

ITEM# 2.0

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of Alcoholic Beverages – Las Tres Coquetas
515 N. Conway Avenue
Lot 10, Block 92, Mission Original Townsite
C-3
Jose Enriquez

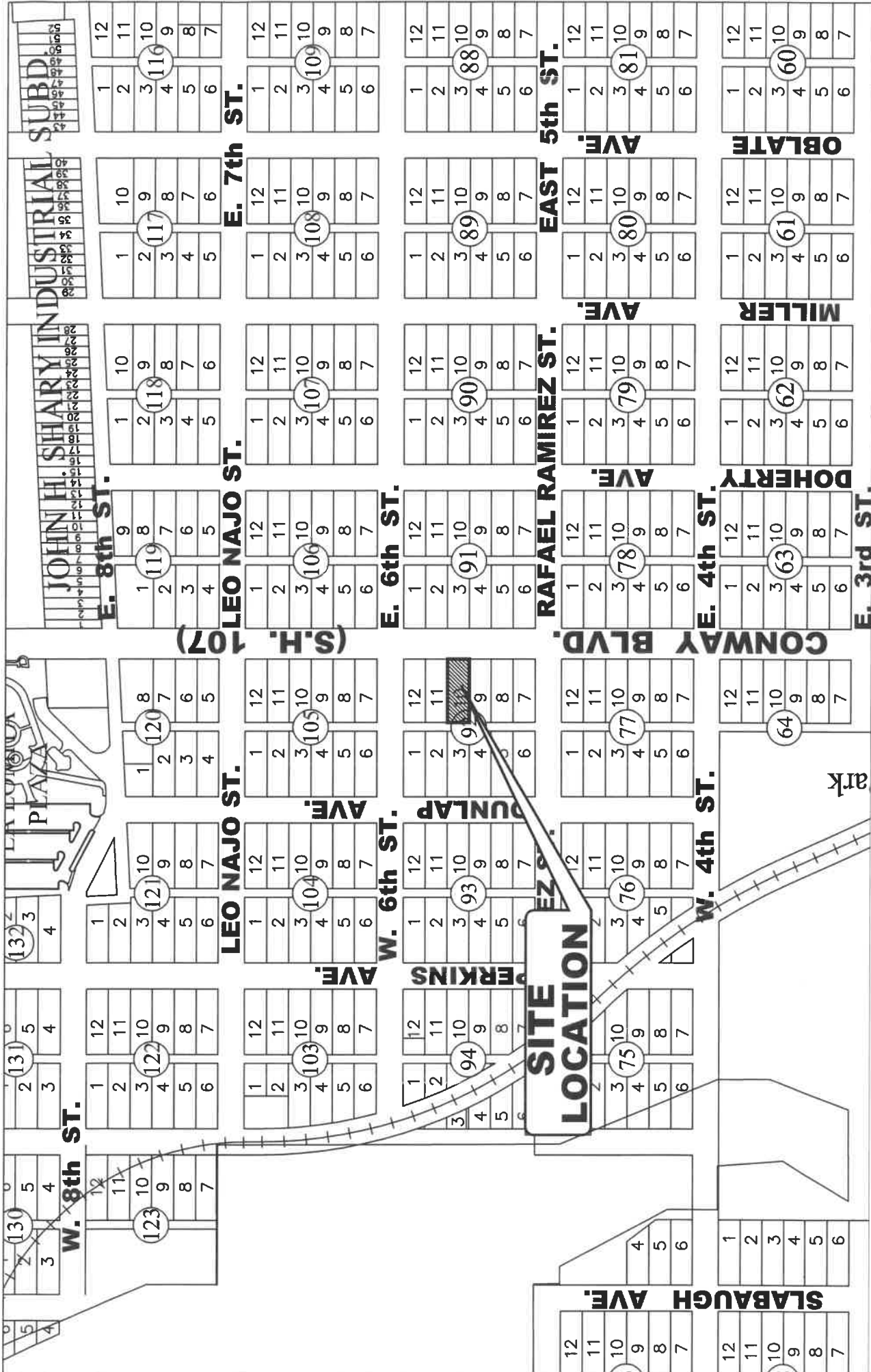
REVIEW DATA

The 1,394 sq. ft. restaurant is located along the west side of Conway between 5th and 6th Street—see **vicinity map**. The applicant fenced in a 1,425 sq. ft. area along the south side of the building to add to the existing outdoor patio area. Access to the site can be from Conway or from the alley where there is a paved parking area. The applicant operates a bar and grill which offers alcohol with his meals. The last CUP for the sale & on-site consumption of alcohol at this location was approved on September 22, 2021 for a period of 2 years. Since the use is not transferable to others a new CUP must be considered.

- **Hours of Operation:** Wednesday from 2pm – 11pm; Thursday from 2pm – 12am; Friday & Saturday from 2pm – 1am; and Sunday from 3pm- 10pm. The restaurant will be closed on Monday and Tuesday
- **Staff:** 5
- **Parking:** In viewing the floor plan, there are 45 total seating spaces in the indoor area and 11 seating spaces for the outdoor patio area. Although they have a paved parking area off the rear alley, this falls within the central business district so the parking requirements are waived. Striping needs to be required.
- **Sale of Alcohol (Section 1.56-3):** (3a) of the Zoning code requires such uses to be 300' from residential and institutional (church) areas. There are residential homes directly behind the alley that fall within the 300'. Guadalupe Catholic Church is outside the 300-foot radius since measurement is taken from front door to front door; P&Z and City Council waived this separation requirement in the CUP's previous approval.

REVIEW COMMENTS: The hours of operation are consistent with other family restaurants. We have approved similar CUP's along Conway without any issues just north at El Rodeo Restaurant. As of the time of this writing, staff had not received any calls in favor or against the CUP request. Staff mailed out 23 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to: 1) CUP to be valid for a period of 2 years at which time the applicant will need to new his CUP and TABC license, 2) Waiver of the 300' separation requirement from residential neighborhoods, 3) striping of the rear parking area, 4) Acquisition of a business license, and 5) CUP not to be transferable to others.



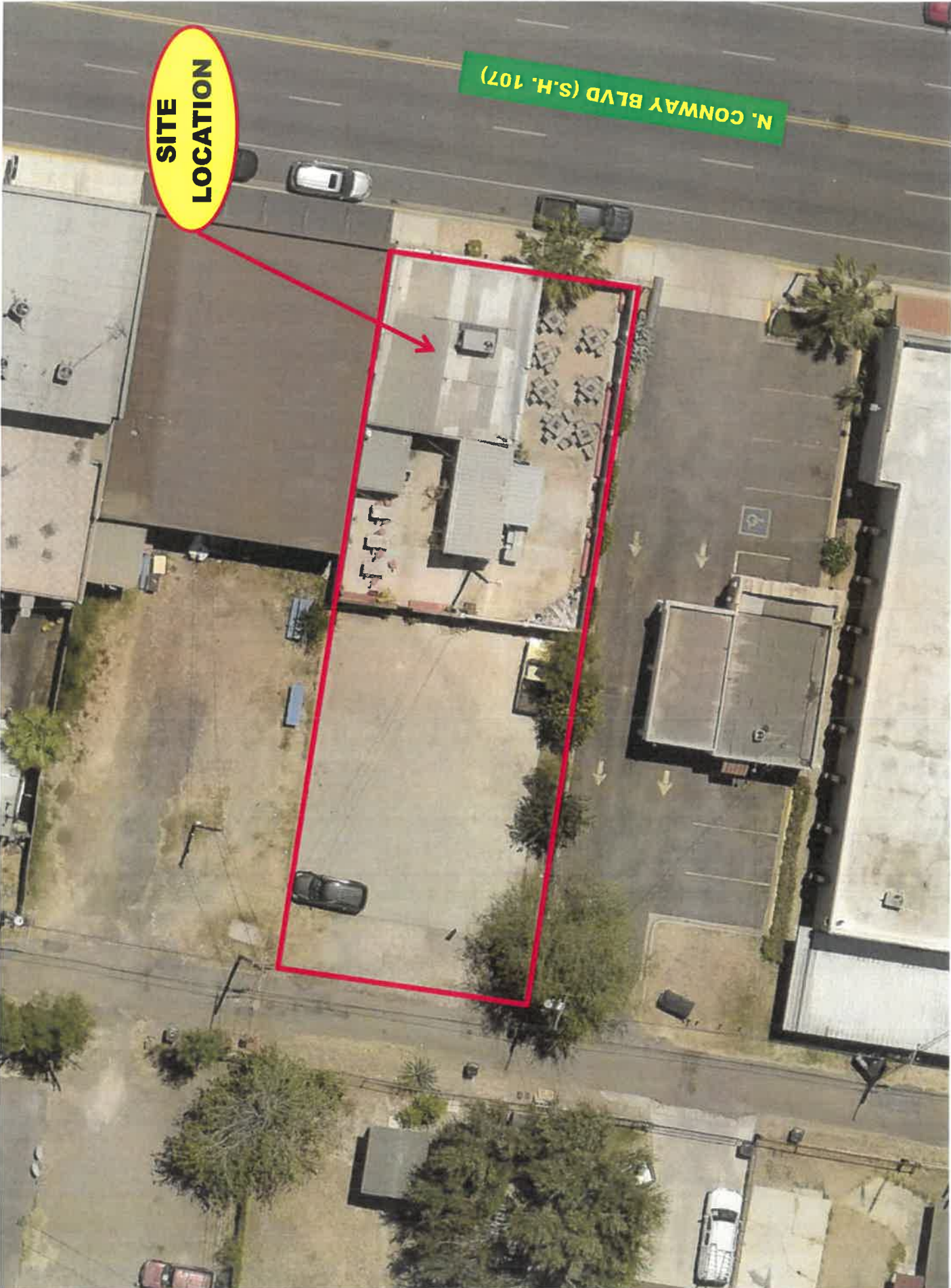
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

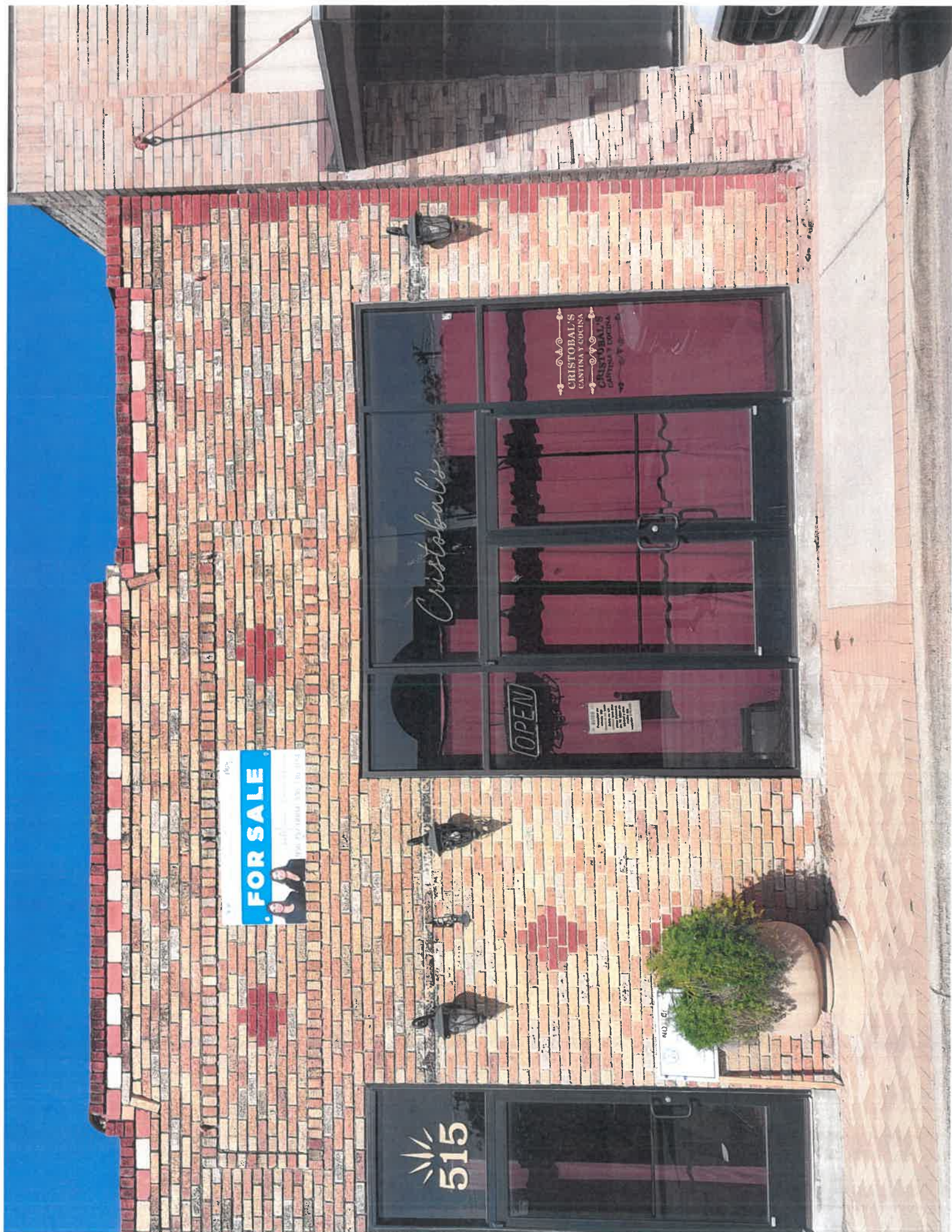
No. _____



N. CONWAY BLVD (S.H. 107)

**SITE
LOCATION**





515



FOR SALE
Call us today!
www.realty.com

Cristobal's
CRISTOBAL'S
CANTINA Y COCINA
CANTINA Y COCINA

OPEN

Handwritten notice on the door window.









FOR SALE

515

INNOVATIVE
DISABILITY
CONSULTING

NOTICE
OF
DISPOSAL

NOTICE
The undersigned
purchaser of the
property in the
above matter
at 10:00 a.m.
on the 15th day
of the month of
February 2024.

Hours of Operation

Monday - Closed

Tuesday - Closed

Wednesday - 2 p.m - 11:00 p.m

Thursday - 2 p.m - 12 a.m

Friday - 2 p.m - 1:00 a.m

Saturday - 2 p.m - 1:00 a.m

Sunday - 3 p.m - 10 p.m

Food Menu

- 1.) Hamburger Basket & fries/chips \$10.00
- 2.) (2)Chicken fajita tacos rice & beans \$12.00
- 3.) (2) Beef fajita tacos rice & beans \$12.00
- 4.) Wings (6) \$8.99
(10) \$9.99
(12) \$12.99
- 5.) (2) Bacon Wrapped hot dogs & chip/fries & Drink \$10
- 6.) Panchos Platter - regular \$8
Add on:
Chicken fajita \$10
Beef Fajita \$12



TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Required Certifications

43,022

Join TABC in the fight against human trafficking

L-CERT (10/2021)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
 Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.)				Las Tres Coquetas			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)				Jose A Enriquez			
3. Type of Owner							
<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Limited Liability Company		<input type="checkbox"/> Partnership			
<input type="checkbox"/> Limited Partnership		<input type="checkbox"/> Limited Liability Partnership		<input type="checkbox"/> Other:			
4. Location Address							
515 N. Conway Ave							
City		County		State		Zip Code	
Mission TX		Hidalgo		TX		78572	
5. Mailing Address							
2502 Lincoln Ave							
City		County		State		Zip Code	
Mission TX		Hidalgo		TX		78574	
6. Business Telephone Number		Alternate Telephone Number		E-mail Address			
956-569-5535		956-8162-3705		Odilia 0119@gmail.com			
7. Application for:							
<input type="checkbox"/> Original		<input type="checkbox"/> Reinstatement		License/Permit Number		<input checked="" type="checkbox"/> Reinstatement and Change of Trade Name	
						License/Permit Number	
		<input type="checkbox"/> Change of Location		License/Permit Number		<input type="checkbox"/> Change of Location and Trade Name	
						License/Permit Number	
8A. Type of Off-Premise Retailer License/Permit:							
<input type="checkbox"/> BF Retail Dealer's Off-Premise License		<input type="checkbox"/> E Local Cartage Permit		<input type="checkbox"/> P Package Store Permit			
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit		<input type="checkbox"/> ET Third-Party Local Cartage Permit		<input type="checkbox"/> Q Wine Only Package Store			
<input type="checkbox"/> LP Local Distributor's Permit							
8B. Type of On-Premise Retailer License/Permit							
<input type="checkbox"/> BE Retail Dealer's On-Premise License		<input type="checkbox"/> E Local Cartage Permit		<input type="checkbox"/> MB Mixed Beverage			
<input checked="" type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit		<input checked="" type="checkbox"/> FB Food and Beverage Certificate		<input type="checkbox"/> WP Waterpark Permit			
<input type="checkbox"/> BP Brewpub License		<input type="checkbox"/> LH Late Hours Certificate					
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit							
<input type="checkbox"/> BB General Distributor's License		<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption		<input type="checkbox"/> S Nonresident Seller's Permit			
<input type="checkbox"/> BC Branch Distributor's License		<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit		<input type="checkbox"/> SD Brewer's Self-Distribution License			
<input type="checkbox"/> BN Nonresident Brewer's License		<input type="checkbox"/> G Winery - allows on-premise consumption		<input type="checkbox"/> W Wholesaler's Permit			
<input type="checkbox"/> BW Brewer's License		<input type="checkbox"/> J Bonded Warehouse		<input type="checkbox"/> X General Class B Wholesaler Permit			
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)							
9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location							
<input checked="" type="checkbox"/> Bar		<input type="checkbox"/> Grocery/Market		<input type="checkbox"/> Package Store		<input type="checkbox"/> Sexually Oriented	
<input type="checkbox"/> Civic Center		<input type="checkbox"/> Hotel		<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)		<input type="checkbox"/> Sporting Arena	
<input type="checkbox"/> Convenience Store		<input type="checkbox"/> Motel		<input type="checkbox"/> Racetrack			
<input type="checkbox"/> Delivery Company		<input type="checkbox"/> Movie Theater		<input checked="" type="checkbox"/> Restaurant			

Trade Name: Las Tres Coquetas

Location Address: 515 N. Conwell Ave City: Mission TX County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, 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 sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

CHECK HERE IF NOT IN CITY LIMITS

I hereby certify on this _____ day of _____, 20____, that the location for which the license/permit is sought as the place of business 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.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> BF	The legal sale of malt beverages for off-premise consumption only <input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
<input type="checkbox"/> BF, BQ, Q	The legal sale of malt beverages and wine for off-premise consumption only
<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit...requests certification, 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 sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this 2 day of February, 2024 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.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
<input checked="" type="checkbox"/> BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
<input checked="" type="checkbox"/> BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
<input type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <i>mixed beverages</i> between midnight and 2:00 A.M.;
OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <i>malt beverage</i> between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 22 nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Las Tres Coquehs

Location Address: 515 N Conway Ave City: Misson County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit requests certification, 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 sought is prohibited by charter or ordinance.

Certificate of City Secretary for: BB, BC, J, W & X

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

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary 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 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 _____, TEXAS
City Secretary/Clerk City

SEAL

Certificate of City Secretary 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.

OR

I hereby refuse on this ____ day of _____, 20__ to certify this location.

SIGN

HERE _____, TEXAS
City Secretary/Clerk City

SEAL

Trade Name: Las Tres Coquetas
 Location Address: 575 N. Comas Ave City: MISSOUR County: Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests 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 permit is sought is prohibited by any valid order...

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

CHECK HERE IF NOT IN CITY LIMITS

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<input type="checkbox"/> BF, BQ, Q, P	The legal sale of all alcoholic beverages for off-premise consumption only

OR

I hereby refuse on this _____ day of _____, 20____ to certify this location.

SIGN
HERE _____

County Clerk

County

SEAL

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit... requests 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 permit is sought is prohibited by any valid order...

Certificate of County Clerk MB, MB/FB, BG, BG/FB, BE, & BE/FB

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this 7th day of February, 2021, 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.

Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
<input type="checkbox"/> MB	Mixed Beverage Permit
<input type="checkbox"/> MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage Certificate
<input checked="" type="checkbox"/> BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit
<input type="checkbox"/> BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
<input checked="" type="checkbox"/> BE*	Retail Dealer's On-Premise License
<input type="checkbox"/> BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage Certificate
*Mark box on right for BE and/or BE/FB	<input type="checkbox"/> greater than 5% alcohol by volume OR <input type="checkbox"/> 5% or less alcohol by volume
*Mark box on right for any of the following license or permit types BG, BG/FB BE, BE/FB	Election for given location was held for: <input checked="" type="checkbox"/> legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1999 OR <input type="checkbox"/> legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1, 1999



ARTURO GUAJARDO, JR.

County Clerk

HIDALGO

County

Horacio Herra Jr

SEAL

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this _____ day of _____, 20____, that one of the below is correct:

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OR	
<input type="checkbox"/>	The governing body of this city or county has by ordinance or order authorized the sale of <i>malt beverage</i> between midnight and _____ A.M.;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 500,000 or more according to the 22 nd Decennial Census of the United States as released by the Bureau of the Census on March 12, 2001;
OR	
<input type="checkbox"/>	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2010).

SIGN
HERE _____

County Clerk

County

SEAL

Trade Name: Las Tres Coguitas
Location Address: 515 N. Conway Ave City: Mission County: Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit requests 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 permit is sought is prohibited by any valid order...

Certificate of County Clerk for: BB, BC, J, W & X

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
HERE _____ County Clerk _____ County

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 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 Clerk _____ County

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.

OR

I hereby refuse on this ____ day of _____, 20____ to certify this location.

SIGN
HERE _____ County Clerk _____ County

SEAL

M5200-00-091-0001-00 (239304)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

M5200-00-091-0002-00 (239305)
ALEMAN JUAN
1800 CHERIL RD
MISSION TX 78573

M5200-00-091-0002-10 (239306)
GONZALEZ MARIA YOLANDA N
1603 DOHERTY
MISSION TX 78572

M5200-00-091-0003-00 (239307)
LOPEZ ONESIMO & AURORA
1632 N BRYAN RD
MISSION TX 78572

M5200-00-091-0004-00 (239308)
FUENTES ALFREDO
650 MAIN ST
FORDS NJ 8863

M5200-00-091-0004-10 (239309)
CARDENAS ESMERALDA
405 RIO GRANDE DR
MISSION TX 78572

M5200-00-091-0005-00 (239310)
BDSO LLC
500 N CONWAY AVE
MISSION TX 78572

M5200-00-092-0001-01 (239318)
DE LA CRUZ CONSUELO
121 W 6TH ST
MISSION TX 78572

M5200-00-092-0002-00 (239319)
TAMAYO NOEMI CASTILLO ETAL
1015 BEN LORA LN
SAN BENITO TX 78586

M5200-00-092-0003-00 (239320)
MORENO ROY & BIANCA HILARIA
508 N DUNLAP AVE
MISSION TX 78572

M5200-00-092-0004-00 (239321)
GUZMAN ISMAEL & ALMA M
506 N DUNLAP AVE
MISSION TX 78572

M5200-00-092-0005-00 (239322)
OCHOA MANUEL & MARIA C
8416 ZURICH AVE
MISSION TX 78573

M5200-00-092-0006-00 (239323)
OCHOA MANUEL & MARIA C
8416 ZURICH AVE
MISSION TX 78573

M5200-00-092-0007-00 (239324)
AUSTIN ALEXANDER WALTER AKA WALTERARELLANO JOSE SANTOS & CYNTHIA
501 N CONWAY AVE
MISSION TX 78572

M5200-00-092-0007-10 (239325)
PO BOX 1434
SAN JUAN TX 78589

M5200-00-092-0008-00 (239326)
GUEVARA NORMA
507 N CONWAY
MISSION TX 78572

M5200-00-092-0009-00 (239327)
VARCO INVESTMENTS LTD
700 E LEVEE ST STE 101
BROWNSVILLE TX 78520

M5200-00-092-0010-00 (239328)
INNOVATIVE DISABILITY CONSULTING I
7441 TX-107
MISSION TX 78572

M5200-00-092-0011-00 (239329)
GONZALEZ MARIA YOLANDA N
1603 DOHERTY
MISSION TX 78572

M5200-00-092-0012-00 (239330)
RGV PALMS PROPERTIES LLC
523 N CONWAY AVE STE 3
MISSION TX 78572

M5200-00-104-0001-00 (344593)
ROMAN CATHOLIC DIOCESE OF
PO BOX 2279
BROWNSVILLE TX 78522

M5200-00-105-0007-00 (239385)
FR ROY SNIPES
OUR LADY OF GUDALUPE CHURCH
620 N DUNLAP AVE
MISSION TX 78572

M5200-00-106-0004-00 (239396)
CANIZALES ROGELIO AREVALO
1308 SAMANTHA ST
MISSION TX 78574