

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** To Build Two (2) Drive-Thru Service Windows  
301 N. Shary Road  
Being a 3.01 acres tract of land out of & forming  
Part or portion of Lots 184 & 194,  
John H. Shary Subdivision  
(aka Lot 2, Shary Town Plaza Subdivision U/R)  
C-3  
Auriel Investments  
c/o Mario Reyna, Melden & Hunt

### **REVIEW DATA**

The subject site is located approximately 600' north of 1<sup>st</sup> Street along the westside of Shary Road – see vicinity map. The site is currently going through the subdivision process. The applicant is proposing to construct an 18,491 sq.ft. commercial building with 9 suites and drive-thru service windows on the north and south side of the building. Access to the drive-thru windows would be via a 24' access drive that wraps around the building allowing stacking of up to 7 vehicles on each side. Based on the square footage of the building, there is a total of 49 parking spaces required. The applicant is proposing 134 parking spaces, exceeding code by 85. Staff notes that they will be complying the all city requirements.

**REVIEW COMMENTS:** Staff mailed out 12 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Once the building is leased, the tenant will have to come and apply for a Conditional Use Permit on their behalf.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:  
1) Compliance with all City Codes (Building, Parking, Fire, Health, etc.) and  
2) Tenant must apply for their own conditional use permit.

10	11	12	13	14	15	16
10	11	12	13	14	15	16
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**HOFLAND SUBDIVISION**  
LOT 1

**L. RICE**  
LOT 1  
**SUB.**

**SHARY SUBDIVISION No.2**  
LOT 1A

**MARTIN VILLARREAL JR.**

**LOT 2A**

**ANGO**  
1

**DENNY'S @ SHARYLAND**  
1

**NAVY ARMY COMMUNITY CREDIT UNION**  
1

**TREATS & EATS**  
No. 2

**E. 5th St.**

53	52	51	50	49	48	47	46	45	44
63	62	61	60	59	58	57	56	55	54

**CHRISTINA AVE.**

73	72	71	70	69	68	67	66	65	64
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**E. 4th ST.**

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

**EL LUGAR**  
1

**MISSION EVENT CENTER**

**RUBY RED BLVD.**

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

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

**LOT 10**

**LOT 11**

**LOT 12**

**LOT 13**

**LOT 14**

**LOT 15**

**LOT 16**

**LOT 17**

**LOT 18**

**LOT 19**

**LOT 20**

**LOT 21**

**LOT 22**

**LOT 23**

**LOT 24**

**LOT 25**

**HAIDAR**  
1

**SUNDAAN CROSSING**

**195**

**MISSION EVENT CENTER**

**EL LUGAR**  
1

**MISSION EVENT CENTER**

**RUBY RED BLVD.**

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

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

**LOT 10**

**LOT 11**

**LOT 12**

**LOT 13**

**LOT 14**

**LOT 15**

**LOT 16**

**LOT 17**

**LOT 18**

**LOT 19**

**LOT 20**

**LOT 21**

**LOT 22**

**LOT 23**

**LOT 24**

**LOT 25**

**MOBILE SION**

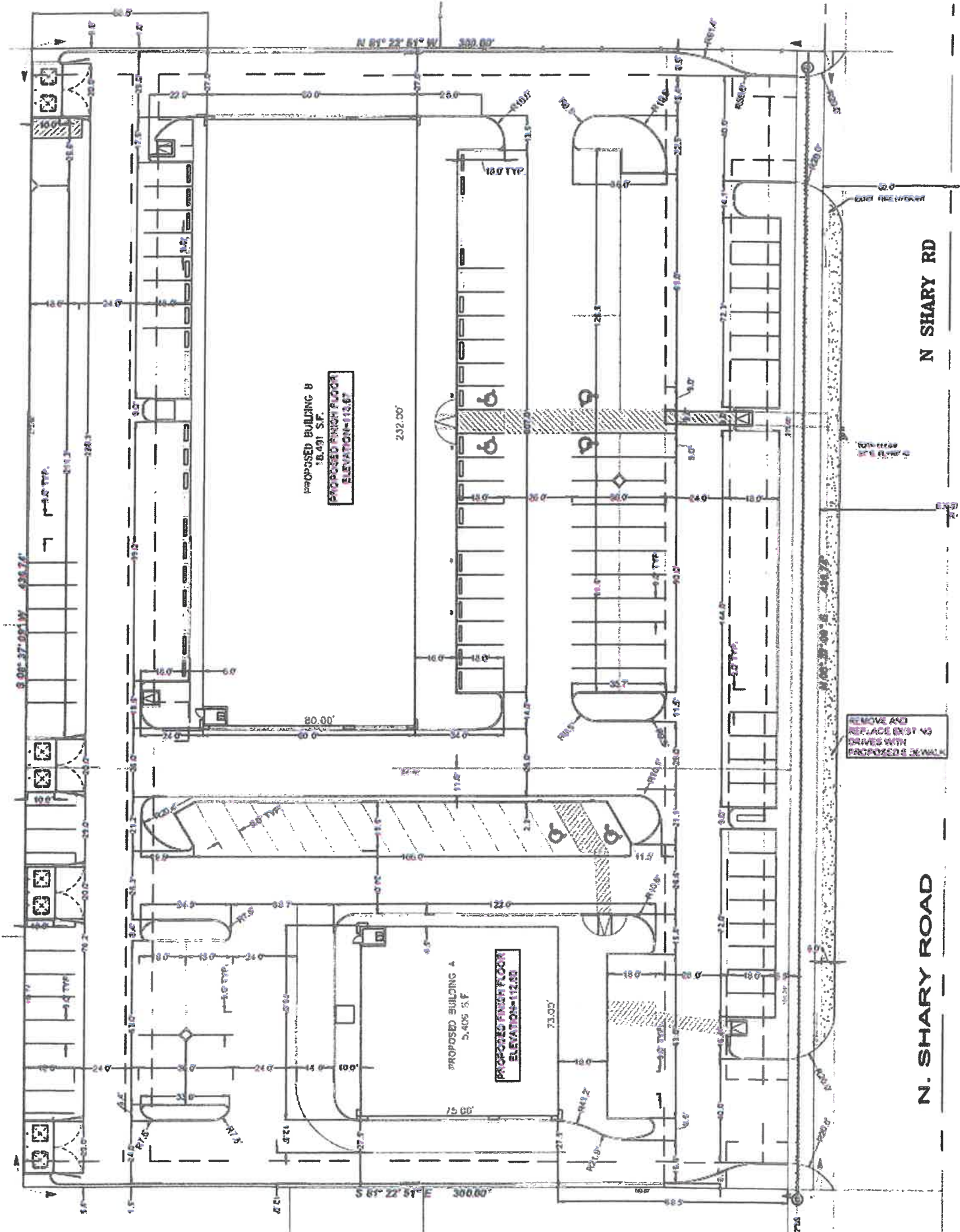
**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS  
1201 E. 8th Street  
MISSION, TX 78572  
PH: (956) 580-8672  
FAX: (956) 580-8680

No.



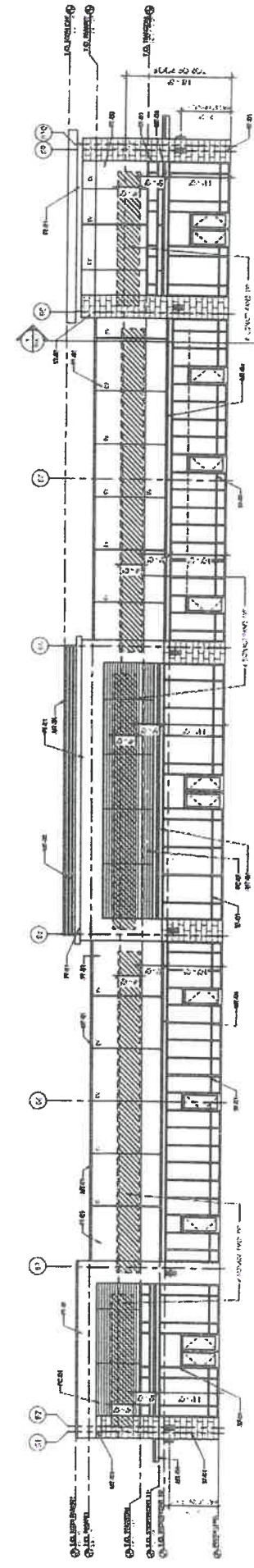
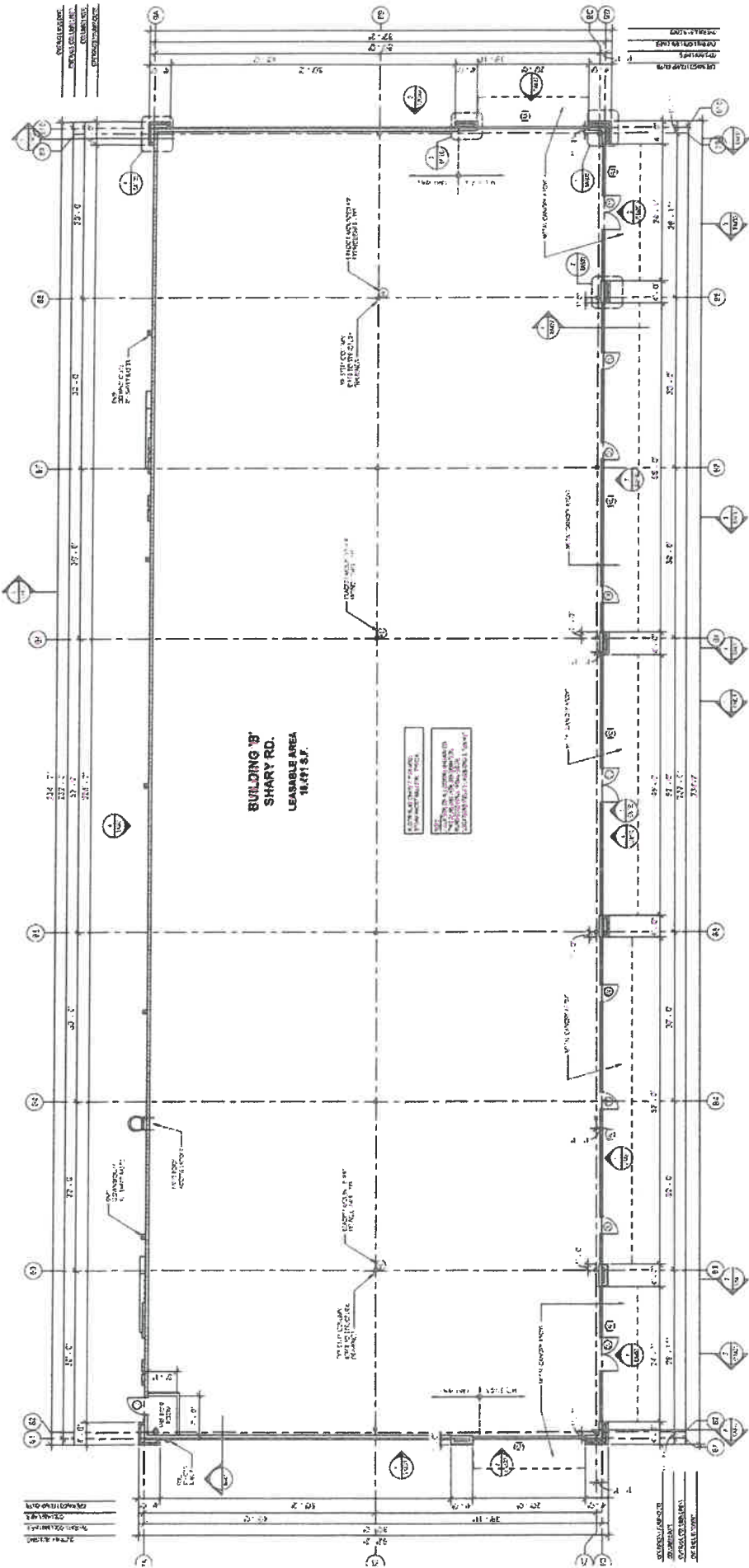






N SHARY RD

N. SHARY ROAD





S2950-00-000-0184-02 ( 280957)  
AURIEL INVESTMENTS LLC  
100 E NOLANA AVE STE 130  
MCALLEN TX 78504-2670

S2950-00-000-0184-17 ( 346138)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

S2950-00-000-0194-05 ( 281053)  
DRAGONFLY 6265 LLC  
305 A N SHARY RD  
MISSION TX 78572

S2950-00-000-0194-10 ( 281054)  
ELIZONDO DOLLY L  
305 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

M1455-00-000-0001-00 ( 711991)  
DEERFIELD ACQUISITION GROUP LLC  
305 N SHARY RD  
MISSION TX 78572

H0652-00-000-0001-00 ( 729298)  
HAIDAR PROPERTIES LTD  
1601 SOUTH CAGE BLVD SUITE B  
PHARR TX 78577

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  
11995 EL CAMINO REAL  
SAN DIEGO, CA 92130

S7035-00-000-0001-00 ( 1236061)  
GUERRERO JUAN DAVID & DARIELA G  
JESUS ARMANDO GUERRERO  
960 FALL CRK  
GRAPEVINE TX 76051

T9100-02-000-0001-0 ( 1465499)  
AURIEL INVESTMENTS LLC  
100 E NOLANA AVE STE 130  
MCALLEN, TX 78504-2670

S2950-00-000-0194-01 ( 1465500)  
AURIEL INVESTMENTS LLC  
100 E NOLANA AVE STE 130  
MCALLEN, TX 78504-2670