



**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 – Eddie’s Taqueria Restaurant, being Lot A, Girasol Estates Subdivision, in a (C-3) zone, located at 1730 W. Griffin Parkway. Applicant: Edgar Gutierrez - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- May 09, 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.
- June 04, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 09, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Northeast corner of N. Inspiration Road and W. Griffin Parkway.
- The site will include a drive-through service window on the north side of the building. Access to the drive-thru service window would be off N. Inspiration Road via a 30-foot-wide driveway.
- The customers will place the order along the east side of the building and pick up the orders along the north side. The customer's drive-thru window location allows double-stacking for approximately 14 vehicles.
- Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, 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 – Saturday from 5:00 am to 3:00 pm. And Sundays from 6:00 am to 2:00 pm.
- The working staff will be 18 employees in different shifts.
- Parking: In reviewing the floor plan, there are a total of 16 tables with a total of 72 seating spaces proposed, which would require 24 parking spaces. (1 parking space for every 3 seats = 24 parking spaces). The site plan shows a total of 30 parking spaces provided and 14 vehicles on the drive-thru lane.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) 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 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 for Life of Use with the understanding that the permit can be revoked;
- Must comply with all City Codes (Building, Fire, Health, etc.);
- Installation of a speed bump at the end of the ordering window;
- Acquisition of a business license prior to occupancy; and
- CUP is not transferable to others.

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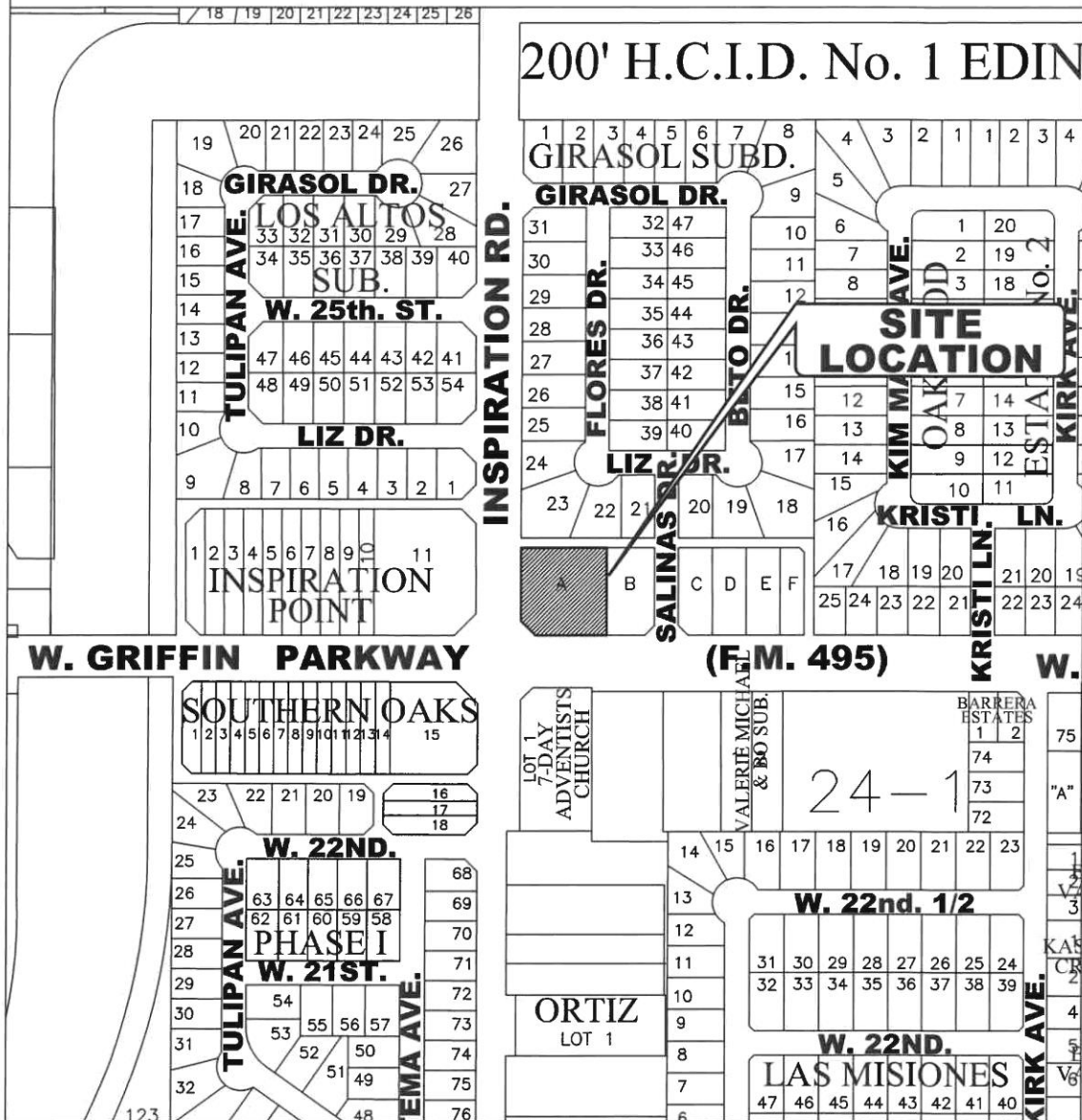
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# VICINITY MAP



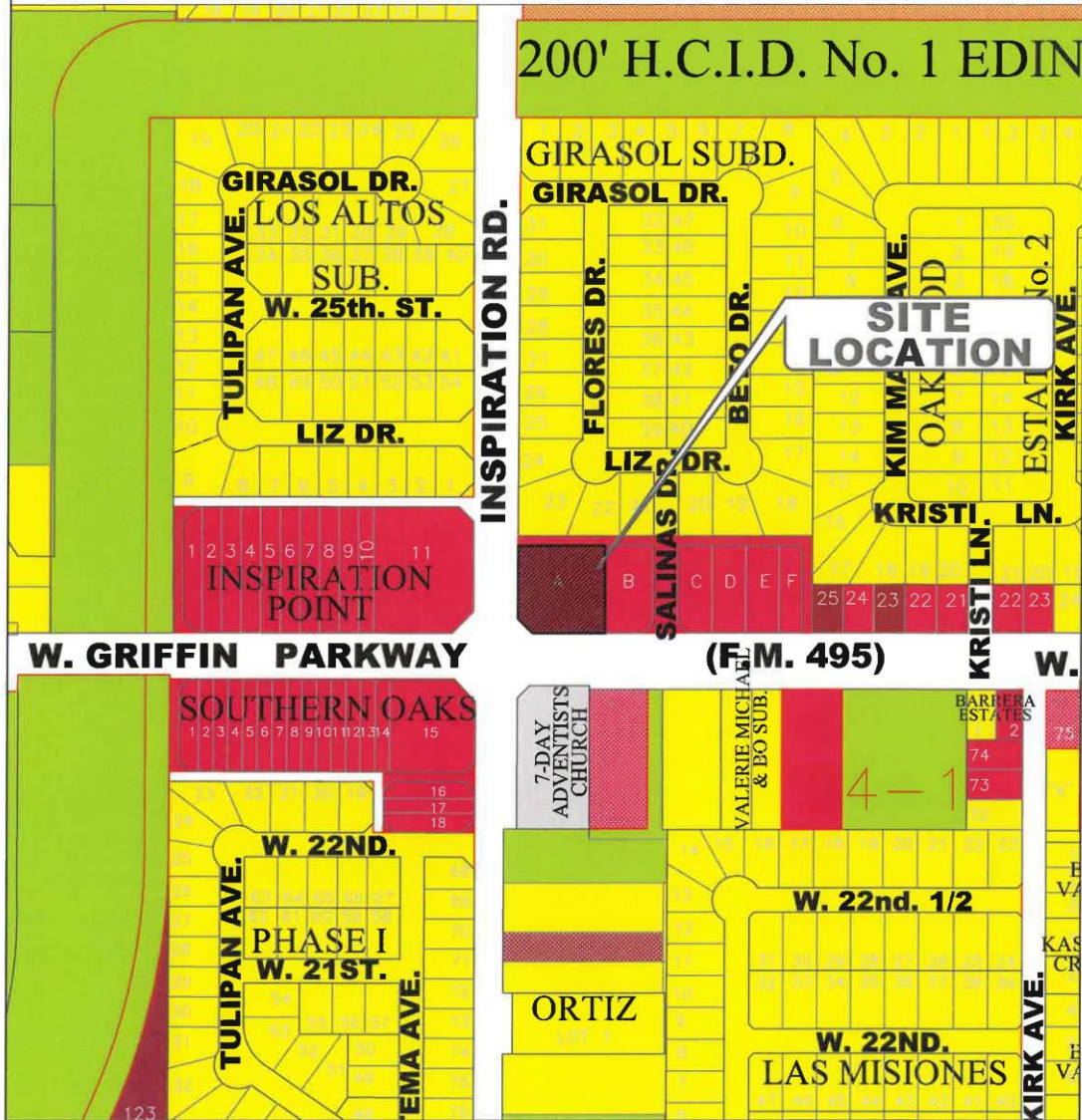
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1/4 MILE ONE NORTH ( GRIFFIN PARKWAY )

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# 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                     |

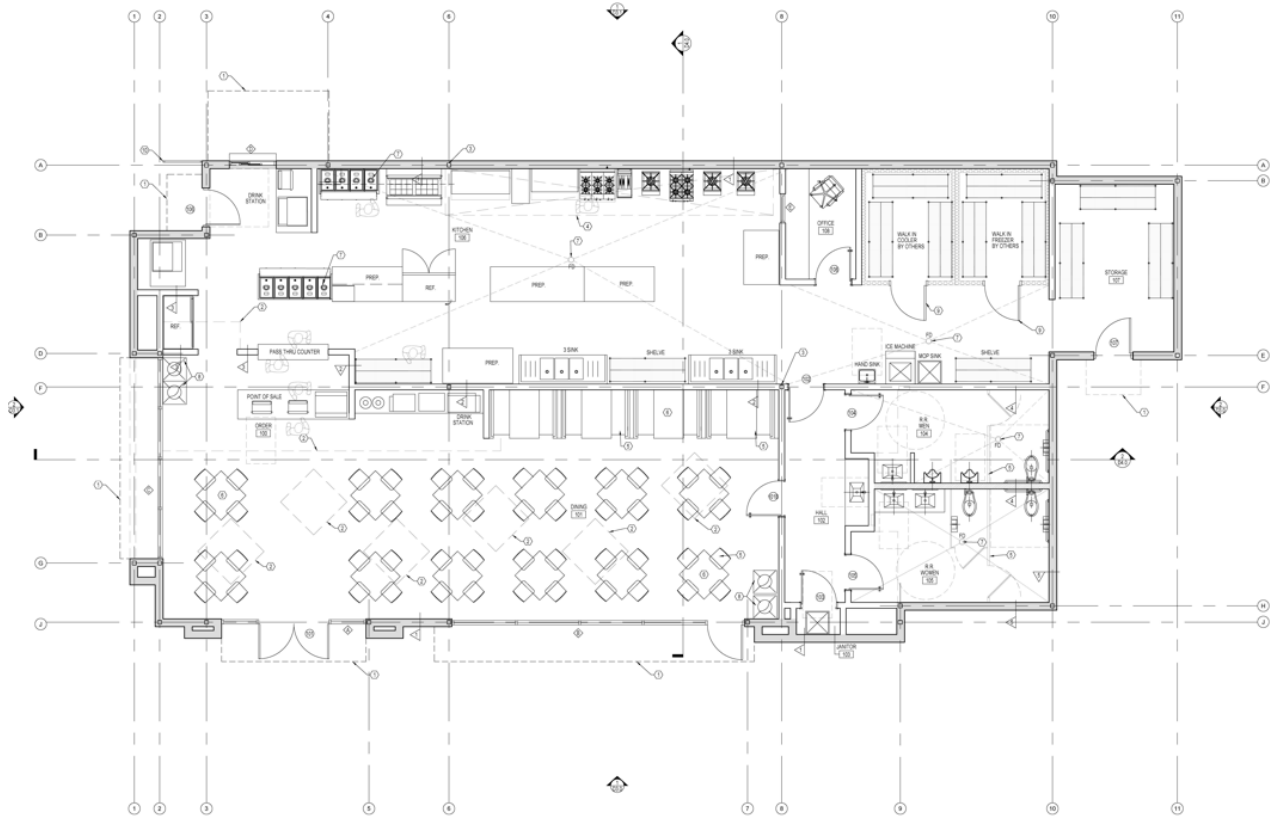




## ATTACHEMENTS (PICTURES)



# FLOOR PLAN



 **1** FLOOR PLAN  
Scale: 1/4" = 1'-0"

## AERIAL PHOTO







## MAILOUT LIST

| PROP_ID | file_as_na                         | addrDeliveryLine        | addrCity | addrState | addrZip    |
|---------|------------------------------------|-------------------------|----------|-----------|------------|
| 582873  | ATCP MISSION LLC                   | 3578 LA PLAZA DR        | BREA     | CA        | 92823-6379 |
| 592223  | HERNANDEZ GUSTAVO C & CAMILA GARZA | 1801 LIZ DR             | MISSION  | TX        | 78574      |
| 305829  | ORTIZ ROSENDO                      | PO BOX 1135             | MISSION  | TX        | 78573-0018 |
| 458629  | TEXAS CONFERENCE ASSOC OF SDA      | PO BOX 800              | ALVARADO | TX        | 76009-0800 |
| 560367  | REYES ISMAEL                       | 1410 COCONUT PAL AVE    | SAN JUAN | TX        | 78589-3936 |
| 560366  | PRIMO REAL ESTATE LLC              | 707 W SIOUX RD          | SAN JUAN | TX        | 78589-3475 |
| 560323  | LEAL DIANA                         | 1709 LIZ DR             | MISSION  | TX        | 78574-7321 |
| 560321  | RAMOS HILARIO JR & ARSELIA G       | 1705 LIZ DR             | MISSION  | TX        | 78574-7321 |
| 560368  | MARTINEZ JOSE S                    | 710 W 24TH PL           | MISSION  | TX        | 78574-2751 |
| 560324  | TRISTAN JULIO C & BATHSHEBA        | 1711 LIZ DR             | MISSION  | TX        | 78574-7321 |
| 560322  | GUZMAN PABLO JR                    | 2309 BETO DR            | MISSION  | TX        | 78574-7319 |
| 560325  | ORTIZ FRANCISCO J & HERMELINDA     | 2301 FLORES DR          | MISSION  | TX        | 78574-7315 |
| 582923  | VALERIA'S BAKERY LLC               | 716 E JERSEY MEADOW AVE | MCALLEN  | TX        | 78503-1929 |
| 590226  | GARCIA ELSA NORA & ALEJANDRO       | 1900 W 17TH ST          | MISSION  | TX        | 78572-0732 |
| 305837  | OBREGON MONICA                     | 1721 W GRIFFIN PKWY     | MISSION  | TX        | 78572-7306 |