

ITEM# 1.2

CONDITIONAL USE PERMIT: To Build a Drive-Thru Service Window
209 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 1, Shary Town Plaza Subdivision U/R)
C-3
Auriel Investments
c/o Mario Reyna, Melden & Hunt

REVIEW DATA

The subject site is located approximately 370' north of 1st 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 a 5,475 sq.ft. commercial building with two suites and a drive-thru service window on the south side of the building. Access to the drive-thru would be via a 24' access drive that wraps around the building allowing stacking of up to 5 vehicles. Based on the square footage of the building, there is a total of 17 parking spaces required. The applicant is proposing 54 parking spaces, exceeding code by 37. 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.

17	16	15	14	13	12	11	10
17	16	15	14	13	12	11	10
17	16	15	14	13	12	11	10

HOFLAND SUBDIVISION
LOT 1

L. RICE
LOT 1
SUB.

SHARY STORAGE
SUBDIVISION No.2

17	16	15	14	13	12	11	10
17	16	15	14	13	12	11	10
17	16	15	14	13	12	11	10

MOBILE
VISION

MARTIN
VILLARREAL JR.

LOT 2A

HAIDAR
1

SUNDANCE
CROSSING

195

L A K E 184

GUTIERREZ
ALVAREZ

SOUTH SHARY
COMMERCIAL

TRES RIOS

SHARY RD.
(F.M.494)

MISSION
EVENT CENTER

RUBY RED BLVD.

ANGO
1

NAMAR
2

DENNY'S @
SHARYLAND
1

SHARYLAND
BUSINESS PLAZA

RE-SUBDIVISION OF LOT 1
NORTH SHARYLAND
COMMONS
4

NORTH SHARYLAND
COMMONS
2


FRUIT BLVD.

M.E.D.C.

E. 4th ST.

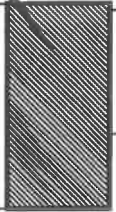
E. 1st ST.

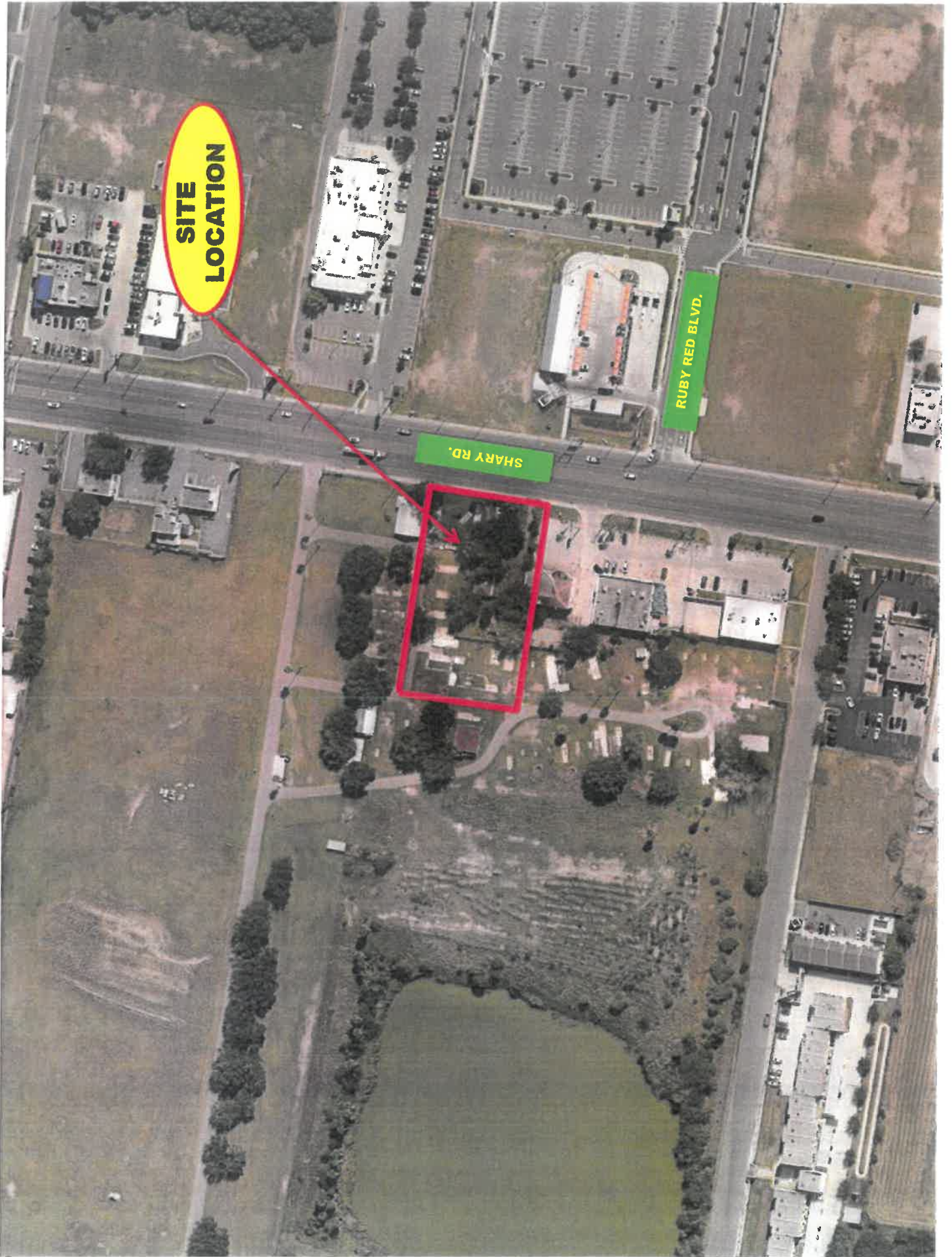
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680



No.

SITE
LOCATION

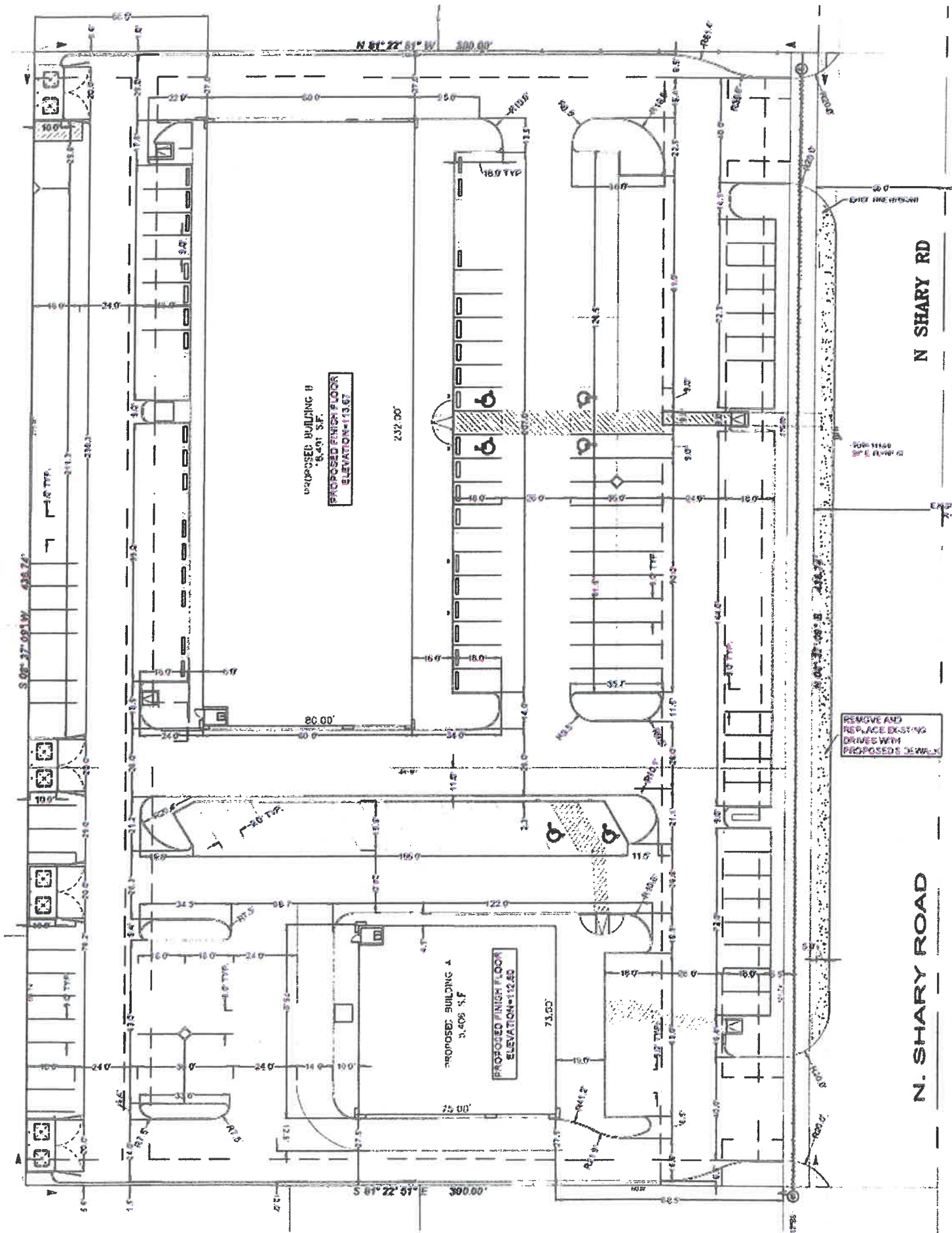




**SITE
LOCATION**

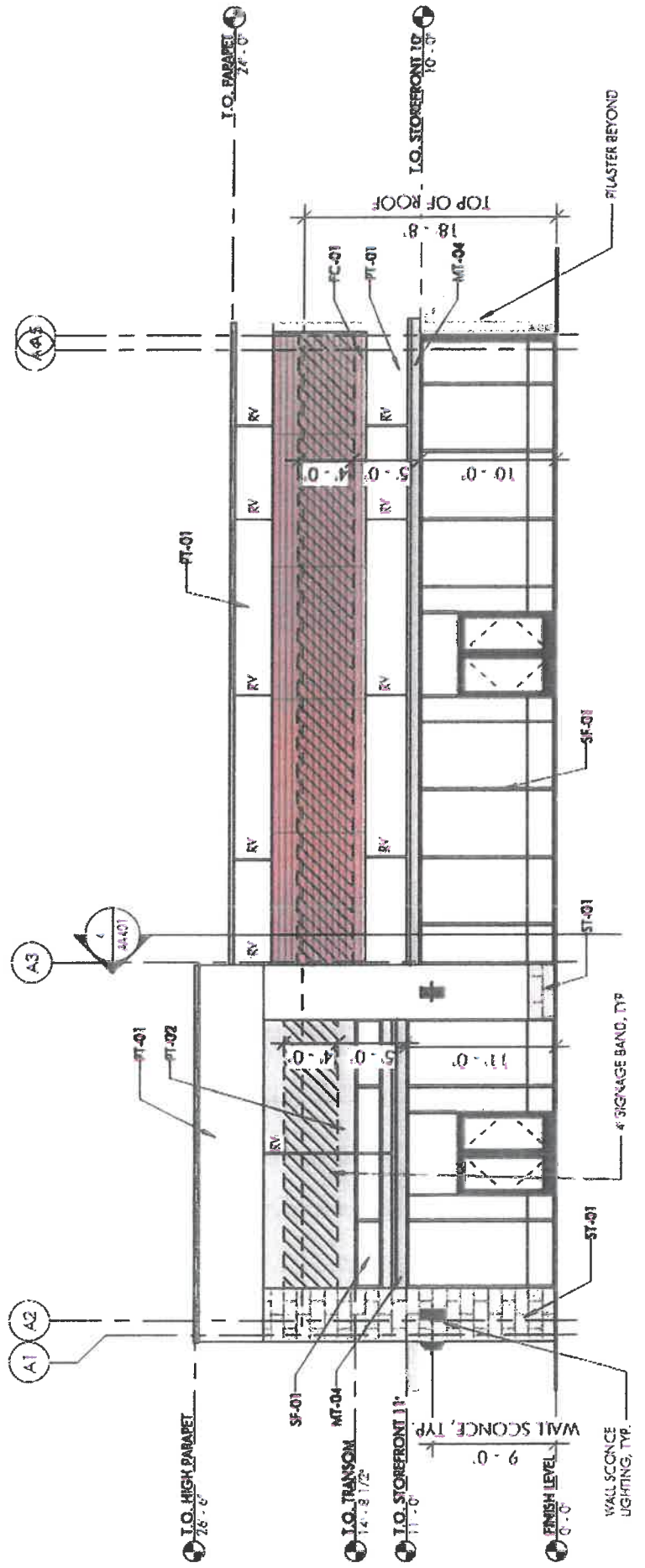
SHARY RD.

RUBY RED BLVD.



N SHARY RD

N. SHARY ROAD



EAST ELEVATION BLDG A | 4

1/8" = 1'-0"

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

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
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

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