## ITEM# 2.0

CONDITIONAL USE PERMIT: Sale & On-Site Consumption of

Alcoholic Beverages - RGV Padel Club II

2513 Victoria Avenue

Lot 2, Hampton Inn & Suites

C-3

RGV Padel Club II, LLC (c/o Hector Ronquillo)

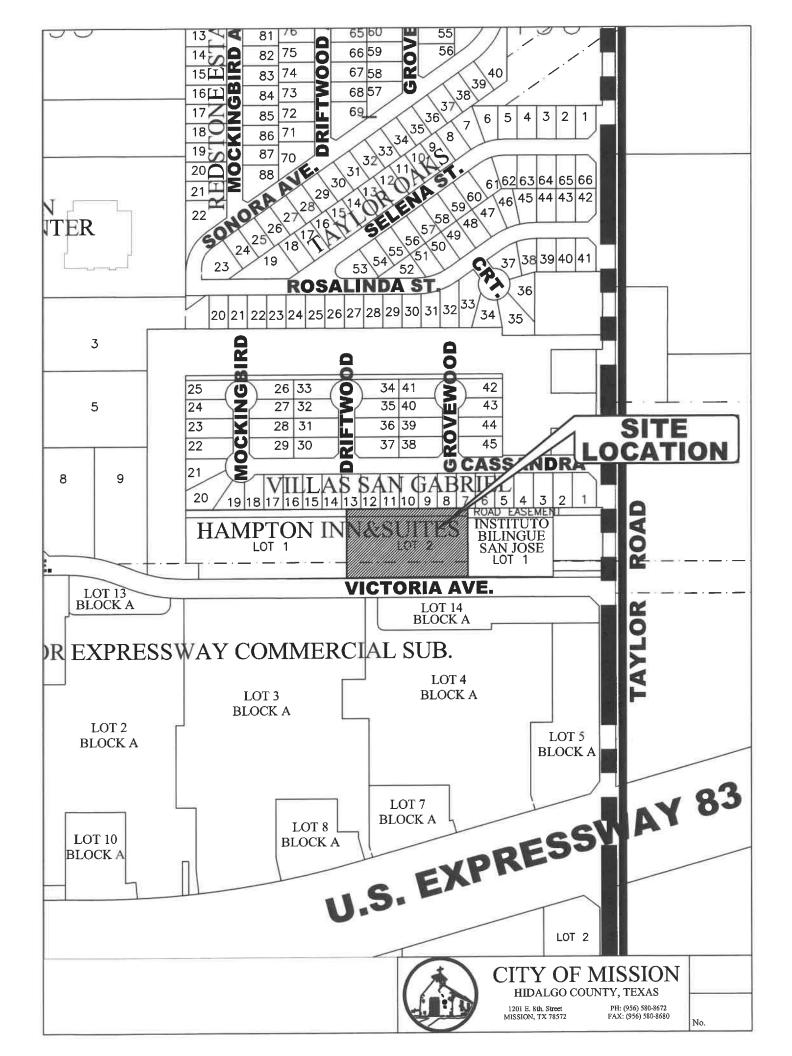
The subject site is located approximately 435' west of Taylor Road along the north side of Victoria Avenue. The applicant is building a 1,500 square foot 2-story Sports Complex Facility that includes: A Pro Shop, 7-Padel courts, 5 pickleball courts, lobby, office, storage areas, bar area, terrace, and would like to offer Alcoholic Beverages in their menu. Access to the site will be via a 40' access driveway off of Victoria Avenue.

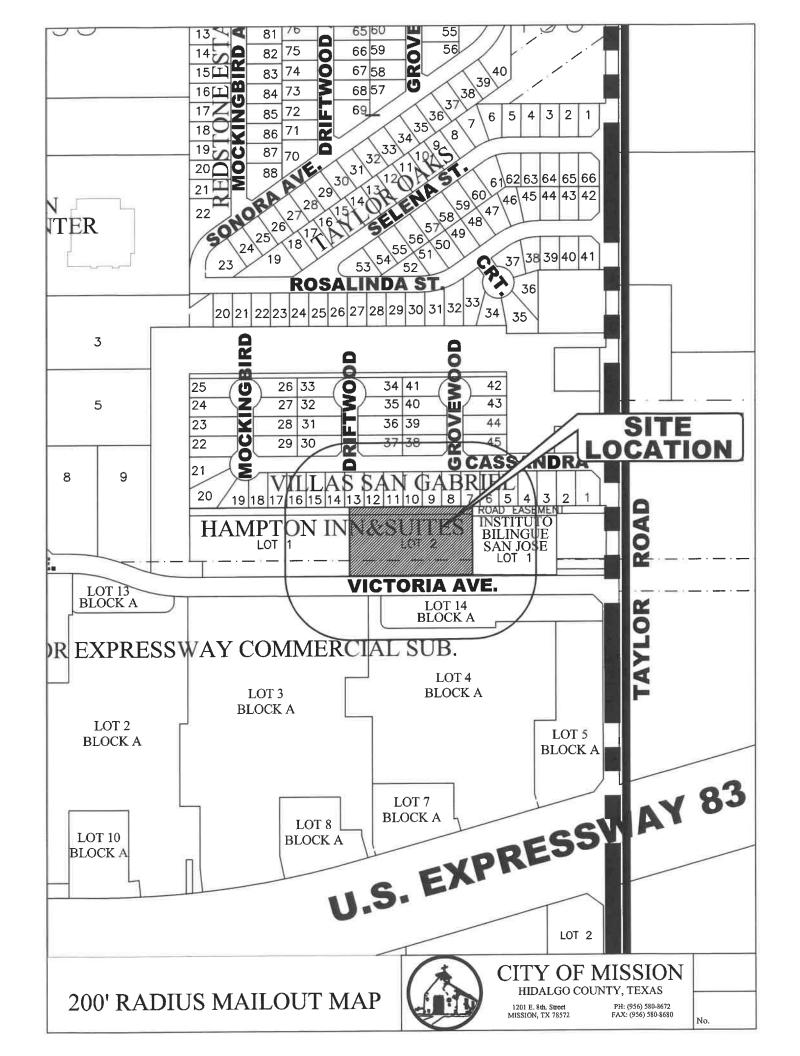
- **Days / Hours of operation:** Monday Thursday and Sunday from 5:30 am 12:00 am, Friday Saturday from 5:30 am 2:00 am
- Staff: 15 employees will man this operation
- Parking & Landscaping: In reviewing the site plan, the applicant is proposing a total of 58 parking spaces including 4 handicaps. Landscaping and lighting will need to be complied with.
- Other Requirements: All commercial properties adjoining any residential use must install a 6' solid buffer along the perimeter of the property.
- Sale of Alcohol: The restaurant includes a 'bar' component. Section 1.56 (3a) of the Zoning code requires a minimum separation of 300' from the property line of any churches, schools, publicly owned property, and residences. There is a residential subdivision and a private school within the 300', however, P&Z and City Council have waived the separation requirement during other similar conditional use permits approval.

**REVIEW COMMENTS:** Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

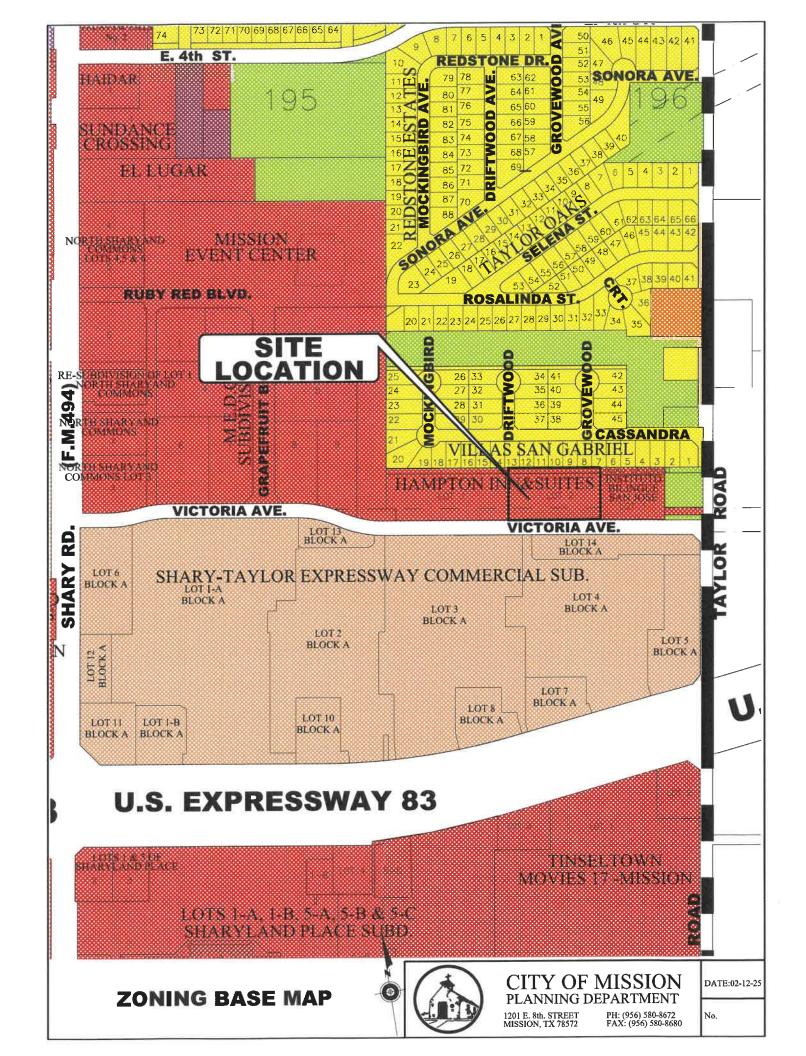
**RECOMMENDATION:** Staff recommends approval for life of use subject to:

- 1) Waiver of the 300's separation requirement from the residential neighborhood
- 2) Compliance with all City Codes (Building, Fire, Health, etc.)
- 3) Compliance with TABC requirements
- 4) Acquisition of a business license prior to occupancy
- 5) CUP not transferable to others.













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2. Owner of Business/Applicant (Name of Corpo					ration	, LLC	C, etc.)						
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	City							County			1	State	Zip Code
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5.	Mailing	Addre	ess										
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	City							County				State	Zip Code
	McA	len						Hidalgo				TX	78504
6.	Busine	ss Tel	ephone Number		Alter	nate	Telephor	e Number	E-ma	ail Addı	ess		
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Trade Name:	RGV Padel Club - II LLC	
Location Address: 2513 Victoria Ave	City: Mission	County: Hidalgo
	Off-Premise Certifications date a prospective applicant for a permitrequests certification, the cit and whether the sale of alcoholic beverages for which the permit is so	
	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 "wet" area for this type of license or pe	, 20, that the location for which the license/permit and inside the boundaries of this jurisdiction, where it is le	is sought as the place of business is in a gal to sell such alcoholic beverages.
☐ BF The tegal sal alcohol by vo		5% alcohol by volume OR   5% or less
	e of malt beverages and wine for off-premise consumption only e of all alcoholic beverages for off-premise consumption only	
OR	, 20 to certify this location.	
SIGN HERE		, TEXAS
Ci	ty Secretary/Clerk	City
SEAL		
Per Sec. 11.37, not later than the 30 <sup>th</sup> day after the	On-Premise Certifications date a prospective applicant for a permitrequests certification, the city	y secretaryshall certify whether the location or
	and whether the sale of alcoholic beverages for which the permit is so. City Secretary (FOR MB, MB/FB, BG, BG/FB, B	
1 house a sufficient tipe of the sufficient of t	TX Alc. Bev. Code, Section 11.37 & 61.37	t" area for this type of license or namit and
I hereby certify on this day of inside the boundaries of this jurisdiction, where	, 20, that this location address is in a "we it is legal to sell such alcoholic beverages.	is area for this type of license or perfill and
Permits/Licenses Wet For	Based on most recent local option election, area is wet for: Mixed Beverage Permit	
☐ MB/FB ☐ BG*	Mixed Beverage Restaurant Permit with required Food and Beverage Wine and Malt Beverage Retail Dealer's On-Premise Permit	e Certificate
☐ BG/FB*	Wine and Malt Beverage Retail Dealer's On-Premise Permit with requ Retail Dealer's On-Premise License	aired Food and Beverage Certificate
BE/FB*	Retail Dealer's On-Premise License with required Food and Beverag	e 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	Election for given location was held for:	
license or permit types BG ,BG/FB	legal sale of malt beverage/wine (17%) on-premise AFTER Sept.	
BE, BE/FB	☐ legal sale of malt beverage/wine (14%) on-premise <b>BEFORE</b> Sept	. 1, 1999
SIGN HERE		, TEXAS
	ty Secretary/Clerk	City
SEAL		
	Certification for Late Hours Certificate (LH) TX Alc. Bey. Code. Chapters 29 & 70 et seq.	
I hereby certify on this day of	, 20, that one of the below is correct:	
	nty has by ordinance or order authorized the sale of <i>mixed beverages</i>	between midnight and 2:00 A.M.;
OR ☐ The governing body of this city or cou	nty has by ordinance or order authorized the sale of malt beverage bet	ween midnight and A.M.;
	tere premises are located was 500,000 or more according to the 24 <sup>th</sup> De	cennial Census of the United States as
OR		MARING THE PARTY
	tere premises are located was 800,000 or more according to the last Federal	deral Census (2020).
SIGN HERE	,	, TEXAS
Ci	ty Secretary/Clerk	City
SEAL		

Trade Name:	RGV Padel Clu	b - II LLC	
Location Address: 2513 Victoria Ave	City:	Mission	County: Hidalgo
Whol	esaler, Distributor or Manufacti	rer Certifications	
Per Sec. 11.37, not later than the 30 <sup>th</sup> day after the dat address given in the request is in a wet area and whether	her the safe of alcoholic beverages for which the	permit is sought is prohib	etaryshall certify whether the location or oited by charter or ordinance.
	Certificate of City Secretar		
I hereby certify on this day of, 20	CHECK HERE IF NOT IN CITY		
boundaries of this jurisdiction, where it is legal to SIGN	o, triat this location address is in a wet o sell such alcoholic beverages.	area for this type of its	cense or permit and inside the
HERE			, TEXAS
Cit	y Secretary/Clerk		City
SEAL			
	icate of City Secretary for Wine		
Per Sec. 16.011, "A winery permit may be issue			
I hereby certify on this day of, 20 boundaries of this jurisdiction, where it is legal to	, that this location address [] is [] is not sell such alcoholic beverages.	in a "wet" area for this	type of license or permit and inside the
<u>OR</u>			
I hereby refuse on this day of SIGN	, 20 to certify this location	1.	
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boundaries of this jurisdiction, where it is legal to	sell such alcoholic beverages, and	wet area for this type	of license or permit and inside the
does does not allow for on-premise cons does does not allow for off-premise cons	umption <u>and</u> umption in accordance with 501.035 of the	Election Code.	
OR			
☐ I hereby refuse on this day of	, 20 to certify this location	1.	
SIGN			
HERECity	/ Secretary/Clerk		, TEXAS
SEAL			,
	autificate of City Conveton: for F	D DC W P V	
Applicants Per Sec. 251.79 "a wholesaler's permilicensed premises maintained in any area when		a general or branch di	stributor's license may be issued and
I hereby certify on this day of inside the boundaries of this jurisdiction, where it OR	_, 20, that this location address [ is [ is legal to sell such alcoholic beverages.	] is not in a "wet" area	a for this type of license or permit and
I hereby refuse on this day of	_, 20 to certify this location.		
HERE	S		, TEXAS
City	Secretary/Clerk		City

Trade Name:	RGV Padel Club - II LLC	
Location Address: 2513 Victoria Ave	city: Mission	County: Hidalgo
Per Sec. 11.37, not later than the 30 <sup>th</sup> day after th	Off-Premise Certifications  e date a prospective applicant for a permit requests certification, the cour	nty clerkshall certify whether the location or
	ea and whether the sale of alcoholic beverages for which the permit is sou  Certificate of County Clerk: P. Q. BF, BQ	
	TX Alc. Bev. Code, Section 11.37 & 61.37	
I hereby certify on this day of	CHECK HERE IF NOT IN CITY LIMITS, 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 p	ermit and inside the boundaries of this jurisdiction, where it is lega	al to sell such alcoholic beverages.
The level on	iost recent local option election, area is wet for: le of malt beverages for off-premise consumption only   greater than 5%	alcohol by volume OR  5% or less
alcohol by v		design and the control of the contro
	le 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
C	ounty Clerk	
SEAL		
Per Sec. 11.37, not later than the 30° day after the	On-Premise Certifications date a prospective applicant for a permit requests certification, the coun	v clerk , shall certify whether the location or
address given in the request is in a wet are	a and whether the sale of alcoholic beverages for which the permit is soug	ht is prohibited by any valid order
Certificate of	County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, TX Alc. Bev. Code, Section 11.37 & 61.37	& BE/FB)
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		
Permits/Licenses Wet For MB	Based on most recent local option election, area is wet for:  Mixed Beverage Permit	
☐ MB/FB	Mixed Beverage Restaurant Permit with required Food and Beverage C	ertificate
BG*	Wine and Malt Beverage Retail Dealer's On-Premise Permit  Wine and Malt Beverage Retail Dealer's On-Premise Permit with require	d Food and Beverage Certificate
BE*	Retail Dealer's On-Premise License	
□  BE/FB*	Retail Dealer's On-Premise License with required Food and Beverage C greater than 5% alcohol by volume	cermicate
*Mark box on right for BE and/or BE/FB	OR  5% or less alcohol by volume	
*Mark box on right for any of the following	Election for given location was held for:	
license or permit types BG ,BG/FB	legal sale of malt beverage/wine (17%) on-premise AFTER Sept. 1, 1	1999
BE, BE/F8	legal sale of malt beverage/wine (14%) on-premise BEFORE Sept. 1	, 1999
SIGN HERE		County
	ounty Clerk	Obuny
SEAL		
SEAL THE RESERVE T	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:	
The governing body of this city or cou	nty has by ordinance or order authorized the sale of mixed beverages bet	ween midnight and 2:00 A.M.;
OR ☐ The governing body of this city or cou	nty has by ordinance or order authorized the sale of <i>malt beverage</i> betwe	en midnight andA.M.;
OR		
The population of the city or county w released by the Bureau of the Census	here premises are located was 500,000 or more according to the 24th Dece s on April 1, 2020;	ennial Census of the United States as
☐ The population of the city or county w	here premises are located was 800,000 or more according to the last Fede	eral Census (2020)
ine population of the city of county w	more premised and located was obstaged of more secondling to the last I ade	
SIGN		<b>2</b>
HEREC	ounty Clerk	County
	•	
SEAL		

Trade Name:	RGV Padel Club - I	II LLC
Location Address: 2513 Victoria Ave	City: Mi	ission County: Hidalgo
Per Sec. 11.37 not later than the 30 <sup>th</sup> day after the	lesaler, Distributor or Manufacture	er Certifications  certification, the county clerkshall certify whether the location or hich the permit is sought is prohibited by any valid order
	☐ CHECK HERE IF NOT IN CITY LII	MITS
I hereby certify on this day of, 2 boundaries of this jurisdiction, where it is legal SIGN HERE	20, that this location address is in a "wet" are	ea for this type of license or permit and inside the
	ounty Clerk	,County
SEAL		
	ficate of County Clerk for Winery (	G) Applicants
		wine has not been authorized by a local option election"
	, that this location address $\square$ is $\square$ is not in a	a "wet" area for this type of license or permit and inside the
OR		
☐ I hereby refuse on this day of	, 20 to certify this location.	
SIGN HERE		County
Co	ounty Clerk	
SEAL		
	Certificate of County Clerk for: B	W & D
I hereby certify on this day of boundaries of this jurisdiction, where it is legal t does does not allow for on-premise con: does does not allow for off-premise con:	o sell such alcoholic beverages, <u>and</u> sumption and	et" area for this type of license or permit and inside the ection Code.
<u>OR</u>		
☐ I hereby refuse on this day of	, 20 to certify this location.	
SIGN HERE		
	unty Clerk	County
SEAL		
Company of the second of the Co	ertificate of County Clerk for: BB &	BC, W & X
Applicants Per Sec. 251.79 "a wholesaler's perr licensed premises maintained <i>in any area when</i>	nit, general class B wholesaler's permit, or a ge re the sale of <u>any</u> alcoholic beverage is lega	eneral or branch distributor's license may be issued and al."
I hereby certify on this day of inside the boundaries of this jurisdiction, where OR	20, that this location address [] is [] is not is legal to sell such alcoholic beverages.	not in a "wet" area for this type of license or permit and
I hereby refuse on this day of, SIGN	20 to certify this location.	
HERE	unty Clerk	,County
	any com	
SEAL		

Trade Name:	RGV Pa	del Club - II LLC	
Location Address: 2513 Victoria Ave		city: Mission	County: Hidalgo
Publisher's At TX Alc.	fidavit for All Ap Bev. Code, Sect	pplicants Except BN, Dation 11.39 and 61.38	S, S
Name of newspaper			
City, County			A TTA OLI DONUTTO
Dates notice published in daily/weekly newspaper (N	IM/DD/YYYY)		ATTACH PRINTED
Publisher or designee certifies attached notice was	published in news	spaper stated on dates sho	Wn. COPY OF THE
Signature of publisher			NOTICE HERE
Sworn to are before me on this date (M	nd subscribed		Click here to see example of
; ;	Notary Public		newspaper publication
	SEAL		
Comptroller of P TX Ale	ublic Accounts ( c. Bev. Code, Section	Certificate for All Appli 11.46 (b) & 61.42 (b)	cants
This is to certify on this day of all legal requirements for the issuance of a Sales Tax Permit to hold a Sales Tax Permit and that none of the persons mal	under the Limited Sal	, 20, the appli	the applicant as of this date is not required
Sales Tax Permit Number		Outlet Number	
Print Name of Comptroller Employee			
Print Title of Comptroller Employee			
SIGN HEREFIELD	OFFICE		SEAL

## Q Sales Taxpayer Search

## **Q** Taxpayer Locations

This taxpayer has 1 location.

Taxpayer

Taxpayer ID:

32098244844

Taxpayer Name:

**RGV PADEL CLUB - II LLC** 

TX 78572

**Mailing Address:** 

2037 INDUSTRIAL DR

MCALLEN, TX 78504

**Permit Status:** 

ACTIVE

Locations										
SORT: LOCATIO	SORT: LOCATION NAME (A-Z)									
Location Name	Status	Address	Location Number	Permit Begin Date	Permit End Date					
RGV PADEL CLUB -II LLC	ACTIVE	2513 VICTORIA AVE MISSION,	00001	04/01/2025						

S2979-00-00A-0003-00 ( 707590) TARGET CORPORATION PROPERTY TAX DEPARTMENT PO BOX 9456 MINNEAPOLIS MN 55440

H0952-00-000-0001-00 (20827746) VICTORIA HEIGHTS LLC 312 W NOLANA LOOP **PHARR TX 78577** 

V3851-00-000-0003-00 ( 898485) **IKAME LLC** 2000 WESTMINSTER CIR **BROWNSVILLE TX 78521** 

V3851-00-000-0006-00 ( 898488) VILLARREAL DANIEL & ELIZABETH PO BOX 673 PENITAS TX 78576

V3851-00-000-0009-00 ( 898491) **EMILIOS TEXTILE GROUP INC** 1501 E RAMON AYALA DR HIDALGO TX 78557

V3851-00-000-0012-00 ( 898494) ZEPEDA GILBERTO & MARIA DE JESUS 2606 CASSANDRA MISSION TX 78572

V3851-00-000-0015-00 ( 898497) DIZON JOHN C & BERNADETTE P 2600 CASSANDRA ST MISSION TX 78572

V3851-00-000-0030-00 ( 898512) **RONQUILLO HECTOR S & MARIA A** 202 S DRIFTWOOD AVE MISSION TX 78572

V3851-00-000-0045-00 ( 898527) LOPEZ BERTHA 203 GROVEWOOD AVE MISSION TX 78572

S2979-00-00A-0004-00 ( 707593) SHARY RETAIL LTD

**BRUSNIAK TURNER FINE LLP** 12603 SOUTHWEST FWY NO166 STAFFORD TX 77477

H0952-00-000-0002-00 (20827747) **RONQUILLO GRANOS & INSUMOS LLC** 202 S DRIFTWOOD AVE

MISSION TX 78572

V3851-00-000-0004-00 ( 898486)

**DIANA O MARTINEZ** 2518 N 6TH ST MCALLEN TX 78501

MISSION TX 78572

V3851-00-000-0007-00 ( 898489) CASTILLO JOSE EDUARDO & MARICARMEN SILVA RAUL MARIO 2706 CASSANDRA ST

V3851-00-000-0010-00 ( 898492) 2700 CASSANDRA ST MISSION TX 78572

V3851-00-000-0013-00 ( 898495) **GOMEZ GABRIELA** 2604 CASSANDRA ST MISSION TX 78572

V3851-00-000-0016-00 ( 898498) TREVINO IVAN DAVILA 2508 CASSANDRA ST MISSION TX 78572

V3851-00-000-0037-00 ( 898519) RODRIGUEZ FRANCISCO TOBIAS TORRES DE PISA NO 350 PARQUE SALTILLO COAHUILA **MEXICO** 

12603 SOUTHWEST FWY NO 166 STAFFORD TX 77477 14060-00-000-0001-00 (897865) SJEP MANAGEMENT LLC

**BRUSNIAK TURNER FINE LLP** 

S2979-00-00A-0014-00 ( 707603)

SHARY RETAIL LTD

2519 VICTORIA AVE

MISSION TX 78572

MISSION TX 78572

V3851-00-000-0005-00 ( 898487) HUERTA ROCIO D 2800 CASSANDRA ST

V3851-00-000-0008-00 ( 898490) 808 S SHARY RD STE 5246 MISSION TX 78572

V3851-00-000-0011-00 ( 898493) GARCIA CYNTHIA L & JESUS MARIA GARCIA PAYNE ALLISON RENEE & JESSE 6334 PITCHFORK RANCH DR FRISCO TX 75036

> V3851-00-000-0014-00 ( 898496) MUNOZ CARMEN JULIA CALLE EMILIANO ZAPATA No 127 COL TAMPICO TAMPS 89344

**MEXICO** 

V3851-00-000-0017-00 ( 898499) GARCIA-TORRES JAIME H 2506 CASSANDRA ST MISSION TX 78572

V3851-00-000-0038-00 ( 898520) **CAMPERO ADALBERTO** 202 S GROVEWOOD MISSION TX 78572