

## **ITEM# 2.4**

**CONDITIONAL USE PERMIT:** Drive-Thru Service Window  
- La Mexico  
4009 N. Inspiration Road  
Lot 9, Block 5, Taurus Estates Subdivision No. 9 Ph. I  
C-2  
Blesson B. George

### **REVIEW DATA**

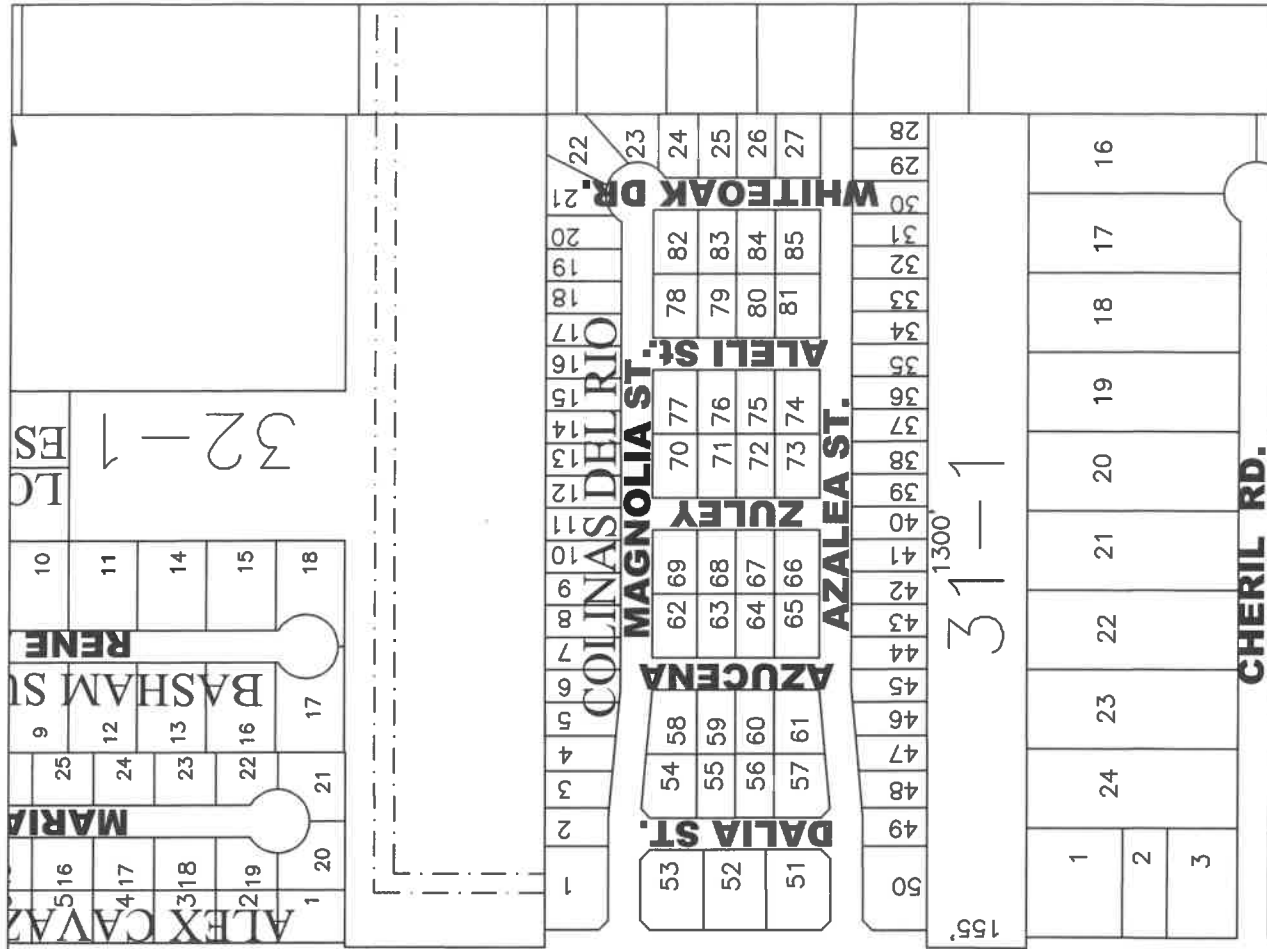
The 3,728' convenience store is located on the NW corner of Inspiration Road and Azalea Street. – see vicinity map. The applicant would like to renew the conditional use permit to keep utilizing the existing drive-thru service window for his business. The last CUP for the Drive-Thru Service Window was approved on September 26, 2022 for a period of 1 year. The site has a 30' access point off of Inspiration Road and a 24' access to an alley off of Azalea. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles.

- **Hours of Operation:** Monday to Sunday from 6:00 a.m. to 1:00 a.m.
- **Staff:** 8 employees
- **Parking:** Based on the square footage of the building there are 12 parking spaces required. The applicant has 24 parking spaces, leaving 12 surplus spaces. Staff notes that the parking would need to be restriped and add more landscaping.

**REVIEW COMMENTS:** Staff mailed out 24 notices to property owners within 200' radius and 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 business;
- 2.) Must comply with all City Codes (Building, Fire, etc.), and
- 3.) CUP not to be transferable to others.

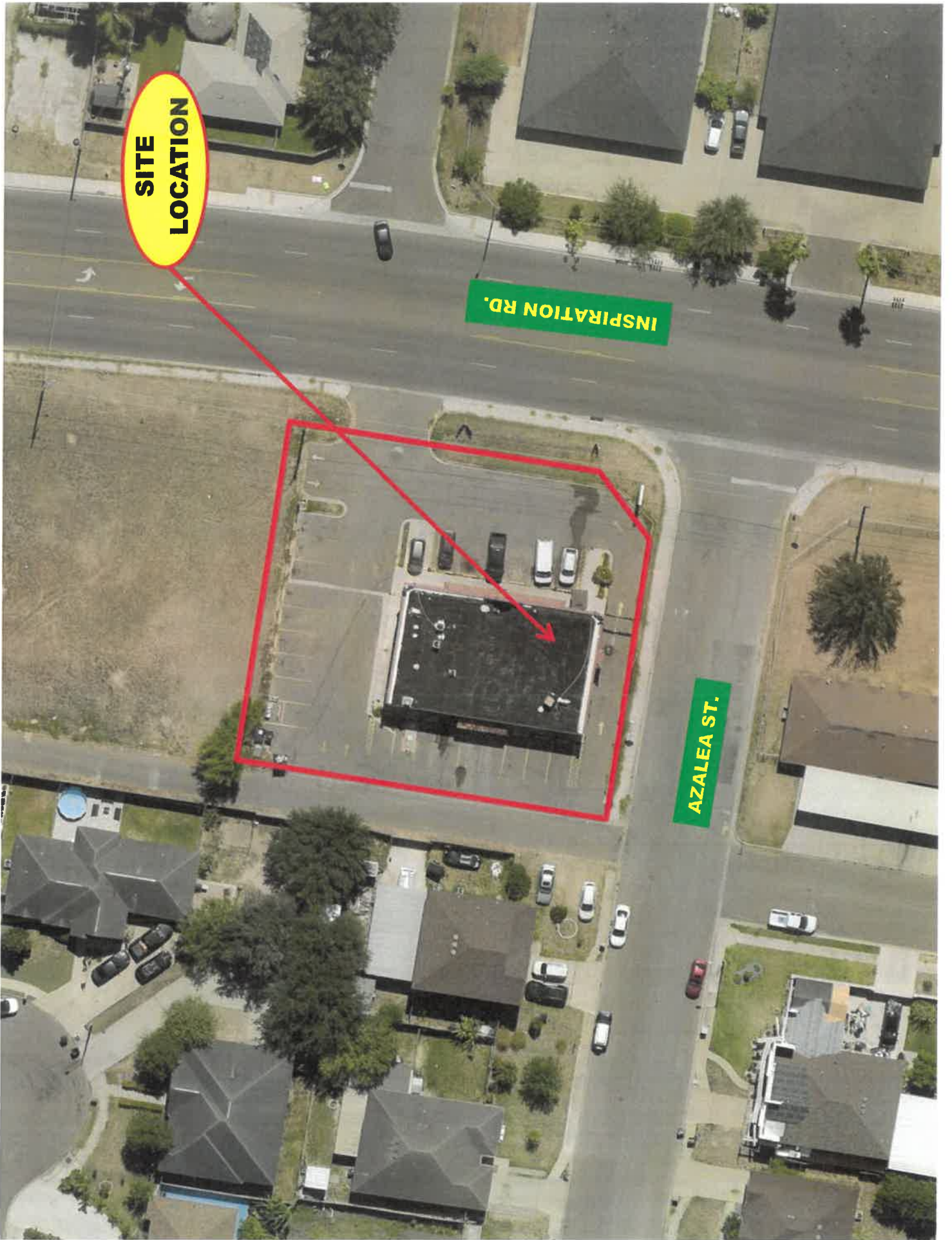


**SITE LOCATION**



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 380-8672  
 FAX: (956) 380-8680

No.



**SITE  
LOCATION**

**INSPIRATION RD.**

**AZALEA ST.**





**LA MEAT**  
MEAT  
VEGETALES • CARNE  
OPEN FOR

**ESPECI**  
BIS & D  
PAR TY  
FAJ

**LA MEXICO**  
SUPERMARKET

ATM

**DRIVE-THRU**

**MEXICO**  
CARNICERIA



C6170-01-000-0051-00 ( 564360)  
LAS PALMAS TRAILER PARK LLC  
1804 MAGNOLIA ST  
MISSION TX 78573

C6170-01-000-0052-00 ( 564361)  
CHAVEZ LUIS & ORALIA  
4006 N INSPIRATION RD APT 4  
MISSION TX 78573

C6170-01-000-0053-00 ( 564362)  
GONZALEZ EVA IDALIA  
1513 GARDEN DR  
MISSION TX 78572

W0100-00-032-0001-00 ( 317525)  
PADRON ARMANDO & ERIKA  
2808 SANTA TERESA  
MISSION TX 78572

C6170-01-000-001A-00 ( 614074)  
SANTANA EDGAR JAVIER & MARIA DE LA  
1822 MAGNOLIA ST  
MISSION TX 78573

T0941-09-003-0039-00 ( 649556)  
GUTIERREZ GUADALUPE & SUSANA  
1901 MAGNOLIA ST  
MISSION TX 78573

T0941-09-003-0040-00 ( 649557)  
VASQUEZ FLORENTINO JR & DULCE CRUZ  
4010 CRISANTEMA ST  
MISSION TX 78573

T0941-09-003-0041-00 ( 649558)  
ALANIS JOSE R & RITA M RIOS  
4012 CRISANTEMA ST  
MISSION TX 78573

T0941-09-003-0042-00 ( 649559)  
HARO PEDRO ALAN CORREA  
4014 CRISANTEMA  
MISSION TX 78573

T0941-09-003-0043-00 ( 649560)  
BARRERA HECTOR ANGEL  
4016 CRISANTEMA ST  
MISSION TX 78573

T0941-09-005-0007-00 ( 649663)  
CHAPA JOSE M & ALMA D  
802 PARADISE CIR  
PALMVIEW TX 78572

T0941-09-005-0008-00 ( 649664)  
PADRON ERIKA  
2808 SANTA TERESA  
MISSION TX 78572

T0941-09-005-0009-00 ( 649665)  
LEAL SAUL C & NORMA I  
JUAN A LOZANO & MARIA A MENDEZ  
4009 N INSPIRATION RD  
MISSION TX 78573

T0941-09-005-0010-00 ( 649666)  
CHAPA JOSE M & ALMA D  
802 PARADISE CIR  
PALMVIEW TX 78572

T0941-09-005-0011-00 ( 649667)  
CHAPA JOSE M & ALMA D  
802 PARADISE CIR  
PALMVIEW TX 78572

T0943-09-000-0001-00 ( 670975)  
PEREZ GONZALO HUGO  
1900 AZALEA ST  
MISSION TX 78573

T0943-09-000-0002-00 ( 670976)  
NAVARRO JENNY RAE & MARGARITO  
FIDELA RAMIREZ  
1902 AZALEA ST  
MISSION TX 78573

T0943-09-000-0003-00 ( 670977)  
RAMOS JOSUE P  
3408 SAN ESTEBAN ST  
MISSION TX 78572

T0943-09-000-0079-00 ( 671053)  
DELGADO IGNACIO & BELINDA S  
1900 W 40TH ST  
MISSION TX 78573

T0943-09-000-0080-00 ( 671054)  
DE LA CRUZ MELISSA  
1902 W 40TH ST  
MISSION TX 78573

T0943-09-000-0130-00 ( 671104)  
BARRERA NORBERTO III  
3301 HARVEY DR  
MCALLEN TX 78501

T0943-09-000-0131-00 ( 671105)  
HOYUELA MARIA ESTHER & ERIK  
301 N JO BETH ST  
ALTON TX 78573

T0943-09-000-0132-00 ( 671106)  
OROZCO RAUL  
1901 AZALEA ST  
MISSION TX 78573