/Can)
- 6. Flavored beverages (Bottle/Can)

Food

- 1. Chips
- 2. Chocolate bars
- 3. Candy
- 4. Cookies
- 5. Hot dogs
- 6. Ice cream
- 7. Nachos
- 8. Pastries
- 9. Pizzas
- 10. Sandwich/Paninis
- 11. Wraps

Attachment XIV

S6215-00-000-0001-00 (686762) GRAM ENTERPRISES LTD 10213 N BENTSEN RD MCALLEN TX 78504

\$6215-00-000-002A-00 (686778) MGV INVESTMENT GROUP LLC 4712 VERMONT AVE MCALLEN TX 78503 S6215-00-000-0003-00 (686763) MGV INVESTMENT GROUP LLC 4712 VERMONT AVE MCALLEN TX 78503

S6215-00-000-002B-00 (686779)
BLUE SUNRISE INVESTMENTS LLC
312 W NOLANA LOOP
PHARR TX 78577

S6215-00-000-0005-00 (686765) LESKKO REAL ESTATE INVESTORS LTC 1205 TRAVIS STREET MISSION TX 78572

S6215-00-000-005A-00 (686792) LESKO REAL ESTATE INVESTORS LTD 1205 TRAVIS ST MISSION TX 78572

Attachment XV

STAFF RECOMMENDATIONS:

- 1. Life of use with the understanding that the permit can be revoked due to non-compliance.
- 2. Must comply with all City Codes (Building, Fire, Health, Sign Codes, etc.)
- 3. Comply with TABC requirements
- 4. Must submit alcohol and food sales report quarterly
- 5. CUP not transferable to others.
- 6. Hours of operation: Sunday Friday from 5:30 am to 12:00 am and Saturday from 5:30 am to 1:00 am

ORDINANCE NO.	
---------------	--

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT FOR THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC BEVERAGES – POINT PADEL CLUB, 1508 E. EXPRESSWAY 83, BEING LOT 2A, STEWART PLAZA SUBDIVISION

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description

1508 E. Expressway 83 Being Lot 2A, Stewart Plaza Subdivision

Type

Sale & On-Site Consumption of Alcoholic Beverages – Point Padel Club

Conditions of Approval

- 1. Life of Use with the understand that the permit can be revoked due to non-compliance
- 2. Must comply with all City Codes (Building, Fire, Health, Sign Codes, etc.)
- 3. Comply with TABC requirements,
- 4. Must submit alcohol and food sales reports quarterly
- 5. CUP not transferable to others, and
- 6. Hours of Operation: Monday-Friday & Sunday 5:30 am to 12:00 am Saturday 5:30am – 1:00am

READ, CONSIDERED AND PASSED, this the 24th day of March, 2025.

ATTEST:	Norie Gonzalez Garza, Mayor
Anna Carrillo, City Secretary	