

**ITEM# 1.7**

**CONDITIONAL USE PERMIT RENEWAL:** Drive-Thru Service Window – LIT Coffee  
2515 Colorado Street, Ste. 1  
Lot 2, Block 2, Santa Lucia Development  
C-3  
Daniel King

**REVIEW DATA**

The commercial development is located at the NW corner of Colorado and Taylor Road –see vicinity map. The applicant is operating his coffee shop with a drive-thru service window. Access to the site will be provided off of Colorado or Taylor through existing 24’ driveways. Customers can park within the shared parking area to walk in and purchase items or they can use the drive-thru service window. The last CUP for this location was approved by P&Z on January 12, 2022 for a period of 1 year. The applicant would like to renew his CUP, staff notes that this would be his 1<sup>st</sup> renewal.

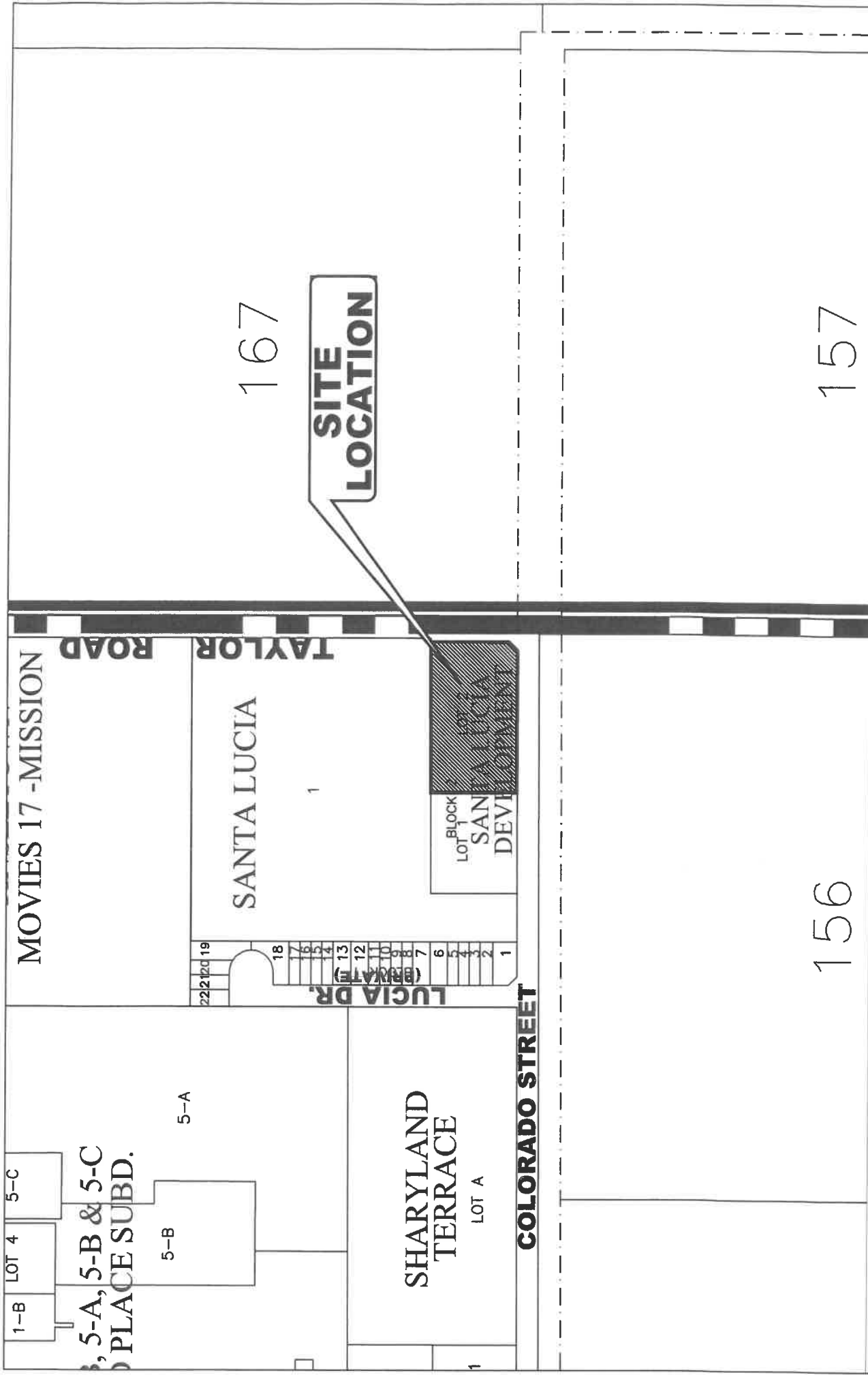
- **Days/Hours of operation:** Every day from 6:00 am to 9:00 p.m.
- **Staff:** 5 employees operate this business in different shifts.
- **Parking:** The applicant has 5 tables with 4 chairs each, which equals to 20 seating spaces. This requires a total of 7 parking spaces. There is a total of 74 parking spaces held in common for the plaza.
- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.
- **Menu:** Applicant’s menu consists of a variety of coffees, teas, and pastries.

**REVIEW COMMENTS:** Notices were sent out to property owners within a 200’ radius of this business where staff has not received any comments in favor or against this request.

**RECOMMENDATION:**

Staff recommends approval subject to:

1. 2 years re-evaluation to continue to assess the business,
2. CUP is not transferable to others, and
3. Continue to Comply with Building, Fire, Health, and Sign Codes





**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572

PH: (361) 580-8672  
 FAX: (361) 580-8680

No. \_\_\_\_\_



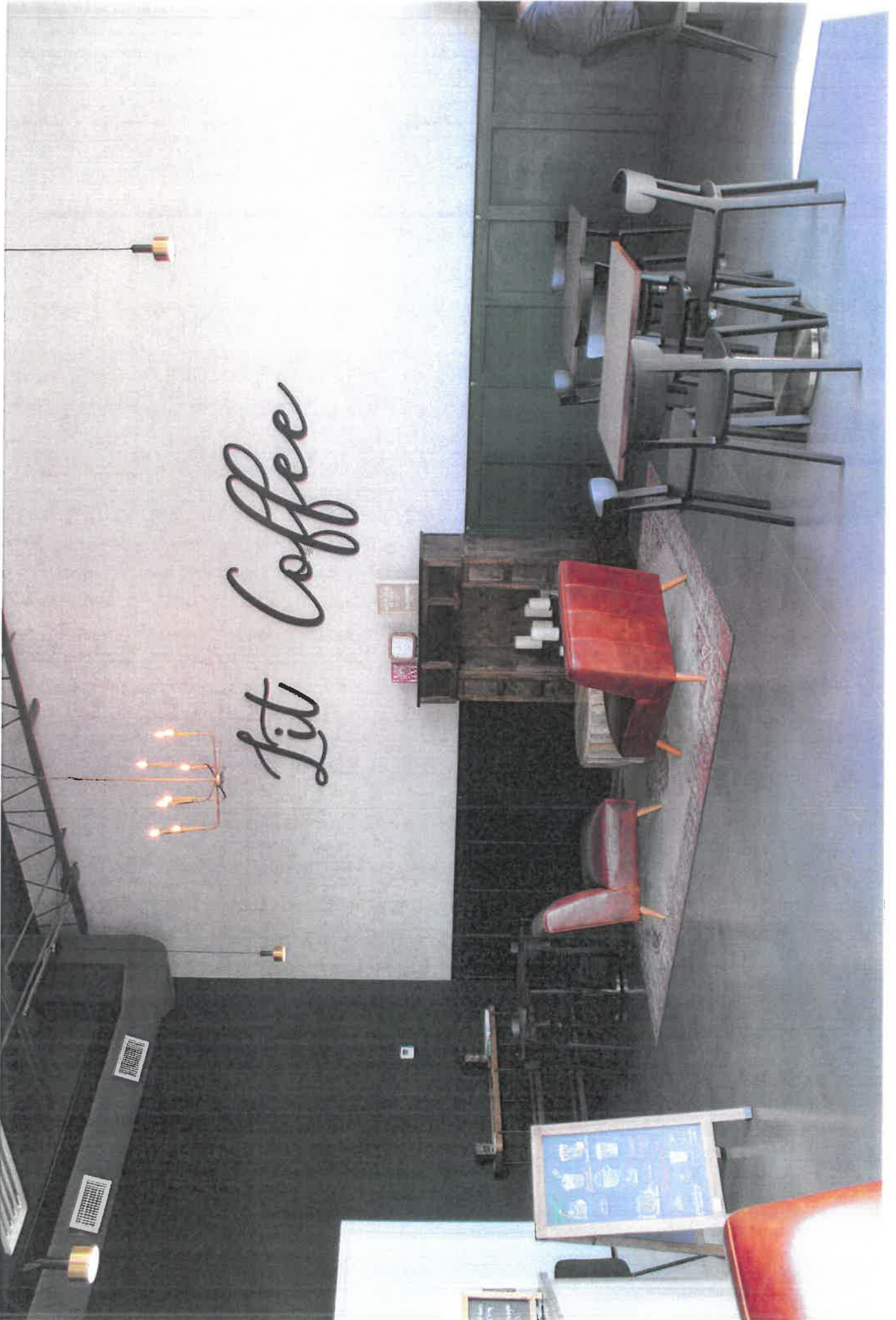
TAYLOR RD.

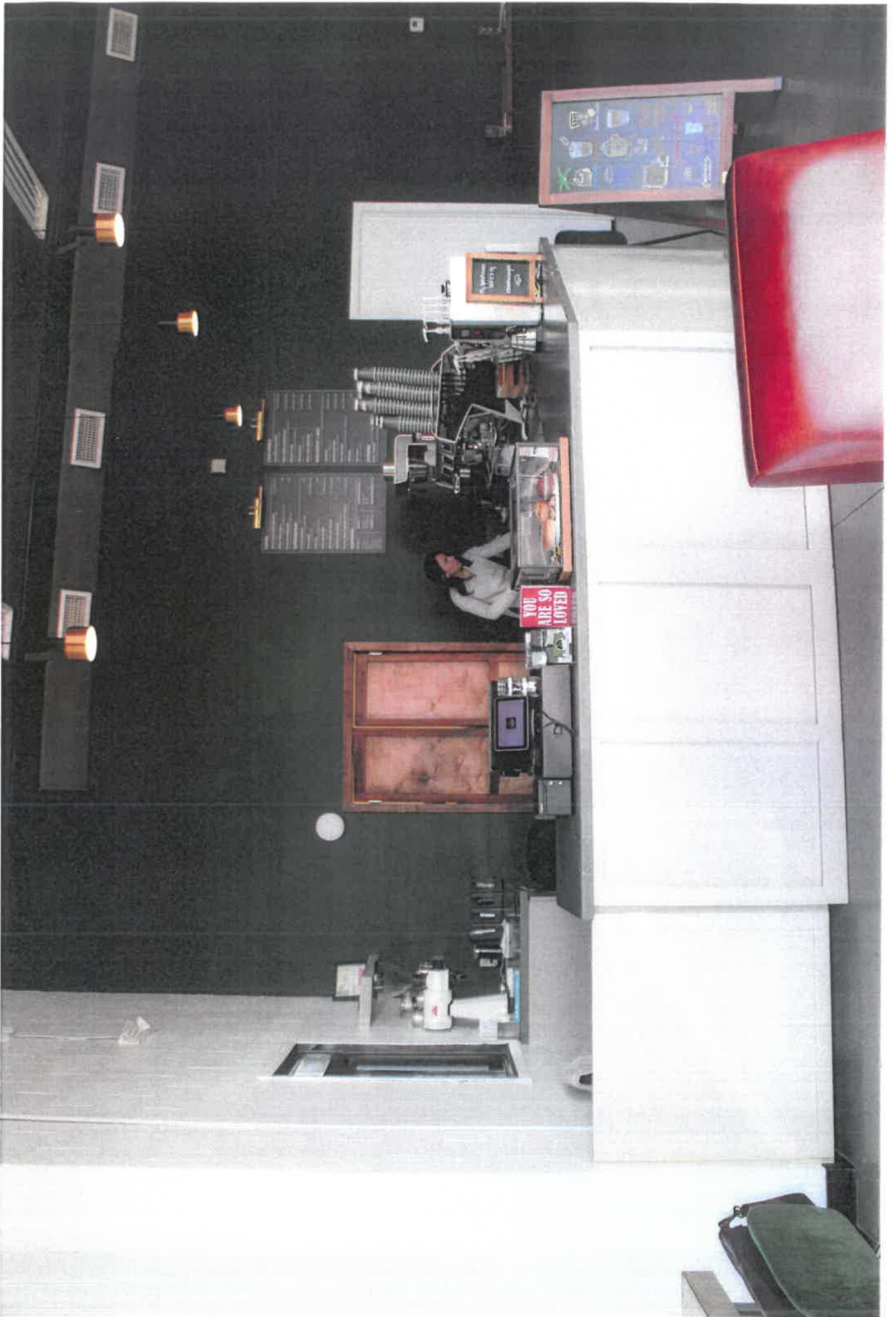
**SITE  
LOCATION**

COLORADO ST.



# Lit Coffee







S2950-00-000-0156-00 ( 280830)  
SHIN FOUNDATION I LTD  
1401 W ESPERANZA AVE  
MCALLEN TX 78501

S1818-00-000-0001-00 ( 961125)  
SANTA LUCIA AT BENTSEN LAKES LLC  
2603 E 3 MILE RD  
PALMHURST TX 78573

S1819-00-002-0001-00 ( 1071582)  
MDM REAL ESTATE DEV LLC  
329 MCCOLL ROAD  
MCALLEN TX 78501

S1819-00-002-0002-00 ( 1071583)  
MDM REAL ESTATE DEV LLC  
329 MCCOLL ROAD  
MCALLEN TX 78501