

ITEM# 1.6

CONDITIONAL USE PERMIT: Drive-Thru Service Window –
La Herradura Taqueria
2310 E. Expressway 83, Ste. 8
Lot 3, Cimarron Crossing Ph. 2
C-3
Gerardo Garcia

REVIEW DATA

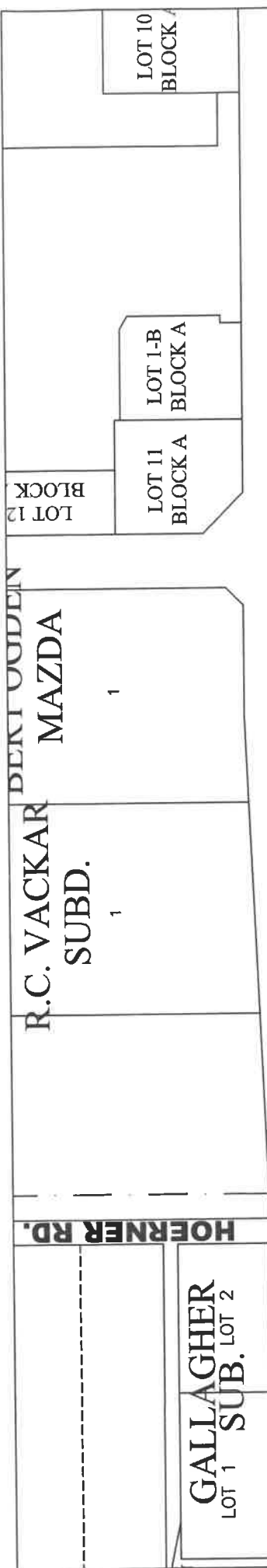
SITE: The subject site is located approximately 250' west of S. Shary Road on the south side of E. U.S. Expressway 83. La Herradura Taqueria is a family-oriented restaurant that sells a variety of tacos. The applicant would like to renew the conditional use permit to continue utilizing the existing drive-thru service window. Access to the site is provided via a common access drive that runs throughout the commercial plaza. Access to the drive-thru service window is from the south 'rear' of the plaza and allows stacking for approximately 3 vehicles. The last CUP approved for this location for the use of the Drive- Thru Service Window was on June 21, 2022 for a period of 1 year. Staff notes that this would be the applicant's 1st renewal.

- **Hours of Operation:** Sunday – Wednesday from 11:00 a.m. to 2:30 a.m. and Thursday – Saturday from 11:00 a.m. to 3:30a.m.
- **Staff:** 10 employees in different shift
- **Parking & Landscaping:** In reviewing the floor plan, the 1,380 sq.ft. building will have a total of 24 seating spaces for the restaurant. A total of 18 spaces are required for this site (1,380sq.ft./75 sq.ft.=18.4 parking spaces). It is noted that a total of 66 parking spaces are held in common within the commercial plaza. Landscaping has been provided as a part of the overall commercial plaza.
- Must comply with all Building, Fire, and Health codes, prior to obtaining a business license.

REVIEW COMMENTS: Staff mailed out 7 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Since the site has been previously used for a restaurant with the use of a drive-thru with no issues, Staff does not object to renewing their CUP.

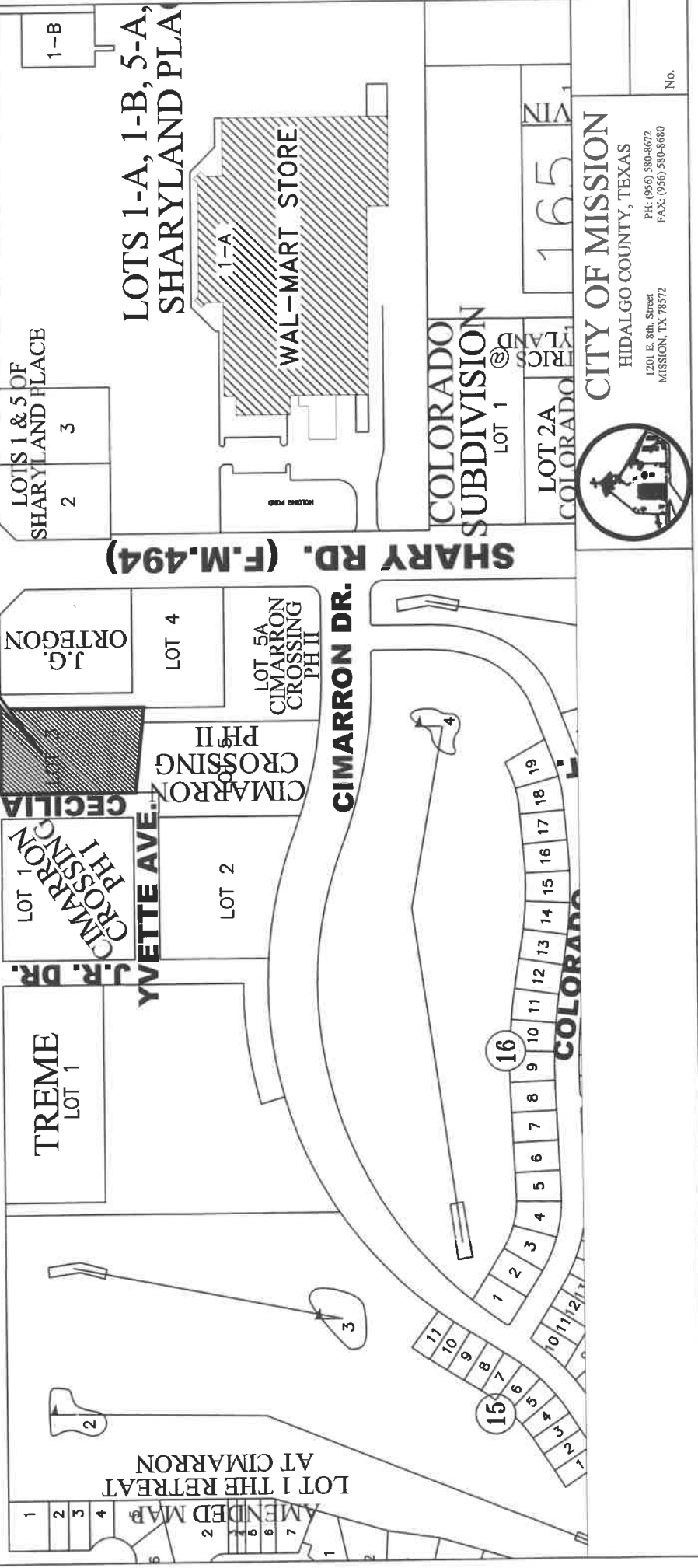
RECOMMENDATION: Staff recommends approval subject to:

- 1) 3 yr. approval in order to continue to assess this operation;
- 2) Must comply with all City Codes (Building, Fire, Health Codes, etc.) and
- 3) CUP not transferable to others.



**SITE
LOCATION**

U.S. EXPRESSWAY 83



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 PH: (956) 580-8672
 FAX: (956) 580-6680
 No.



**SITE
LOCATION**

SHARY RD.

E. U.S. EXPWAY 83 (I2)



LA

HERRADURA

TAQUERIA

9

SUITE 7

SUITE 7

18310

USE OTHER

9008

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310

2310





J0675-04-000-0001-00 (605923)
2314 EAST EXPRESSWAY LLC & 2314
ATTN CVS/HEALTH NO 7193-01
1 CVS DRIVE MC 2320
WOONSOCKET RI 2895

C4443-02-000-0003-00 (629917)
OOS INVESTMENTS LLC
3107 MOSSHALL WAY
SAN JOSE CA 95135

C4443-02-000-005A-00 (683075)
808 SOUTH SHARY ROAD LLC
302 JUAREZ AVE
LAREDO TX 78040

C4443-01-000-0001-00 (629915)
SEPEC LLC
2306 E EXPRESSWAY 83 STE 5
MISSION TX 78572

C4443-02-000-0004-00 (629919)
ARCHLAND PROPERTY II LP
721 N WARE RD
MCALLEN TX 78501

C4443-01-000-0002-00 (629916)
QUIRICH0 LTD &
JOSE R & SYLVIA Y CARRERA
210 S BRYAN RD STE 5-A
MISSION TX 78572

C4443-02-000-0005-00 (629920)
QUIRICH0 LTD &
JOSE R & SYLVIA Y CARRERA
210 S BRYAN RD STE 5-A
MISSION TX 78572