

ITEM# 1.5

CONDITIONAL USE PERMIT: Drive-Thru Service Window
– Xquinkles Snackland Inspiration
3009 N. Inspiration Road, Ste. A
Lot C1-A, Taurus Estates #3 Subdivision
C-3
Rosa Maria Uribe

REVIEW DATA

The subject site is located at the NW corner of Inspiration Road and Giselle Street. The applicant has been operating a sno-cones and snack business at this location since 2018. She would like to incorporate selling mix drinks to the menu. This would be allowed under a C-3 zone, she would just need to wet zone the property. A 24' drive in the rear of building provides access to a 13' drive-thru lane and would allow stacking for approximately 2 vehicles. She would like to continue using the drive-thru service window for her business. The last CUP for a drive-thru service window at this location was approved on April 12, 2021 for a period of 3 years. Staff notes this would be the applications 4th request.

- **Days / Hours of operation:** Every day from 11:00 a.m. to 10:00 p.m.
- **Staff:** 2 employees
- **Parking & Landscaping:** It is noted that a total of 138 parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping is existing and in compliance to code.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.
- **Sale of Alcohol (Section 6-4):** of the Zoning code requires such uses to be 300' from the nearest residence, church, school or publicly owned property. There are residential homes directly behind the alley that fall within the 300'; however, P&Z and City Council have waived this separation requirement in other similar CUP's approval.

REVIEW COMMENTS: Staff mailed out 31 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. It is also noted that there have not been any reported PD issues during the CUP's existing tenure, staff does not object to an extended approval term.

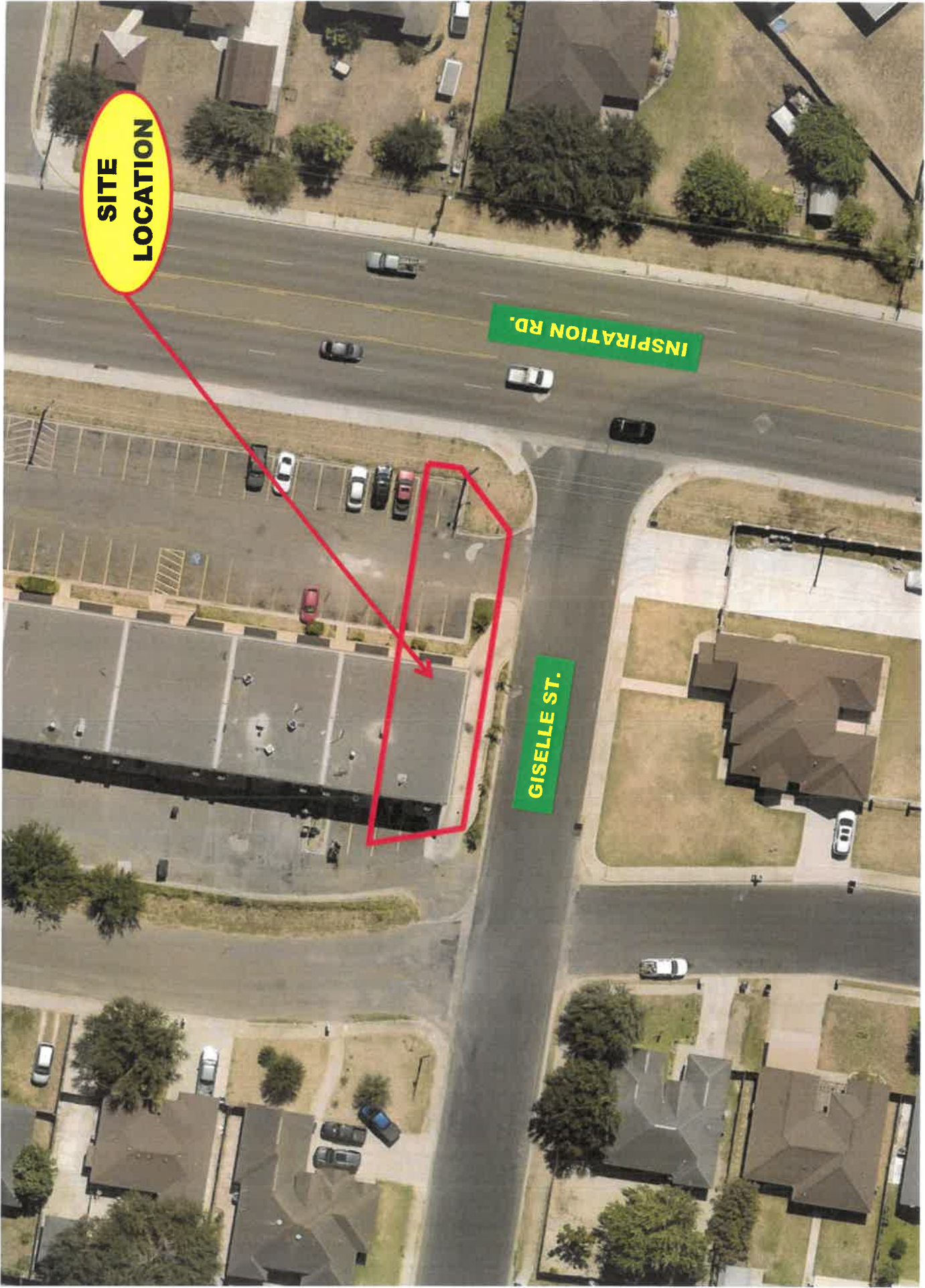
RECOMMENDATION: Staff recommends approval for life of use subject to:

- 1) Continued compliance with all City Codes (Building, Fire, Health, etc.),
- 2) Compliance with TABC requirements,
- 3) Waiver of the 300' separation requirement from residential homes,
- 4) CUP not be transferable to others, and
- 5) Wet zone property

**SITE
LOCATION**

INSPIRATION RD.

GISELLE ST.



Xquinkies
SHACK-LAND

Suite A

Xquinkies
SHACK-LAND

SHACK-LAND





Flavor Snow Cones

- Banana
- Blue Bubble Gum
- Blue Coco
- Blue Raspberry
- Chamoy
- Cherry
- Cotton Candy
- Green Apple
- Limon Blanco
- Limon Verde
- Mango
- Melon
- Piña Colada
- Sandia
- Strawberry
- Strawberry-Mango
- Tigers Blood
- Vanilla
- Wild Cherry

Milk Flavors

- Pink Milk
- Banana Milk
- Melon Milk
- Mango Milk

Specialty Snow Cones

- Chamoyada
- Chamo-Raspa
- Lion King
- Vampira de SANDIA
- Vampira de MANGO
- Tamando Loco
- Smurf
- Picosito
- Trolebuse
- Pickie Dilly
- Pacman
- Supreme Raspa de Fresa
- Supreme Raspa de Mango
- Onco Dreamer
- Diablitro
- Fresas y Crema
- Pink Deluxe
- Vanilla Wafflers
- Arcoiris
- Pina Colada
- Sundae
- Choco Banana
- Uso Nieve
- Cookie Monster
- Minion
- Root Beer Float
- Banana Split
- Gustavo Polar
- Pavavita
- Choco Banana
- Sundae
- Pina Colada

Snacks

- Maruchan Prep
- Tostitos
- Manzana Loca
- Gymnastic Chamoy
- Revoltillo
- Fruit Cup
- Nachos
- Cucumber Shots
- Cocktail de Camaron
- Frito Pie
- Pickle
- Crepas
- Hot Dog Chilli Mexicano
- Elote en Vaso
- Elote Chorrillano
- Elote Entero
- Elote Callejero
- Cucumber Slammers
- Tacos Quimikies
- Fruit Granola
- Fruit Plate
- Futbolera
- Mar Canada o Mint Mar Canada

Drinks

- Clamato Prep
- Clamato Norteno
- Agua Fresca (Tusnead)
- Agua Mineral
- Agua Gatorade
- Agua Gatorade
- Agua Gatorade
- Agua Gatorade
- Agua Gatorade
- Agua Gatorade
- Agua Gatorade
- Agua Gatorade

COMBOS

- 1. Churrasco Preparado con Pizzas y 1 Refresco de Lata
- 2. Hot Dogs (Pasa o Chilli Cheese) con Pizzas y 1 Refresco de Lata
- 3. Mini Bruschetta Polar con Nachos y 1 Refresco de Lata
- 4. Mini Churrasco Polar con Nachos y 1 Refresco de Lata
- 5. Mini Esko Churrasco con Mini Pizzas con Crema y 1 Refresco de Lata

COMBOS

- 6. Vaso Chico de Gominitas con 1 Refresco de Lata
- 7. Mini Hot Churrasco con 1 Refresco de Lata

COMBOS

- 8. Churrasco Preparado con Pizzas y 1 Refresco de Lata
- 9. Hot Dogs (Pasa o Chilli Cheese) con Pizzas y 1 Refresco de Lata
- 10. Mini Bruschetta Polar con Nachos y 1 Refresco de Lata
- 11. Mini Churrasco Polar con Nachos y 1 Refresco de Lata
- 12. Mini Esko Churrasco con Mini Pizzas con Crema y 1 Refresco de Lata

COMBOS

- 13. Churrasco Preparado con Pizzas y 1 Refresco de Lata
- 14. Hot Dogs (Pasa o Chilli Cheese) con Pizzas y 1 Refresco de Lata
- 15. Mini Bruschetta Polar con Nachos y 1 Refresco de Lata
- 16. Mini Churrasco Polar con Nachos y 1 Refresco de Lata
- 17. Mini Esko Churrasco con Mini Pizzas con Crema y 1 Refresco de Lata



**Smiroff
PREPARADA**

La cocktelera

Chelamango

Perro Salado

El vampiro

**Agua Mineral
Preparada**

**Strauberry
Daiquiri**

Piña Colada

Mango Daiquiri

Blue Hawaiian

PUPA VIDA

•Snacks & Drinks•

**Michelada Mar y Tierra
con ó sin cerveza**

C4420-00-000-0001-00 (599339)
RIVERA EDGAR
1818 W 30TH ST
MISSION TX 78574

T0940-03-000-0000-00 (592412)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572

T0940-03-000-0022-00 (592327)
CUELLAR MARGOT GONZALEZ
5430 CENICA ST
RIO GRANDE CITY TX 78582

T0940-03-000-0023-00 (592328)
MARTINEZ ZACARIAS O JR & IMELDA E
ZACARIAS E & ISAAC E MARTINEZ
3006 CRISANTEMA ST
MISSION TX 78574

T0940-03-000-0037-00 (592342)
GONZALEZ GRACIELA JANET
3003 CRISANTEMA ST
MISSION TX 78574

T0940-03-000-0038-00 (592343)
GARCIA STEVAN & MELISSA
3005 CRISANTEMA ST
MISSION TX 78574

T0940-03-000-0039-00 (592344)
PAZ MANUEL CERDA
MARIA GUADALUPE LOPEZ TORRES
7900 N INSPIRATION
MISSION TX 78573

T0940-03-000-0053-00 (592358)
GUERRERO ADRIAN
3004 TULIPAN ST
MISSION TX 78574

T0940-03-000-0054-00 (592359)
VILLANUEVA LEANDRA M & JUAN P
3006 TULIPAN ST
MISSION TX 78574

T0940-03-000-0070-00 (592375)
SEPULVEDA HUGO R
GISELA PEREZ
3009 CRISANTEMA ST
MISSION TX 78574

T0940-03-000-0071-00 (592376)
ZAMORA JOSE & MARIBEL
3103 CRISANTEMA ST
MISSION TX 78574

T0940-03-000-0072-00 (592377)
HIBARGUEN GUADALUPE JR
310 DONNA AVE
MISSION TX 78572

T0940-03-000-0073-00 (592378)
DOMINGUEZ MARIA DEL CARMEN MUNOZ
3101 CRISANTEMA ST
MISSION TX 78574

T0940-03-000-0080-00 (592385)
TAMEZ RIGOBERTO & MIRNA A
3008 TULIPAN ST
MISSION TX 78574

T0940-03-000-0081-00 (592386)
AGUILAR JOSE TOSTADO
COL JOSE DE ESCANDON C POTRERO
REYNOSA TAMPAS
MEXICO

T0940-03-000-0082-00 (592387)
LUNA ARTURO JR & ELIDA
3012 TULIPAN ST
MISSION TX 78574

E3475-00-000-0023-00 (614003)
PEREZ ROBERT
1811 W 30TH 1/2 ST
MISSION TX 78574

E3475-00-000-0024-00 (614004)
SALINAS JUAN F
3001 ESTEBAN ST
MISSION TX 78574

E3475-00-000-0025-00 (614005)
AGUIRRE OSCAR ANGEL
3003 ESTEVAN ST
MISSION TX 78574

E3475-00-000-0026-00 (614006)
GONZALEZ IRMA SANCHEZ
3005 ESTEBAN ST
MISSION TX 78574

T0940-03-000-0C1A-00 (1123411)
CISNEROS HIRAM & ROSA MARIA U
2207 E 19TH ST
MISSION TX 78572

T0940-03-000-0C1B-00 (1123421)
CISNEROS HIRAM & ROSA MARIA U
2207 E 19TH ST
MISSION TX 78572

T0940-03-000-0C2A-00 (1123422)
SALAZAR JUAN ENRIQUE JR & MYRIAM M
3315 AMETHYST AVE
MISSION TX 78573

T0940-03-000-0C2B-00 (1123423)
SALAZAR JUAN ENRIQUE JR & MYRIAM
3315 AMETHYST AVE
MISSION TX 78573

T0940-03-000-0C3A-00 (1123424)
V-JAC LLC
2011 NORTH CONWAY
MISSION TX 78572

T0940-03-000-0C3B-00 (1123425)
V-JAC LLC
2011 NORTH CONWAY
MISSION TX 78572

T0940-03-000-0C4A-00 (1123432)
JANETH E MUNOZ
1705 TONI LN
MISSION TX 78572

T0940-03-000-0C4B-00 (1123433)
JANETH E MUNOZ
1705 TONI LN
MISSION TX 78572

T0940-03-000-0C5A-00 (1123426)
V-JAC LLC
2011 NORTH CONWAY
MISSION TX 78572

T0940-03-000-0C5B-00 (1123427)
V-JAC LLC
2011 NORTH CONWAY
MISSION TX 78572

T0940-03-000-0C6A-00 (1123434)

V-JAC LLC

2011 NORTH CONWAY

MISSION TX 78572