

## **ITEM# 1.5**

**CONDITIONAL USE PERMIT:** Drive-Thru Service Window  
- Twisted Sisters  
1500 W. Business 83, Suites 9 & 10  
Lot A, Mission Acres  
C-3  
Ana Rita Garza

### **REVIEW DATA**

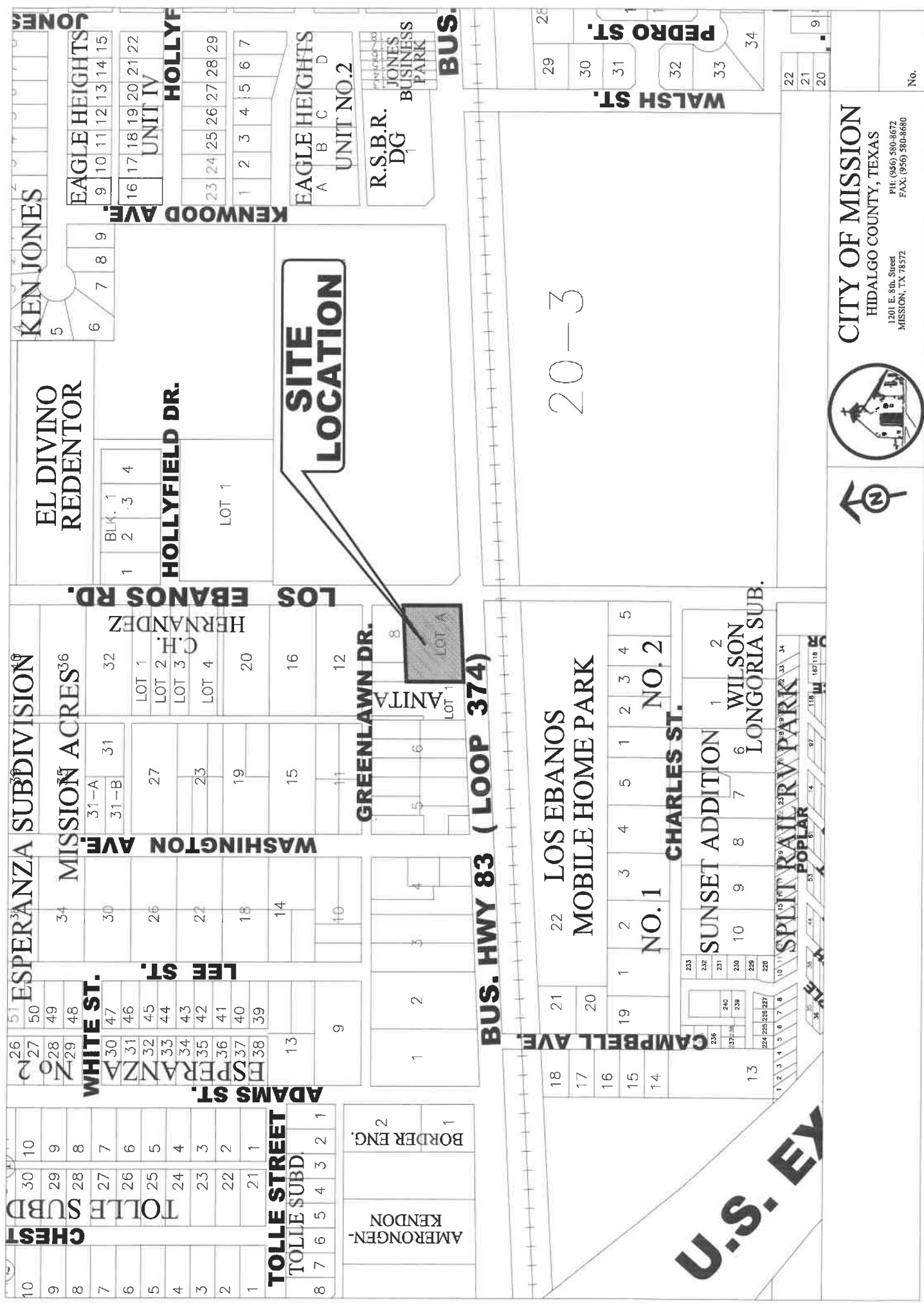
The subject site is located on the NW corner of Los Ebanos and Business Highway 83. The applicant has been running her coffee shop at this location since 2021. Recently, the new property was granted a CUP to re-build the drive-thru service window and added 3 more suites to the east side of the building. Since, CUP's are not transferable, the tenant would like to continue using the drive-thru service window and expand her business to now occupy suites 9 and 10. The last CUP approved for the Drive-Thru Service Window at this location was on May 10, 2021 for a period of one year. Access to the site is from a driveway cut off of Business Highway 83 and exiting to Los Ebanos Road. The drive-thru service window allows stacking for approximately 2 vehicles.

- **Days/Hours of Operation:** Monday – Friday from 6:30 am to 8:00 pm, and Saturday & Sunday from 8:00am to 8pm
- **Staff:** 5 employees
- **Parking & Landscaping:** The applicant is proposing to have 2 tables with 4 chairs and 6 tables with 2 chairs for a total of 20 seating spaces, which require 7 parking spaces. (20 seats/1 space for every 3 seats = 6.6 parking spaces). It is noted that the parking area is held in common (35 existing parking spaces) and is shared with other businesses.

**REVIEW COMMENTS:** Staff mailed out 14 notices to property owners within 200' radius and has not received any comments in favor or against this request. Staff has asked PD for any reports for this establishment as of this date there has been none. Staff does not object to an extended approval term.

**RECOMMENDATION:** Staff recommends approval subject to:

1. 3 year re-evaluation to continue to assess this business
2. Compliance with all City Codes (Building, Landscaping, Fire, etc.),
3. Acquisition of a new business license, and
4. CUP not to be transferable to others



**SITE  
LOCATION**

20-3



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

**U.S. EX**



LOS EBANOS RD.

BUS. HWY 83

**LOCATION  
SITE**



**TWISTED**  
SISTAS CO.  
**COFFEE SHOP**

SURE 110  
TWISTED  
COFFEE SHOP  
1100 S. ...  
...  
...  
...

YES  
WE'RE  
OPEN

SURE 110





**TWISTED**  
SISTERS CO.  
COFFEE SHOP

**TWISTED**  
SISTERS CO.  
DRIVE THRU  
COFFEE

Menu board displaying various coffee and food items with prices.

YES WE'RE OPEN

OPEN

TWISTED SISTERS CO. COFFEE SHOP



### COFFEE BAR

ADD TO ANY BLEND, 1/2 cup BREAZEL BLEND, FORMOSA BLEND, MATCHA BLEND, ACQUARO BLEND, VANILLA BLEND, FRENCH BLEND \$3.00

\*Available at our bar  
\*Also Special

- Cappuccino
- Espresso
- French Vanilla
- Travels Bell
- Spiced Latte
- \*Caramel Macchiato
- Classic Macchiato
- White Mocha
- Double Chocolate
- Samoa
- Turtle Pecan
- Almond
- Almond Rosa
- \*Brown Sugar Cinnamon
- Brownie
- AMERICANO



### LEMONADE

- Black Berry
- Blue Raspberry
- Cherry
- Citrus
- Cucumber
- Dragon Fruit
- Green Apple
- Guava
- Kiwi
- Lemon
- Mango
- Passion Fruit

### ICED TEA

- Black Tea
- Peach Tea
- Mango Tea
- \*Hot Tea's
- Also Available



### BIG TRAIN FRAPPES

ADD TO ANY BLEND, 1/2 cup BREAZEL BLEND, FORMOSA BLEND, MATCHA BLEND, ACQUARO BLEND, VANILLA BLEND, FRENCH BLEND \$3.00

\*Available at our bar  
\*Also Special

- Cookies & Cream
- Matcha
- Ferrero
- Rocher
- White Chocolate
- Caramel
- Strawberry Cheesecake
- Snickers
- Almond Joy
- Twix
- Cotton Candy
- Bubble Gum

Additional \$0.50



### TWISTED BULLS

ADD TO ANY BLEND, 1/2 cup BREAZEL BLEND, FORMOSA BLEND, MATCHA BLEND, ACQUARO BLEND, VANILLA BLEND, FRENCH BLEND \$3.00

\*Available at our bar  
\*Also Special

- Spicy Cucumber
- Watermelon N' Lime
- Mango Sarsaparilla
- Twisted Tropical
- Evil Juice
- Lava Blast
- La Rosa
- Sioux Fruit
- Malibu
- Ocean Breeze
- Avon Berry
- \*Pink Panther
- Love Bug
- \*Jingle Bells
- Blue Hawaiian
- Salted
- Berry Berry
- Happy Rancher
- Georgia Peach
- Melon Berry
- White Peach
- Shelby Delight

### ADD BOBA TO ANY

### TWISTED BULLS



### ROLLED ICE-CREAM

- Ferrero Rocher
- Cookies N' Cream
- Strawberry Short Cake
- Turtle
- Fruity Pebbles
- Brownie Twist
- BAKERY**
- Banana Nut Muffin \$2.75
- Chocolate Muffin \$2.75
- Twisted Croissant \$4.25
- Cake Pop \$2.75
- Cookie \$1.95
- 1/2 Dozen Cookies \$4.00
- Dozen whole batch \$7.00

### ASK US ABOUT OUR BUBBLES!



### BREAKFAST MENU

MONDAY - FRIDAY 11AM

- Breakfast Croissant \$5.00
- The "BIGGIE" Breakfast \$8.00
- Breakfast English Muffin/Biscuit \$3.49
- Ranchita & Gravy \$4.25
- Whole Grain Oatmeal \$4.00
- Avocado Toast \$3.45
- Bagel w/ Cream Cheese \$3.25
- Waffles \$5.05
- Twisted Croissant \$4.25



### LUNCH MENU

MONDAY - FRIDAY 11AM

- Chicken Salad Croissant \$6.00
- General Sandwich \$6.50
- Traditional Sandwich \$6.00
- Chicken Wrap \$7.95
- Chicken Salad \$9.95
- Made to Order Sandwich \$5.00

### ASK US ABOUT OUR SOUP OF THE DAY!

A5350-00-000-0001-00 ( 457804)  
GARCIA FAUSTINO & ORFELINDA  
1801 W PALMA VISTA DR  
PALMVIEW TX 78572

M4900-00-000-0005-04 ( 237837)  
GARCIA ISAURO  
1404 INSPIRATION RD  
MISSION TX 78572

M4900-00-000-0006-00 ( 237839)  
OBREGON GILBERTO & EDELMIRA  
1520 W BUSINESS HIGHWAY 83  
MISSION TX 78572

M4900-00-000-0006-01 ( 237840)  
GARCIA ISAURO & MARIA CRIS RODRIGUEZ  
1404 N INSPIRATION RD  
MISSION TX 78572

M4900-00-000-0006-02 ( 237841)  
BELLISSIMO ENTERPRISES LLC  
615 W 27TH ST  
MISSION TX 78574

M4900-00-000-0006-03 ( 237842)  
DE LEON JESS ALLON & TERESA  
1527 GREENLAWN DR  
MISSION TX 78572

M4900-00-000-0006-04 ( 237843)  
PEREZ JESUS IVAN DAVILA & SAN JUANA  
703 LOS EBANOS RD TRLR 28  
MISSION TX 78572

M4900-00-000-0007-01 ( 237845)  
GARCIA FAUSTINO & ORFELINDA  
1801 W PALMA VISTA DR  
PALMVIEW TX 78572

M4900-00-000-0008-04 ( 237850)  
GARCIA FAUSTINO & ORFELINDA  
1801 W PALMA VISTA DR  
PALMVIEW TX 78572

M4900-00-000-0011-02 ( 237858)  
MORALES WILLIE & LIZZETTE RUBY  
1009 S ABRAM RD  
PALMVIEW TX 78572

M4900-00-000-0012-00 ( 237860)  
GAVARAS MARY LOUISE  
9361 SW 27TH ST  
MIAMI FL 33165

M4905-00-000-000A-00 ( 238062)  
AZTECA RGV REAL STATE LLC  
1500 W BUS HWY 83 STE 100  
MISSION TX 78572

S7500-00-000-0022-00 ( 292855)  
LAS VIAS TRAILER PARKS LLC  
9601 N 10TH UNIT 1  
MCALLEN TX 78504

W0100-00-020-0003-15 ( 719393)  
KEN JONES CONST INC  
1105 ELM ST  
MISSION TX 78572