

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** Drive- Thru Service Window – Dunkin Donuts  
209 N. Shary Road, Ste. 100  
Lot 1, Shary Town Plaza Subdivision  
C-3  
Lindsey Dumas

### **REVIEW DATA**

The subject site is located approximately 400' north of E. 1<sup>st</sup> street along the west side of N. Shary Road. The applicant is leasing an 1,875 sq.ft. suite for a Dunkin Donuts which will include a drive-thru window on the south side of the building. Access to the drive-thru service windows would be off of N. Shary Road via a 24' driveway. They would place the order on the west side of the building and pick up the order on the south side. The drive-thru window location allows stacking for approximately 9 vehicles.

- **Days/Hours of Operation:** Monday – Sunday from 4:30am to 11pm.
- **Staff:** 30 employee's different shifts.
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 5 tables with a total of 16 seating spaces proposed, which would require 5 parking spaces. (1 parking space for every 3 seats = 5.3). It is noted that the parking spaces are held in common for this commercial. There is a total of 57 parking spaces that will be shared with the other businesses. The applicant will have to comply with the landscaping requirements.

**Review Comments:** Staff recommends that proper signage be placed for the Drive-Thru Service Windows in order to avoid any confusion and that they install a speed bump to be located just before existing vehicles reach the access lane. Staff mailed out 11 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

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

- 1) Must comply with all City Codes (Building, Fire, Health, etc.),
- 2) Installation of a speed bump at the end of the ordering window,
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not be transferable to others

63	62	61	60	59	58	57	56	55	54	53
<b>CHRISTINA AVE.</b>										
73	72	71	70	69	68	67	66	65	64	

**E. 4th ST.**

195

**HADAR**  
1

**SUNDANCE CROSSING**

**EL LUGAR**  
1

**MISSION EVENT CENTER**

**RUBY RED BLVD.**

**M.F.D.C. URB VISION**

1 2 3 4 5 6

**RE-SUBDIVISION OF LOT 1 NORTH SHARYLAND COMMONS**

1 2 3 4 5 6

**NORTH SHARYLAND COMMONS**  
2

6 8 9

**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78372  
PH: (956) 580-8672  
FAX: (956) 580-8680



1

TREATS & EATS No. 2

77

76

75

74

4

NORTH SHARYLAND COMMONS LOTS 4, 5 & 6

6

RE-SUBDIVISION OF LOT 1 NORTH SHARYLAND COMMONS

6

2

LOT 1

L. RICE LOT 1 SUB.

LOT 2A

MARTIN VILLARREAL JR. 1

2

SHARY TOWN PLAZA

**SITE LOCATION**

GUTIERREZ ALVAREZ 1

SOUTH SHARY COMMERCIAL 1

TRES RIOS 1

1

ANGO 1

NAMAR 2

DENNY'S @ SHARYLAND 1

SHARYLAND BUSINESS PLAZA

HOME DEPOT

**E. 1st ST.**

LOT 1A

SHARY STORAGE SUBDIVISION No. 2

MOBILE DIVISION

1

L A K E 184

1

1

1

No.



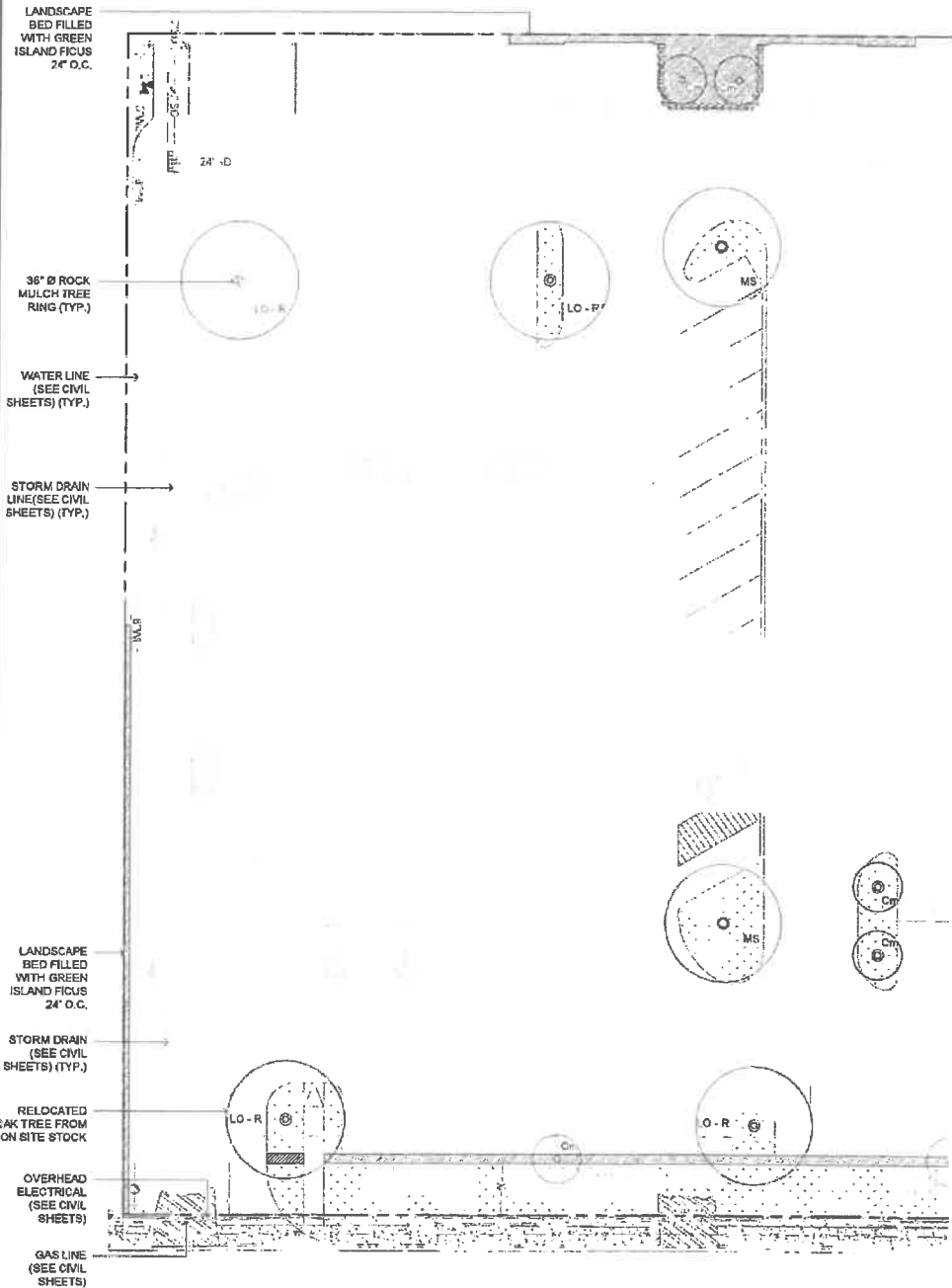
**SITE  
LOCATION**

**SHARY RD. (F.M. 494)**

**RUBY RED BLVD.**

**CITY OF MISSION LANDSCAPE ORDINANCE COMPLIANCE WORKSHEET**

SECTION	DESCRIPTION	FRONT YARD			VALUE	
	NUMBER OF REQUIRED TREES IN FRONT YARD = LOT WIDTH	496	/	30	15	REQUIRED TREES
	NUMBER OF PROPOSED TREES IN FRONT OF YARD =				16	PROPOSED TREES
		WEST SIDE/REAR YARD				
	LENGTH OF THE PARKING LOT AND VEHICLE AREA IN WEST SIDE YARD =	498	X	25%	110	REQUIRED LF OF HEDG
	LF OF HEDGE =	110	/	50	2	REQUIRED TRUFS
		PROPOSED LF OF HEDGE =			110	LF OF HEDGE
		PROPOSED TREE IN HEDGE =			2	TREE
		PARKING LOT				
	NUMBER OF PARKING SPACES =	186	/	20	10	
		10	X	162 SF	1,620	REQUIRED ISLAND SF
		PROPOSED ISLAND SF =			3,376	SF



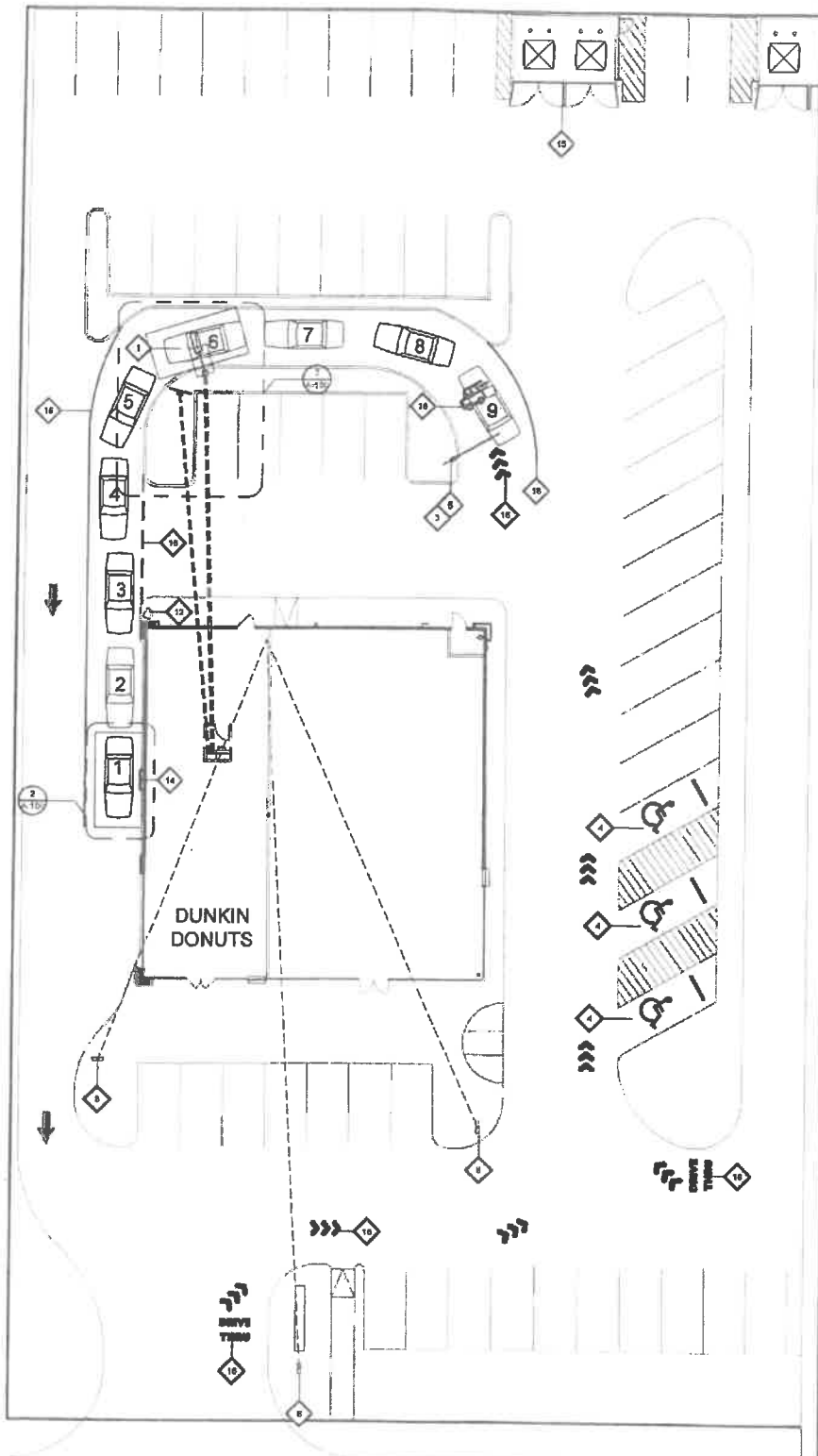
**LEGEND**

CONDUIT DEDICATED FOR  
MINIMUM CONDUIT SIZE SHALL BE A

CONDUIT DEDICATED FOR LOW  
VOLTAGE WIRING, CONDUIT SIZE SHALL

CONDUIT DEDICATED FOR LOW  
VOLTAGE WIRING, CONDUIT SIZE

CONDUIT DEDICATED FOR  
DATA COMMUNICATION WIRING,  
MINIMUM OF 1"



SHARY RD.

1 SITE PLAN



CONSULTANT:



12 1/2th Avenue North, Hopkins, MN 55343  
Phone: 612.811.8800 www.wilkusarch.com

CLIENT:



PROJECT INFORMATION:

DUNKIN' PC# 364786  
301 N. SHARY RD.  
MISSION, TX 78572

SEAL:

**NOT FOR  
CONSTRUCTION**

PROJECT NO.: 2023-03/01  
DRAWN BY: CHALEF  
CHECKED BY: GEL

ISSUE: \_\_\_\_\_ DATE: \_\_\_\_\_  
PERMIT SET: 0461-24

REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

TITLE:  
**ARCHITECTURAL  
SITE PLAN**

SHEET NUMBER:

**A 100**



Pricing valid at 4323 S. McColl Rd. , Edinburg, TX 78539

## COFFEE, ESPRESSO & MORE

	<b>M</b>	<b>L</b>
<b>Iced Coffee</b>	\$3.59	\$3.89
Hot	\$3.09	\$3.39
<b>Cold Brew Cold Foam</b>	\$4.19	\$4.39
<b>Iced Latte</b>	\$4.49	\$4.99
Hot	\$4.19	\$4.69
<b>Signature Iced Latte</b>	\$5.19	\$5.59
Caramel Craze, Cocoa Mocha		
<b>Frozen Coffee</b>	\$4.79	\$5.39
Original		
<b>Dunkin' Refreshers</b>	\$3.49	\$3.89
<b>Iced Matcha Latte</b>	\$4.99	\$5.39
Hot	\$4.79	\$5.09
<b>Iced Tea</b>	\$2.89	\$3.29
<b>Coolatta®</b>	\$4.49	\$5.19



### CUSTOMIZE

#### Non-Dairy Substitutes

Oatmilk \$0.99 Almondmilk \$0.99 Coconut Milk \$0.99

#### Sweetened Flavors

110-270 CAL  
French Vanilla, Hazelnut,  
Caramel, Mocha

#### Unsweetened Flavors

5-20 CAL  
Vanilla, Hazelnut, Raspberry,  
Toasted Almond, Blueberry, Coconut

## EATS & SNACKS



**Avocado Toast**  
\$3.39 | 240 CAL  
**Topped w/ Bacon**  
\$4.59 | 290 CAL



**Egg & Cheese English Muffin**  
\$3.69 | 340 CAL



**Classic Donuts**  
\$1.45 | 210-530 CAL



**Wake-Up Wrap®**  
Pick Your Protein  
\$1.79 | 180-290 CAL



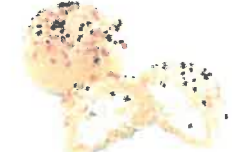
**Bacon, Egg & Cheese Bagel**  
\$4.29 | 520 CAL



**Sweet Black Pepper Bacon Croissant**  
\$4.59 | 650 CAL



**Munchkins®**  
\$0.99 | 60-70 CAL  
Per Donut Hole



**Bagel Minis**  
Plain • Chive & Onion  
\$2.89 | 240/260 CAL



**Sausage, Egg & Cheese Croissant**  
\$4.29 | 720 CAL



**Bagel**  
With Cream Cheese Spread  
\$2.79 | 400-540 CAL



**Muffins**  
\$2.19 | 460-590 CAL



**Snackin' Bacon**  
\$2.99 | 190 CAL

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Price and participation may vary.

S2950-00-000-0184-15 ( 280961)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

S2950-00-000-0194-15 ( 281055)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

T9100-02-000-0001-00 ( 514708)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

G9955-00-000-0001-00 ( 716978)  
MPJ GROUP LLC  
400 W NOLANA AVE STE N2  
MCALLEN TX 78504

S4660-00-000-0001-00 ( 730399)  
MPJ GROUP LLC  
400 W NOLANA AVE STE N2  
MCALLEN TX 78504

E4397-01-000-0001-00 (20829990)  
SARAM DEVELOPMENT LLC  
300 N SHARY RD  
MISSION TX 78572

S2950-00-000-0184-43 ( 1179904)  
MPJ GROUP LLC  
400 W NOLANA AVE STE H2  
MCALLEN TX 78504

N6761-00-001-0004-00 ( 1236067)  
WEINGARTEN SHARY NORTH JV  
PO BOX 924133  
HOUSTON TX 77292

N6761-00-001-0005-00 ( 1236070)  
MDC COASTAL 5 LLC  
7400 E ORCHARD ROAD 2605  
GREENWOOD VILLAGE CO 80111

S2965-00-000-0002-00 ( 1569218)  
AURIEL INVESTMENTS LLC  
1200 AUBURN AVE STE 250  
MCALLEN TX 78504

S2965-00-000-0001-00 ( 1569217)  
AURIEL INVESTMENTS LLC  
1200 AUBURN AVE STE 250  
MCALLEN TX 78504