

ITEM# 1.5

CONDITIONAL USE PERMIT: Drive-Thru Service Window
- Lauris Kitchen
3604 N. Conway Avenue
Being 0.626 acre tract out of Lot 30-7,
West Addition to Sharyland Subdivision
C-3
Juan Martinez

REVIEW DATA

The subject site is located in the SE area of Victory and Conway Blvd. The applicant is proposing to open a Mexican Restaurant with a drive-thru service window. The restaurant will be adjacent to an existing propane store. Access to the site will be provided off Conway Blvd., through an existing 40' driveway. There is an existing billboard sign located on the property that causes the drive-thru lane to swerve towards the south most limits of the property. The drive-thru window is located along the south side of the billboard. Customers would exit the drive-thru to Victory Street. Since, CUP's are not transferable to others and this is a new applicant, therefore the need to re-apply. The last CUP for the drive-thru service window at this location was approved for Banana Leaf Jarocho's Restaurant on February 24, 2018 for life of use.

- **Hours of Operation:** Open every day for 6:00 a.m. to 10:00 p.m.
- **Staff:** 5 employees
- **Parking:** There are a total of 32 seating spaces which require 11 parking spaces (32/3seats = 10.6 spaces). There is a total of 19 parking spaces being provided. The parking will need to be re-stripped and directional arrows re-painted for the drive-thru service lane.
- **Landscaping:** There are a few existing trees within the property, however none along Conway Blvd. This site has an existing building with existing pavement throughout the front. Planters will be required along the front of the building.

REVIEW COMMENTS: Staff mailed out 11 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not to be transferable to others

SITE LOCATION MAP

PALMHURST E.T.J.

MISSION CITY LIMITS

33

**SITE
LOCATION**

CO.S SUBD. "C"

34

35

1
IHOP

2

31

(UNRECORDED SUBDIVISION)

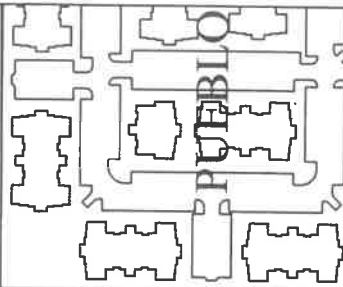
VICTORY

30-7

TURISTA

(UNRECORDED SUBDIVISION)

CONWAY (S.H. 107)



PUERTO

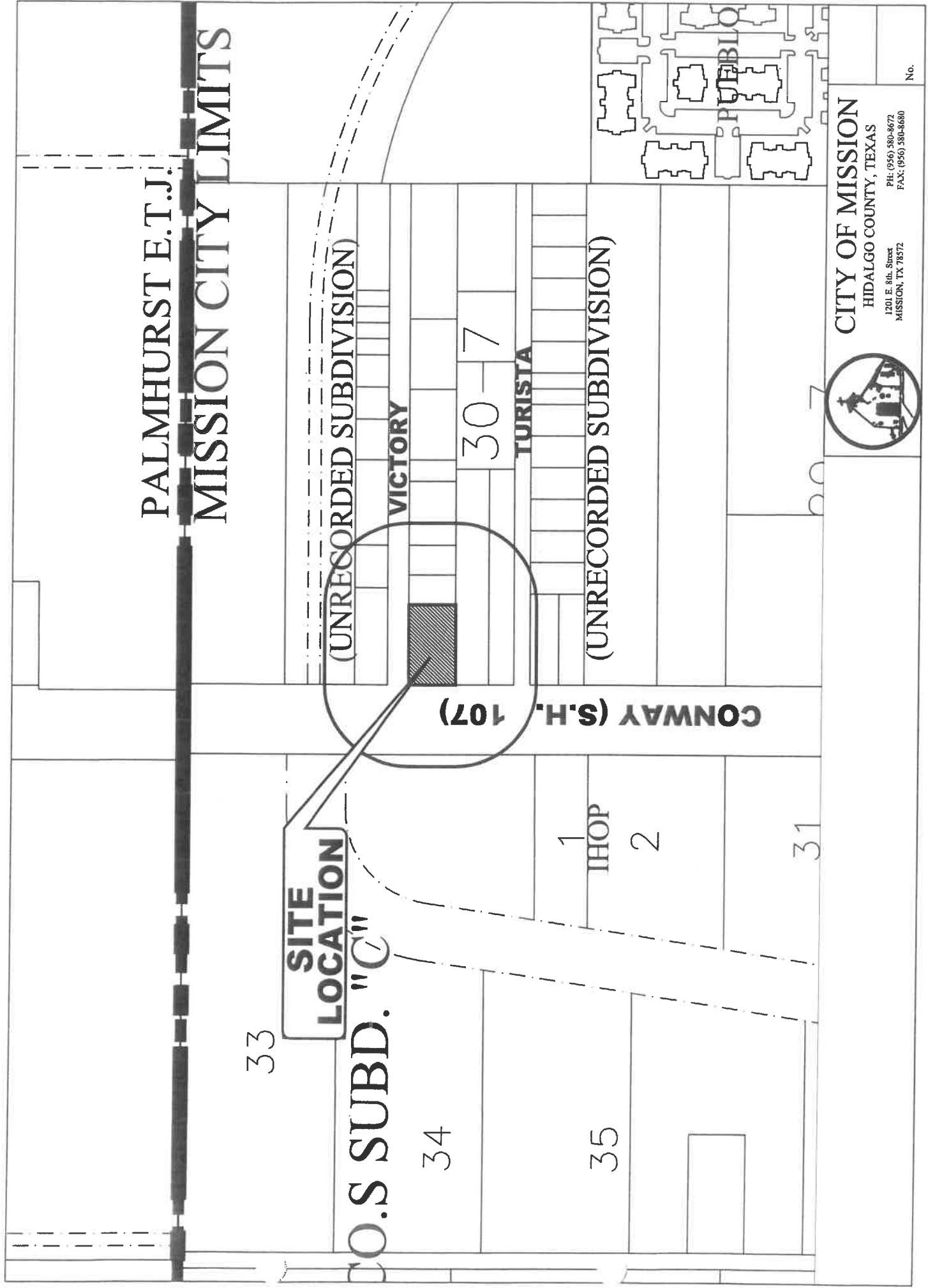


CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572

PH: (956) 380-8672
FAX: (956) 380-8680

No.

200' RADIUS MAILOUT MAP



CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78702
PH: (956) 380-8672
FAX: (956) 380-6680

No.



**SITE
LOCATION**

VICTORY ST.

N. CONWAY AVE (S.H. 107)

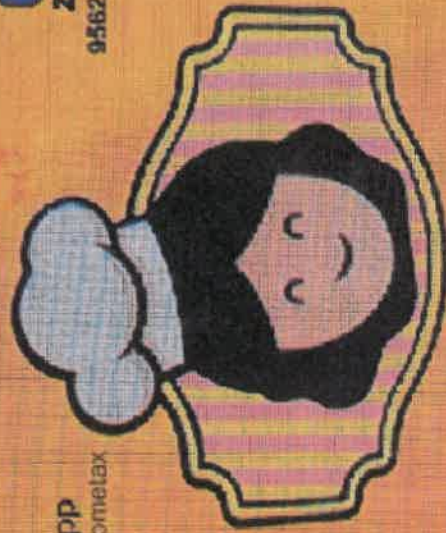
Check us out and like us on FACEBOOK
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Zelle
9562396023



LAURI'S KITCHEN

A little bit of everything!

Tamales - Tacos- Gorditas
Lunch Plates and more..



Night Menu 3PM-10PM

PAPAS ASADAS

Sencilla
Con Carne

TACOS

Bistec
Deshebrada
Picadillo
Chicharron

TORTAS

Bistec
Deshebrada
Picadillo
Chicharron

BRISKET SANDWICH

TOSTADAS

3X \$10.00

3604 N. Conway Mission, TX 78573
[956] 620-6384

Tamales

Chicken
Pork

\$3.00



Tacos y Gorditas **\$1.00** **\$2.00**

Papa a la Mexicana
Papa con Chorizo
Bacon and Egg
Machacado
Huevo a la Mexicana
Potato and Egg
Chorizo and Egg
Nopalitos and Egg



Chicharron
Barbacoa
Desebrada
Brisket
Picadillo

\$2.00



Drinks

Mexican Coke
Coke, Ponche, Fresa, Durazno, Manzana
Cofee
Orange Juice
Apple Juice

\$2.50

\$1.50

\$2.00

\$2.00



Lunch Plates

*Menu Subject to Change

\$8.00 - \$10.00



MONDAY - Bistec Ranchero

TUESDAY - Chiles Rellenos

WEDNESDAY - Puerco or Costillas en Salsa

THURSDAY - Pollo Guisado



FRIDAY - Bistec

Everyday

Brisket Plate \$10.00

Brisket Sandwich \$8.00



Drinks

Can Sodas

Coke, Sprite, Dr Pepper, Diet Coke, Manzanita
Orange, Squirt

\$1.00

Aguas Frescas
Limon, Mango, Jamaica

\$3.00







B2225-00-00C-0032-00 (123506)
VALDEZ PROPERTIES LLC
2308 SILVERADO SOUTH
MISSION TX 78573

W0100-00-030-0007-08 (317368)
GARZA ERICK I & DELLANIRA L GARZA
3518 N CONWAY AVE
MISSION TX 78573

W0100-00-030-0007-09 (317369)
VELA ENRIQUE ET AL
114 E TURISTA ST
MISSION TX 78573

W0100-00-030-0007-17 (317377)
ORDAZ RIGOBERTO FELIX & HILDA ESTER
3602 N CONWAY AVE
MISSION TX 78573

W0100-00-030-0007-21 (317381)
GARCIA NOEMI
5201 N LA HOMA RD
MISSION TX 78574

W0100-00-030-0007-22 (317382)
RESENDEZ SAN JUANITA LONGORIA
114 E VICTORY ST
MISSION TX 78573

W0100-00-030-0007-29 (317389)
SALINAS OLGA LIDIA OLVERA ETAL
109 E VICTORY ST
MISSION TX 78573

W0100-00-030-0007-30 (317390)
SALINAS MANUEL
C/O ABEL & ISABEL MONTEMAYOR
103 E VICTORY ST
MISSION TX 78573

W0100-00-030-0007-31 (317391)
MENDEZ JOSE LUIS
103 E VICTORY ST
MISSION TX 78573

W0100-00-030-0007-36 (317394)
ORNELAS DAVID
106 VICTORY ST
MISSION TX 78573

W0100-00-030-0007-37 (317395)
ORNELAS JUAN
PO BOX 1344
MISSION TX 78573