



**MEETING DATE:** February 18, 2026

**PRESENTED BY:** Xavier Cervantes, Director of Planning

**AGENDA ITEM:** Site Plan Approval for the construction of a chain restaurant named McDonald's on the unrecorded Lot 1, McDonald's 42-3671 Mission Subdivision, located approximately 1000 feet East of Holland Avenue along the South side of W. Griffin Parkway. Applicant: AEC Engineering, LLC, - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- February 2, 2026 – Application for a Site Plan Approval submitted to the City.
- February 5, 2026 – Site plan was reviewed and preapproved by the Staff Review Committee.
- February 18, 2026 – Consideration of the requested Site Plan Approval by the Planning and Zoning Commission (P&Z).

Summary

- The site is located approximately 1000 feet East of Holland Avenue along the South side of W. Griffin Parkway.
- This site will be developed to include all the infrastructure needed to operate this business to include a fire hydrant and fire lanes noted at restricted locations throughout.
- The building will be 86 feet from the W. Griffin Parkway frontage exceeding the minimum building setback requirements for commercial developments.
- Proposed is a free standing structure with a main entrance from W. Griffin Pkwy and a shared access driveway running East to West extending the lane from the existing El Pato's Restaurant on the East side of this lot.
- A total of 44 parking spaces (2 being designated for handicapped) are allocated for public use which exceeds the minimum number of stalls required for this business. An extra serving lane may serve as addition stacking and queuing, if necessary.
- Landscaping is to comply with the City's regulations and code ordinances and a lighting plan has been reviewed so that nearby residential properties will not be affected.
- There will be one enclosed dumpster located within the site to be screened with a solid buffer and opaque gates.
- No more than two permanent signs shall be allowed on one lot, except those lots with double frontage, in which case a maximum of three permanent signs will be permitted with at least one sign on each frontage.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Site Plan.

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**RECORD OF VOTE:**

**APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

**TABLED:** \_\_\_\_\_

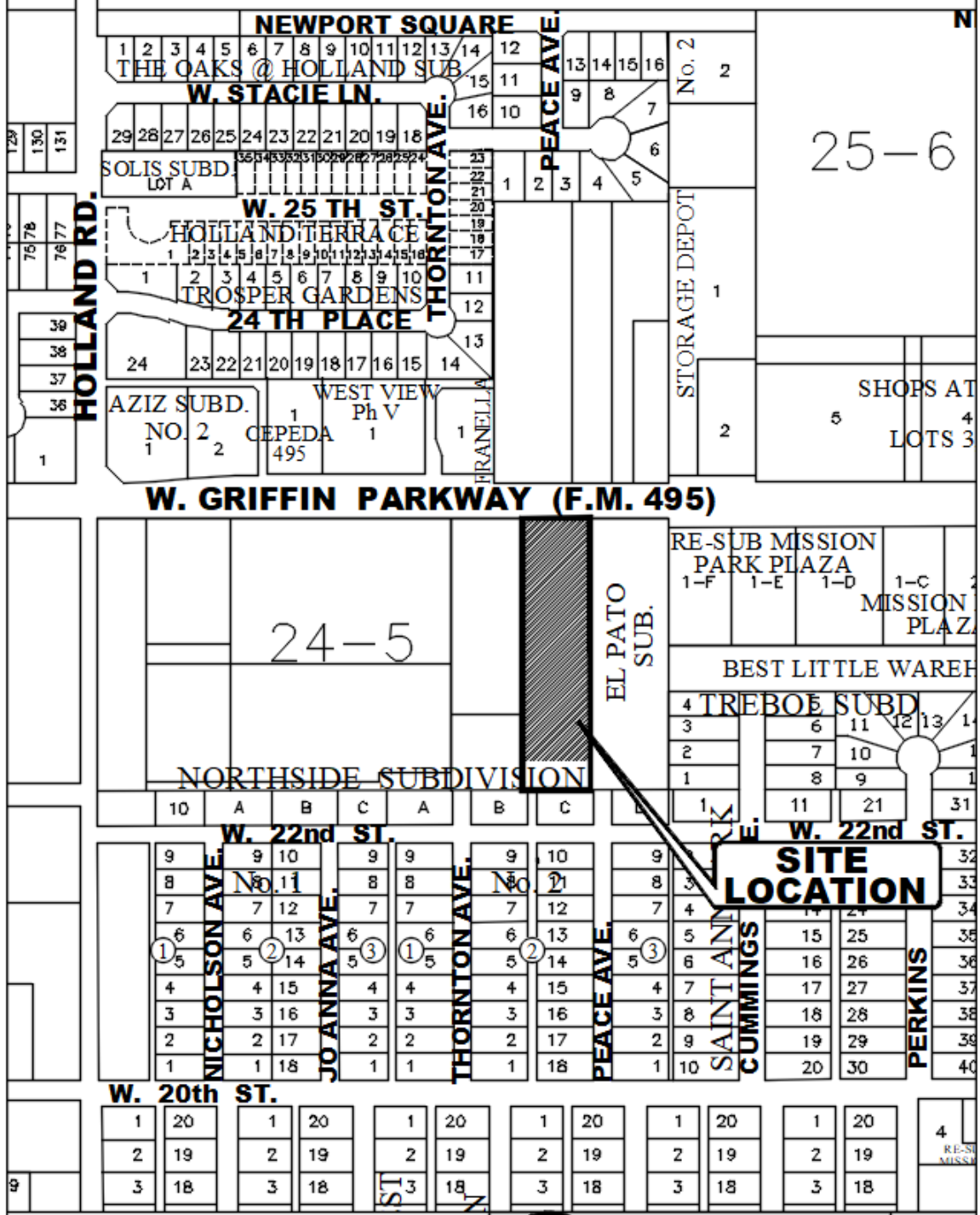
\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

**BASE MAP**

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL



**SITE LOCATION MAP**



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 9th Street  
MISSION, TX 78772  
PHONE: (956) 580-4672  
FAX: (956) 580-8680

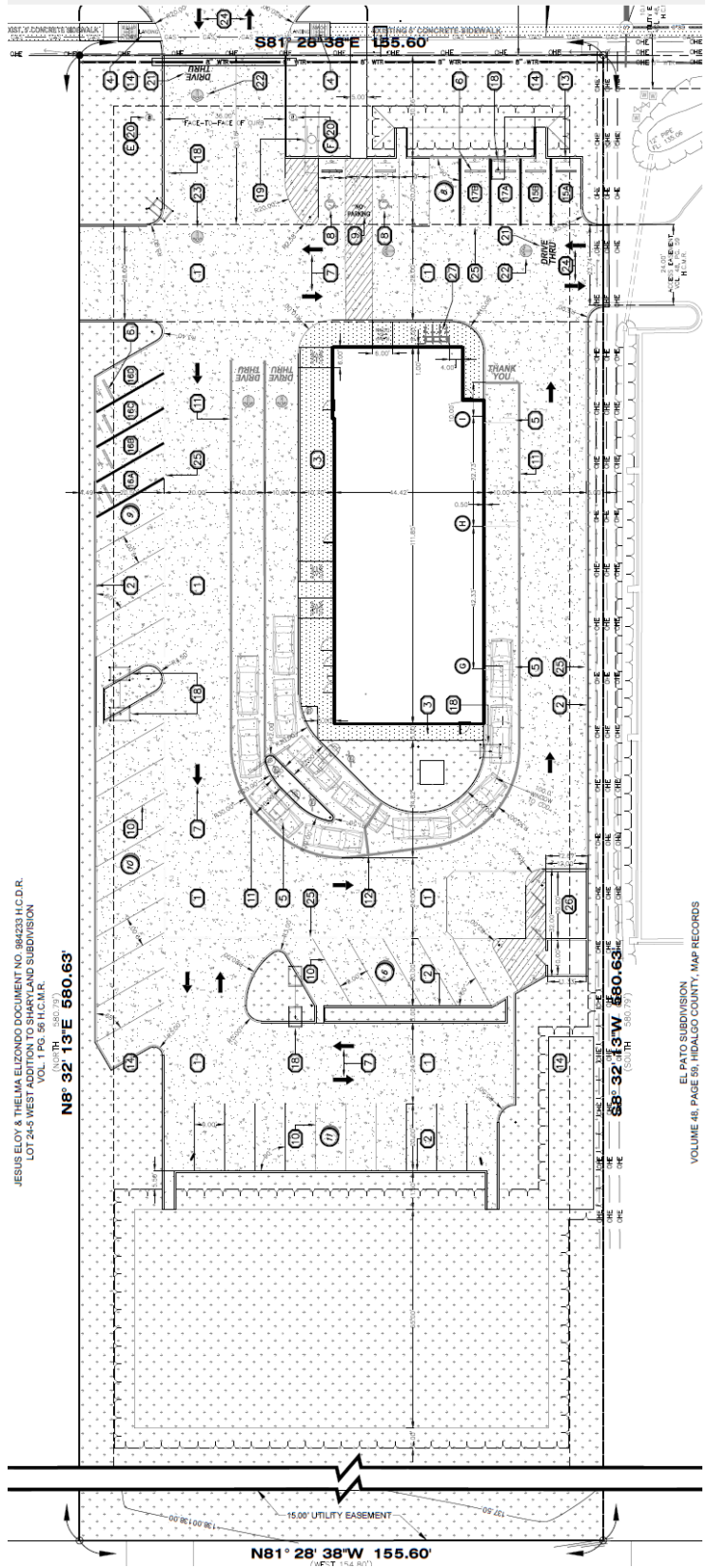
No.

AERIAL PHOTO





# SITE PLAN



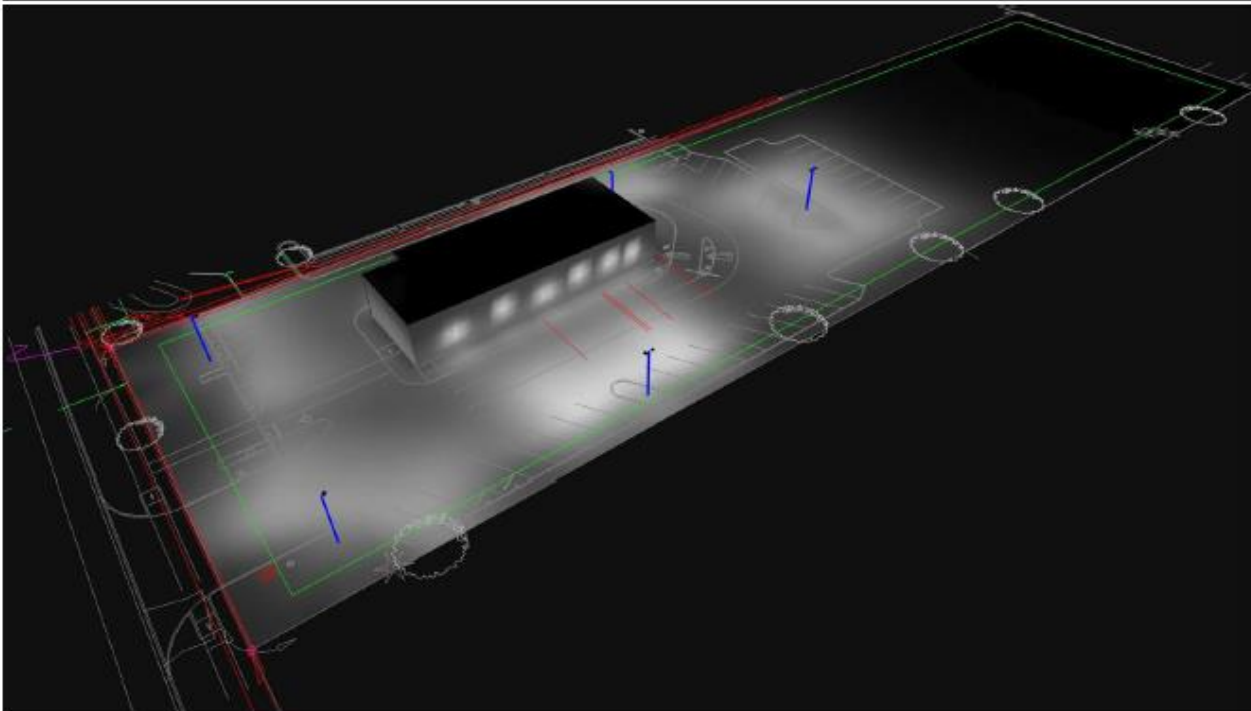
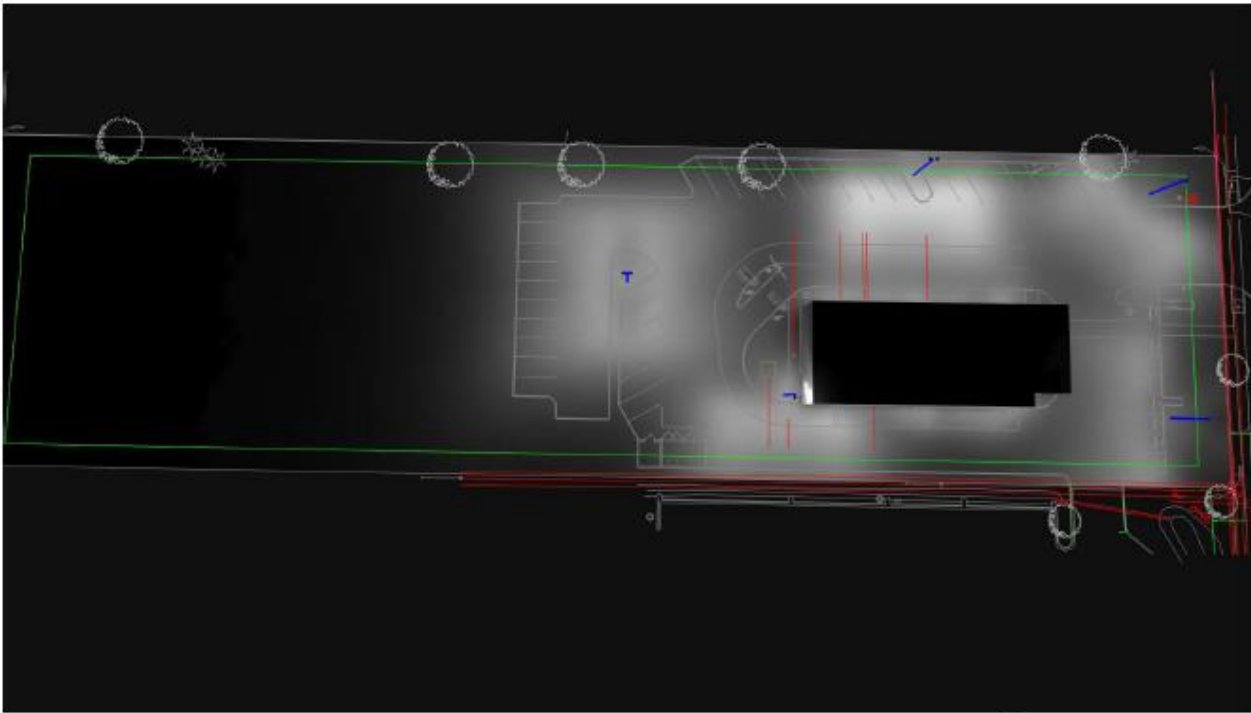
JESUS ELOY & THELMA ELIZONDO DOCUMENT NO. 884233 H.C.D.R.  
LOT 245 WEST PATO SUBDIVISION  
VOL. 1 PG. 56 H.C.M.R.  
(NORTH 580.63)

N8° 32' 13" E 580.63'

EL PATO SUBDIVISION  
VOLUME 48, PAGE 59, HIDALGO COUNTY, MAP RECORDS

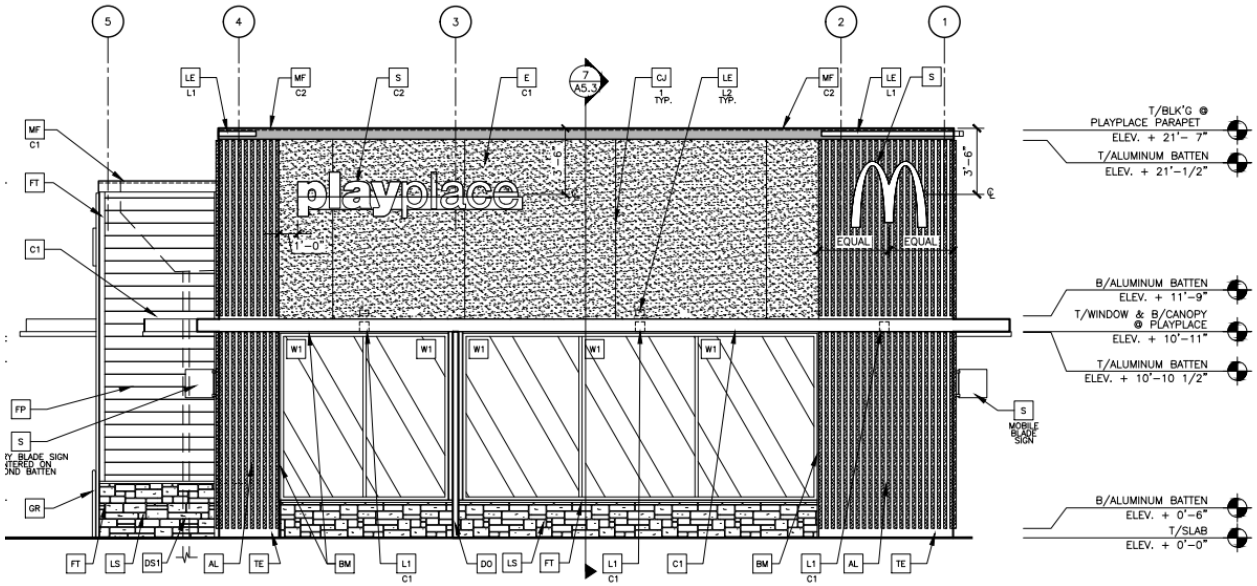
N81° 28' 38" W 155.60'  
(WEST 155.60')

## LANDSCAPING AND LIGHTING PLAN

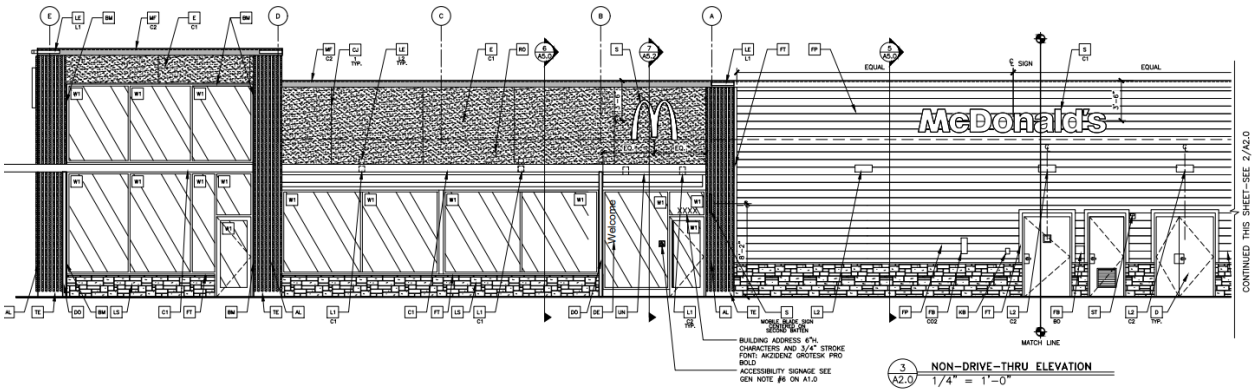


Pole Fixtures Are Full Cutoff  
Tilt=0  
Calculation Grids Are At Grade  
Pole Light Mounting Height=21ft  
(18' Pole + 3' Base)

# BUILDING FACADE



**1 FRONT ELEVATION**  
 A2.0 1/4" = 1'-0"



**3 NON-DRIVE-THRU ELEVATION**  
 A2.0 1/4" = 1'-0"

CONTINUED THIS SHEET-SEE 2/A2.0