



MEETING DATE: July 16, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window for a Restaurant – La Cocina de la Abuela Tere in a (C-3) General Business District, being the South 105' out of the West 180' out of the East 440' out of Lot 25-5, West Addition to Sharyland Subdivision, and being Lot 1, Block B, Cinco De Mayo Ranch Subdivision, located at 1500 W. Griffin Parkway, Suite E, Applicant: Cocina de la Abuela Tere - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 2, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- July 16, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- July 28, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located at the Northwest corner of Wednesday Street and Griffin Parkway.
- Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been leasing a 2,628 square foot building, which includes a drive-thru service window, since December 2021. The location of the drive-thru service window provides enough stacking for at least three vehicles. Access to the site is provided off Wednesday Street via a 24' driveway.
- The applicant would like to continue utilizing the service window for her business.
- Hours of operation: Monday – Sunday from 7:00 am to 10:00 pm
- Staff: 3 employees
- Parking: There are a total of 30 seating spaces, which require 10 parking spaces ($30/3 = 10$). The site has 31 parking spaces that are held in common, thus meeting code.
- The last conditional use permit for the drive-thru service window for this location was approved on March 13, 2023 for a period of 2 years.
- The applicant shared that she was unable to renew the conditional use permit on time due to not being able to pay the application fee since business has been very slow and drive-thru not being used. The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval 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. 1 year approval to continue to assess the business
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others
4. Hours of Operation: Monday to Sunday from 7:00 am to 10:00 pm

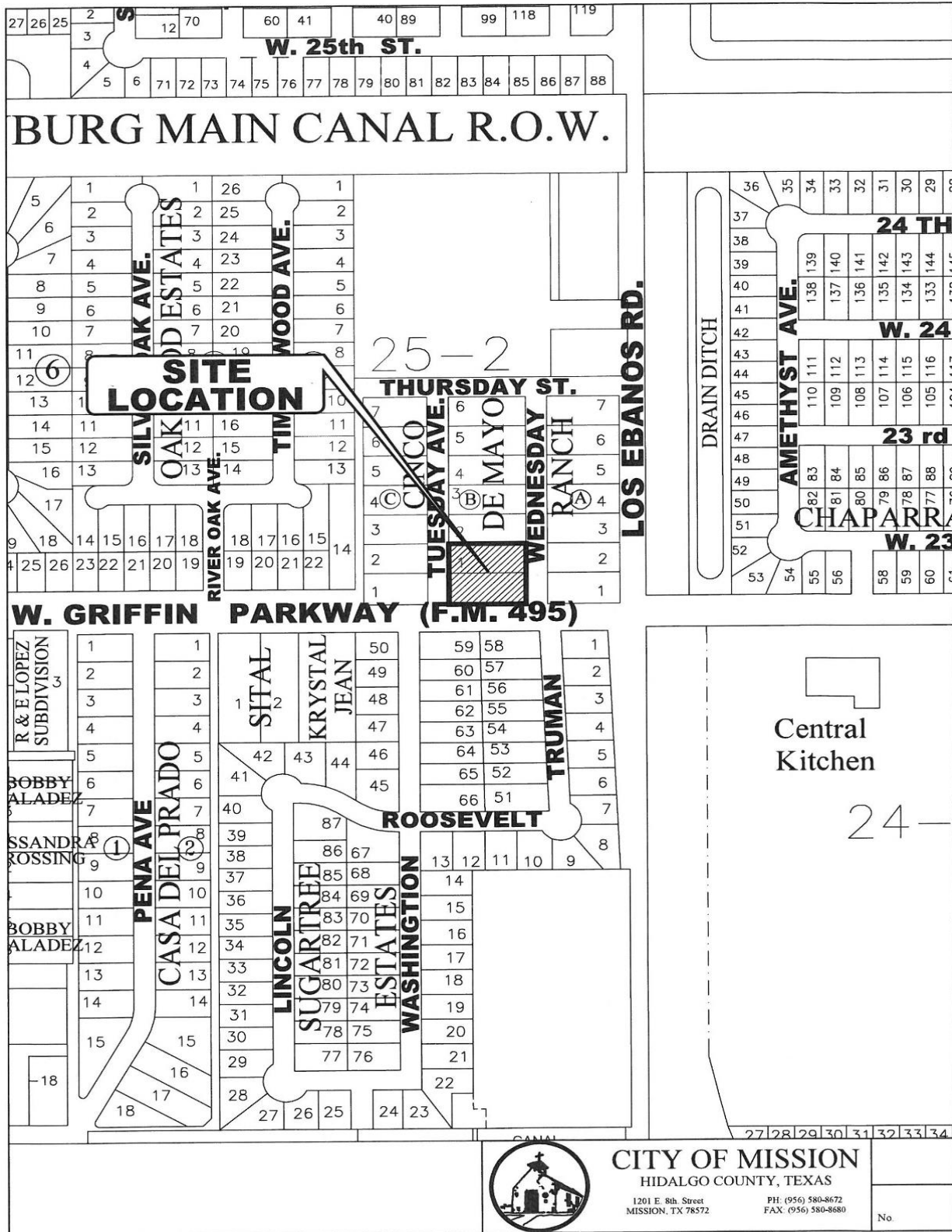
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

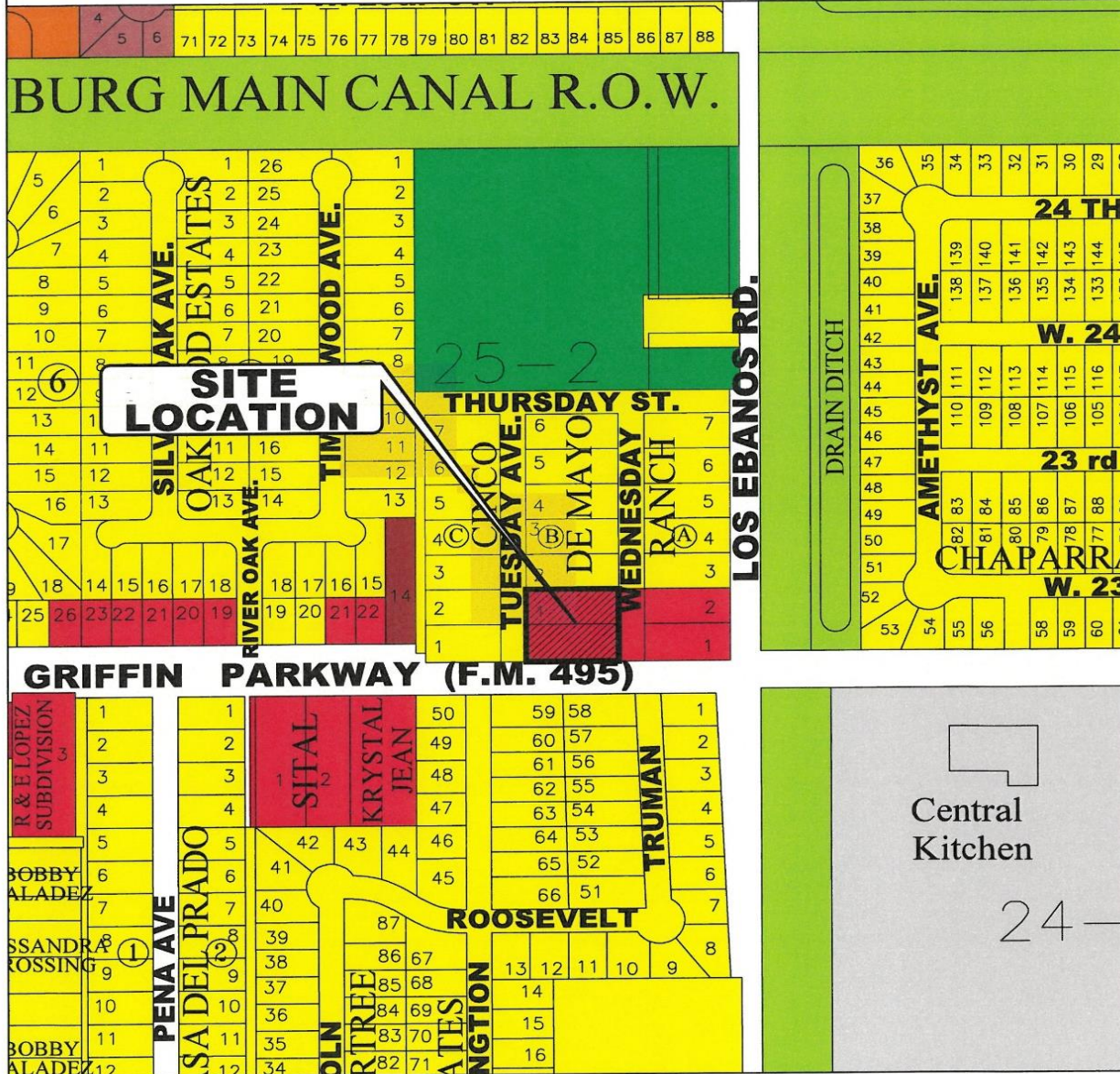
PH: (956) 580-8672
FAX: (956) 580-8680

No.

AERIAL MAP



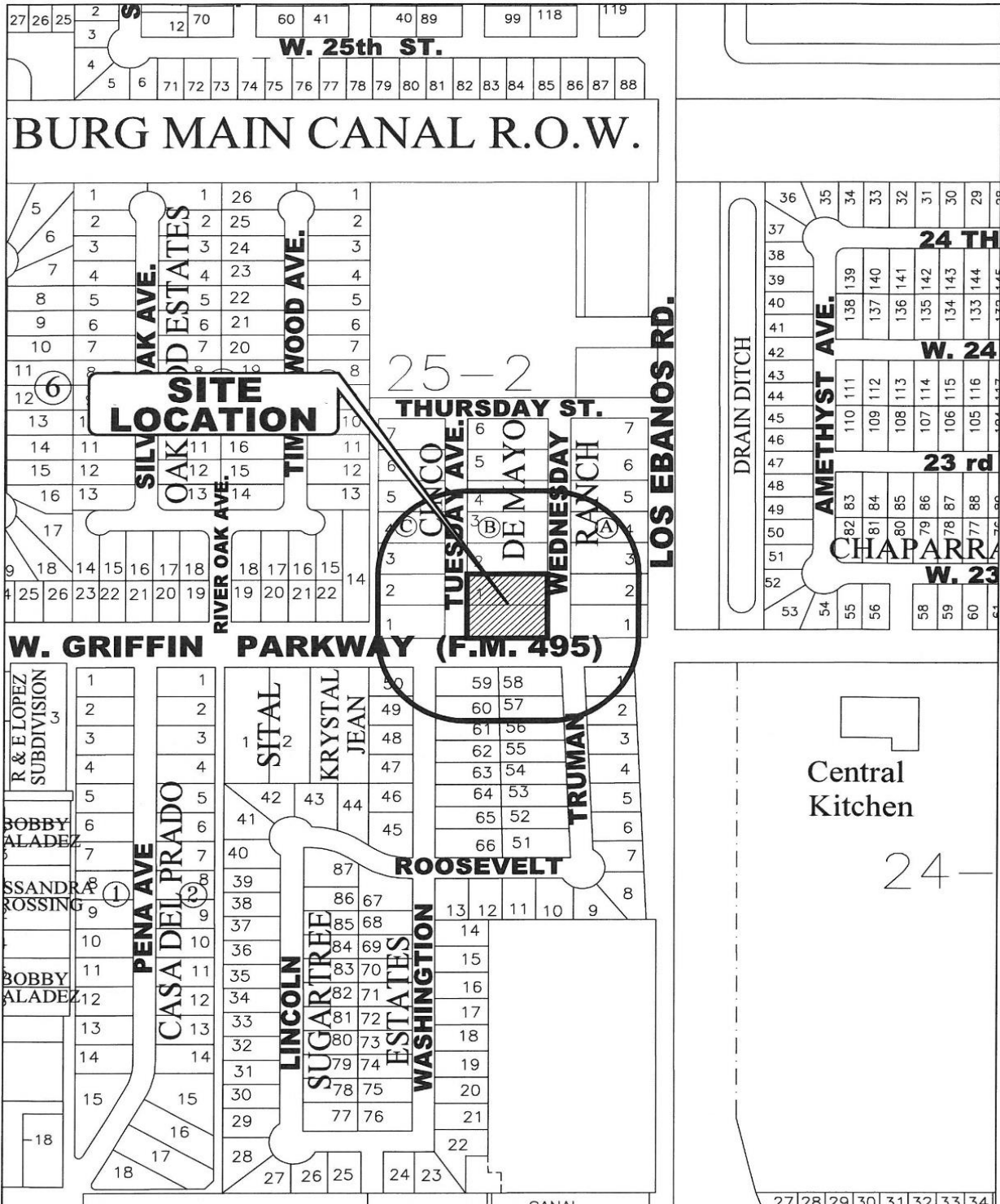
ZONING MAP



ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

LEGAL NOTICE MAP



200' RADIUS MAILOUT



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No.

ATTACHMENTS

La Gocina de la Abuela Tere



DONDE SE COME
COMO EN CASA...
PERO SIN TENER
QUE LAVAR LOS
PLATOS!

Open hours:

Lunes- Sabado (M-S)

7 am- 3 pm

Domingos (Sun.)

CERRADO/CLOSED



1500 W. Griffin PKWY suite E

Mission, TX 78574

(956)271-4400

COMIDA (LUNCH)- \$8.99

Platos incluyen Arroz, Frijoles, Ensalada de Luchuga y Salsa!

Enchiladas Americanas
(queso o carne)
Enchiladas Rojas (queso
fresco o papa)
Enchiladas Verdes
(pollo)
Chile Relleno (queso,
carne, o mixto)

Chicharron Rojo
Chicharron Verde
Bistec Ranchero
Picadillo
Carne Desebrada
Carne Guisada
Asado de Puerco

Plato de Sopes (3)
Flautas (3)
Entomatadas (3)
Enmoladas (3)
Calabacita con Pollo
Gorditas (3)

****Pregunte por el especial del día
Lunes a Viernes de 11 am a 2 pm**

OTRO PLATOS

Caldo de Res (arroz, limon, tortillas)	\$8.99
Combo de Hamburguesa (queso, papitas, refresco)	\$8.99
Combo de Torta de Bistec (lechuga, tomate, aguacate, y papitas)	\$9.99
Orden de Tacos de Bistec (5 maiz o 4 harina con cebolla, cilantro, frijoles charros y limon)	\$9.99
Sincronizada de Bistec (frijol, queso, lechuga, tomate, y aguacate)	\$9.99
Quesadillas con Carne (2 con lechuga y arroz)	\$8.99
Plato de Barbacoa (arroz, frijoles, tortillas)	\$9.99
Pozole (repollo, rabanitos, y totopos)	\$9.99
Plato de Tamal (3 con frijoles, arroz, ensalada)	\$8.99
Tamal Veracruzano (pollo o puerco)	\$5.99
Tacos de Birria (5 con queso, consome, limones)	\$9.99

ATTACHMENTS (PICTURES)



La Cocina de la Abuela Tere

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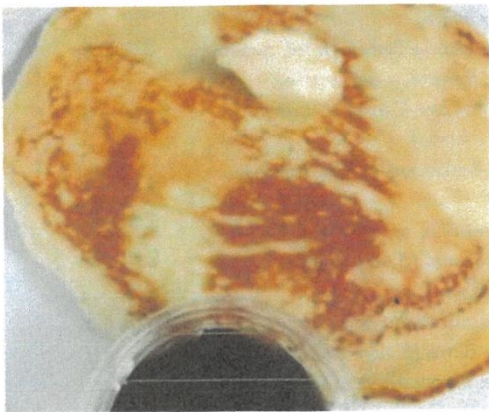
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CERRADO/CLOSED



1500 W. Griffin PKWY suite E

Mission, TX 78574

(956)271-4400

DESAYUNOS (BREAKFAST)- \$7.99

Platos incluyen Papa a la Mexicana, Frijoles, Tortillas y Salsa!

Huevos Rancheros	Tocino con Huevo
Huevos Divorciados	Nopalitos Rojos
Huevos a la Mexicana	Migas a la Mexicana
Nopalitos con Huevo	Papa a la Mexicana
Jamon con Huevo	Papas con horizo
Chorizo con Huevo	

OTRO PLATOS

Plato de Machacado	\$8.99
Chicharron con Huevo	\$8.99
Plato de Desayuno (2 pancakes, 2 huevos, Tocino o Sausage, y papitas)	\$8.99
Gorditas	\$1.99
Tacos	\$1.99
Avena	\$2.99

BEBIDAS (DRINKS)

Sodas Mexicanas	\$3.29
Jugo de Naranja	\$2.29
Cafe	\$1.99
Agua de Jamaica	\$3.49
Agua de Horchata	\$3.49
Nesquik chico	\$1.69
Agua en botella	\$2.09
Soda en lata	\$1.29

PICTURES



PICTURES



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
135872	GARCIA ELEAZAR ET AL	2308 WEDNESDAY	MISSION	TX	78574-2574
135871	HODGES ANNA DOLORES	816 MAIN ST	BRECKENRIDGE	MN	56520-1014
135876	MONTALVO GERARDO J	2305 WEDNESDAY AVE	MISSION	TX	78574-2575
135878	SALAZAR MANUEL JR	2309 WEDNESDAY AVE	MISSION	TX	78574-2575
135875	GONZALEZ JUAN LUIS & GISELA S GARCIA	1210 ZARATE DR	SAN JUAN	TX	78589-3881
316974	GONZALEZ JUAN LUIS & GISELA S GARCIA	1210 ZARATE DR	SAN JUAN	TX	78589-3881
135870	SILVA CESAR GABRIEL	2304 WEDNESDAY AVE	MISSION	TX	78574-2574
135877	ZUNIGA DAVID JR	3609 THOMPSON RD	MISSION	TX	78574
135884	HERNANDEZ RIGOBERTO & MARILU	2305 TUESDAY AVE	MISSION	TX	78574-2569
135885	SILVA CRISTOBAL & MARIA A	2307 TUESDAY AVE	MISSION	TX	78574-2569
135882	CHAVEZ FIDEL JR & EUSEBIO A	368 OAKWOOD RD	NICHOLLS	GA	31554-3442
450495	LEAL FERNANDO & SONIA	2216 WASHINGTON AVE	MISSION	TX	78572-2518
450496	LEAL HOMES LLC	2215 TRUMAN AVE	MISSION	TX	78572-2506
450497	GONZALEZ DIAMANTINA	2213 TRUMAN ST	MISSION	TX	78572
135886	WORTHEN W PAUL	5714 LA JOYA ST	MISSION	TX	78574-6094
135868	BLUE DOT MANAGEMENT LLC	23962 JULIO LN	HARLINGEN	TX	78552-2838
450504	CHAVEZ HECTOR E & EMMA L	7060 MAPLE ISLAND RD	NUNICA	MI	49448-9544
450494	LEAL HOMES LLC	2214 WASHINGTON ST	MISSION	TX	78572
450463	TRIGO JOSE RAMON MARISSA & MARISOL	2212 TRUMAN AVE	MISSION	TX	78572-2555
450465	PEREZ HECTOR & SAN JUANITA	2214 TRUMAN ST	MISSION	TX	78572-2555