



MEETING DATE: June 4, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window at the Mija Mercado Coffee Shop, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission in a (C-3) General Business District, located at 214 E. Tom Landry, Suite B. Applicant: Natalie Garza – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 12, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 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.
- June 4, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 9, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street.
- The applicant would like to utilize the existing drive-thru service window for the coffee shop.
- Access to the drive-thru service window would be from the one-way (Tom Landry Street) and exiting onto a paved/dedicated alley.
- Per Code of Ordinance, a drive-thru service window requires the approval of a Conditional Use Permit by the City Council.
- The proposed hours of operation are as follows: Monday – Sunday from 6:00 am to 10:00 pm.
- Staff: 3 employees
- Parking: In reviewing the floor plan, there are 12 seating spaces, which require 4 parking spaces (12 seating spaces/3 = 4 parking spaces). There is a total of 6 parking spaces on the side and rear of the building. Tom Landry shoulder will also be available for customer parking.
- Staff notes that this property is located within Mission’s Central Business District and is exempt from the parking requirements for existing structures.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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. Life of the use approval with the understanding that the permit can be revoked due to non-compliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Landscaping, etc.)
3. CUP is not to be transferable to others.
4. Hours of operation: Monday–Sunday from 6:00 am to 10:00 pm

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

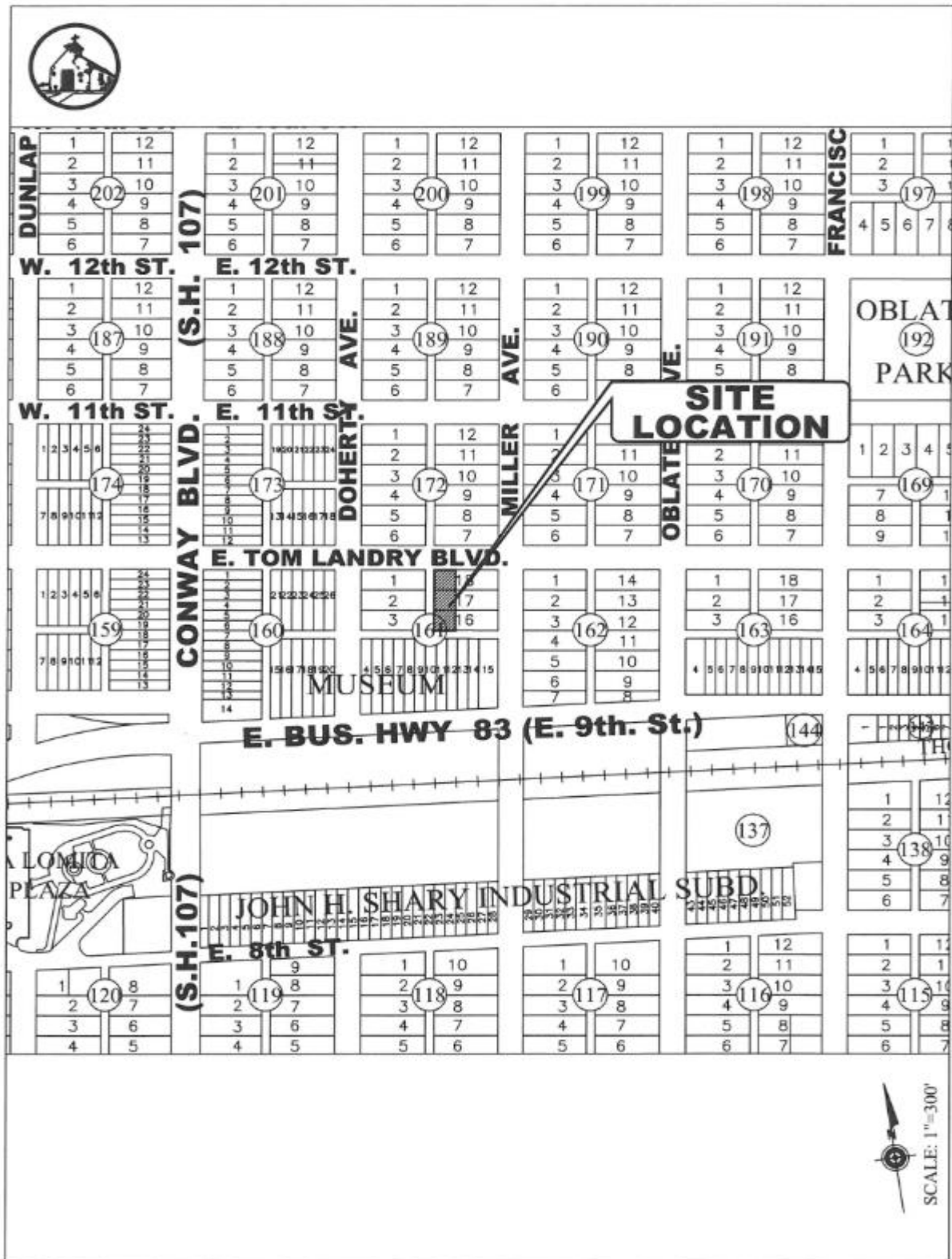
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

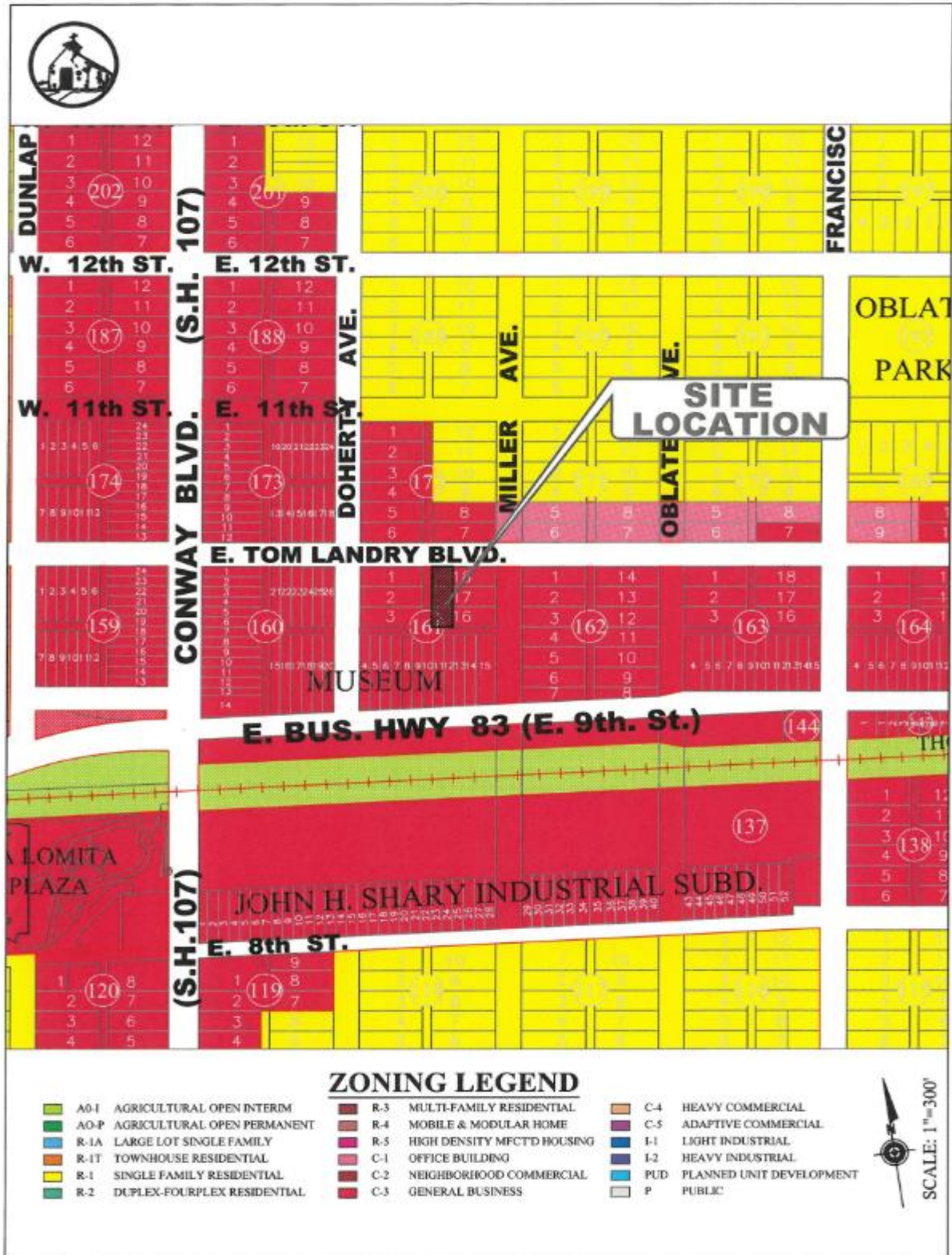
VICINITY MAP



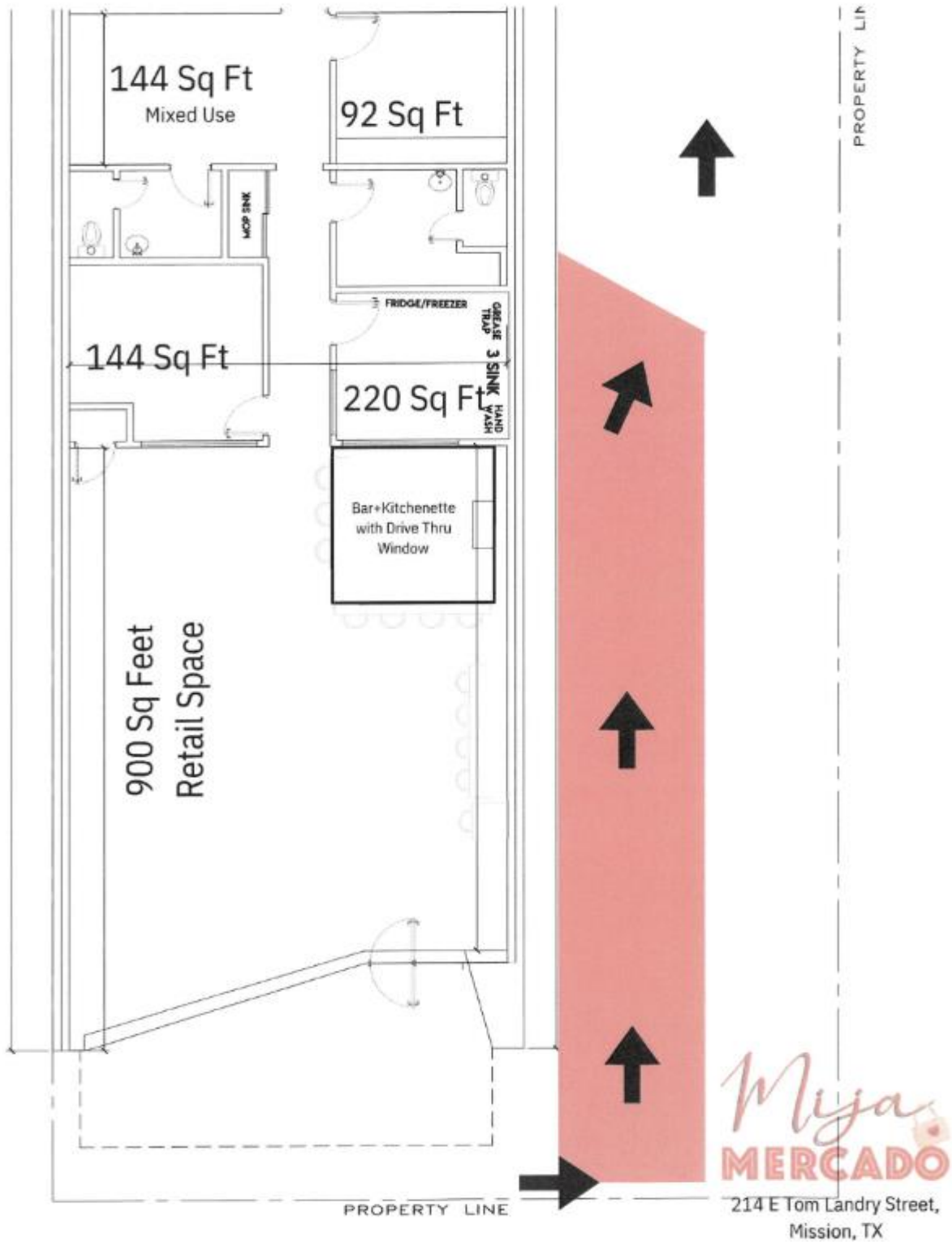
ARIEL MAP



ZONING MAP



FLOOR PLAN



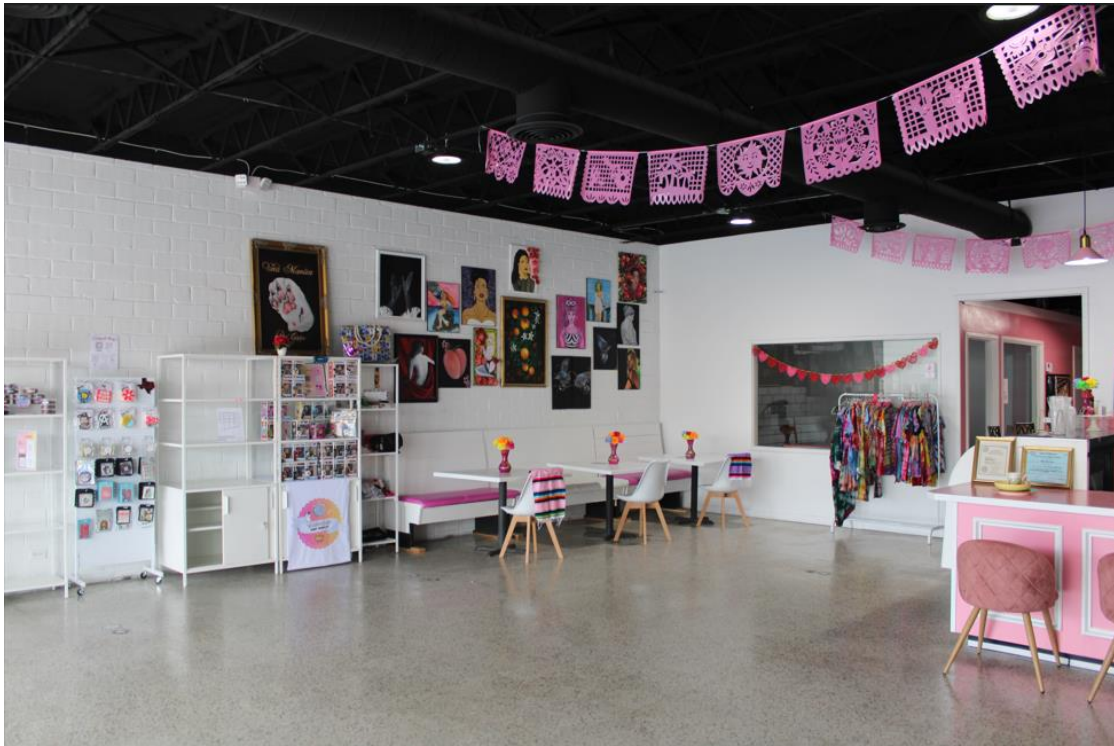
PICTURES



PICTURES



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MENU

ITEM

Drip Coffee

Cold Brew Iced

Dirty Soda

Dirty Alani

Lemonade

Breakfast Sandwich

Mini Pancakes In A Cup

Hashbrown

Smucker Syrup

Muffins

Broccoli & Cheese Soup

Chicken Noodle

Chicken Salad Sandwich Combo

Peperoni Pizza (Small)

Turkey Wrap Combo

Hotdog Combo

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239718	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
567314	BALLESTEROS JOSE H & MARY H	2429 SUNSET LN	MISSION	TX	78572-4635
239812	ESPERICUETA PAT	3914 RIO GRANDE CARE RD	EDINBURG	TX	78541-4381
239811	ESPERICUETA PAT	3914 RIO GRANDE CARE RD	EDINBURG	TX	78541-4381
239724	QUEPOS FAMILY LTD PARTNERSHIP	911 MILLER AVE	MISSION	TX	78572-4137
239719	RODRIGUEZ RUBICELA L	3801 N GLASSCOCK RD	MISSION	TX	78573-8463
591673	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239727	PAMM FAMILY PROPERTIES LLC	617 BEAUMONT AVE	MCALLEN	TX	78501-2716
239728	SOUTHWESTERN BELL TELE	1010 PINE 9E-L-01	SAINT LOUIS	MO	63101
239813	CENTRO CRISTIANO BETHESDA	207 E TOM LANDRY ST	MISSION	TX	78572-4162
239816	SMARTCOM TELEPHONE LLC	600 ASH AVE	MCALLEN	TX	78501-2677
239817	SMARTCOM TELEPHONE LLC	600 ASH AVE	MCALLEN	TX	78501-2677
239815	GUTIERREZ HUGO H & SANDRA	1001 MILLER AVE	MISSION	TX	78572-4115
239814	LEAL JAVIER & MARIA D	1003 RAGLAND ST	MISSION	TX	78572
239720	SOLIS DANIEL JR	217 E 9TH ST	MISSION	TX	78572-4158
239730	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239802	KING GUERRA & DAVIS	830 VOLZ LN	MISSION	TX	78572-2935
239729	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239729	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
1467109	KPGIN216 INVESTMENTS LLC	220 E TOM LANDRY ST	MISSION	TX	78572-4161
1467108	MUNOZ AUDREY J DBA JO-NIC & CO	2204 E 25TH ST	MISSION	TX	78574-7678