

ITEM# 1.5

CONDITIONAL USE PERMIT: Drive-Thru Service Windows
Snowball Express #2
3124 N. Mayberry Road
Being a tract of land out of the Northwest
1.0 acres of the West 5.18 acres of the North 11.03
acres of Lot 28-9, West Addition to Sharyland
C-2
Elgin Xavier

REVIEW DATA

The subject site is located at the SE corner of Mayberry Road and E. Mile 2 Road. The applicant has a 1400 sq.ft. building for his snack shop and is requesting a conditional use permit for the use of the 4 drive-thru service windows at this location. The building has two windows on each side 2 to place an order and 2 to deliver the order. Entrance to the site is derived from a driveway cut along Mayberry Road. The drive-thru lane allows for stacking of approximately 9 vehicles.

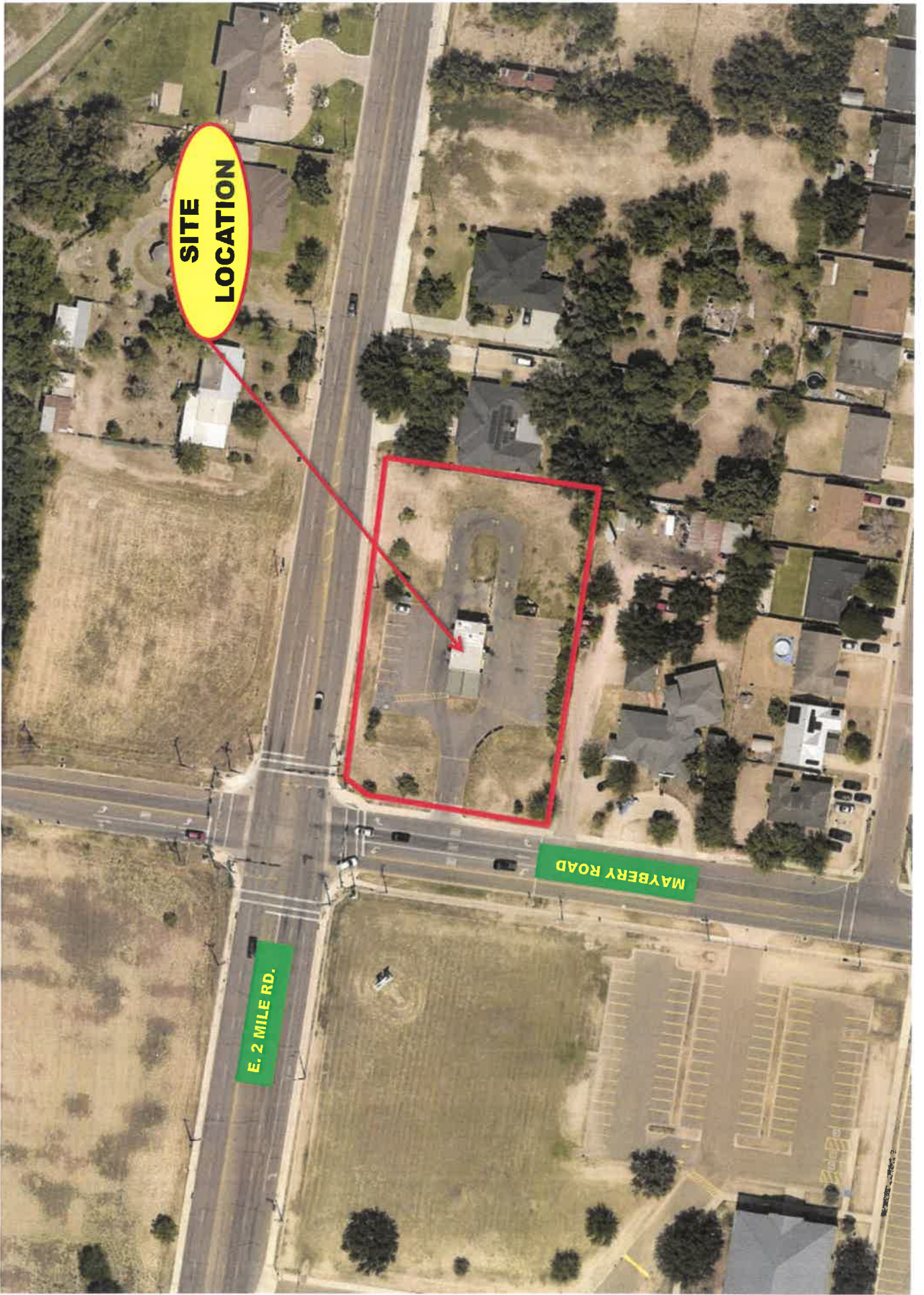
- **Days/Hours of Operation:** Everyday from 11:00 a.m. to 1:30 a.m.
- **Number of Employees:** 4
- **Parking:** There is a total of 34 seating spaces in the patio area, which would require 11 parking spaces (34 seats/3 = 11.3 spaces). Currently, there is a total of 20 striped parking spaces and a drive-thru lane that allows for the stacking of 9 vehicles for a total of 29 parking spaces.
- **Landscaping:** The landscaping requirement is meeting code, except it needs to be maintained.
- Must continue to comply with all City Codes. (Fenced must be repaired, and potholes on parking lot need to be fixed).

REVIEW COMMENTS: Staff notes that this business has been in operation since 2017. Staff has received several concerns regarding the hours of operations staying open until 2:00 a.m., customers using the drive-thru windows will idle waiting for their orders with load exhaust mufflers and loud music playing from their vehicles. Staff supports this local business and would like the applicant to continue his use of drive-thru windows. However, staff also recommends keeping the hours of the drive-thru windows until 10:00 p.m. on weekdays and until midnight on weekends. The long-established residential community directly south and residential lot just east of this business is being impacted by the noise being created by the late hour traffic. The city has a noise ordinance and an obligation to protect these citizens, who have been there long before the business.

Staff has suggested for them to hire off-duty police officers to address the noise and traffic concerns but suggestions have been ignored. Staff notes that the applicant had applied for a conditional use permit back in 2019 and was denied due to noncompliance. Staff mailed out 17 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends denial of the extended hours past 10:00 p.m. Staff is also requesting that the fence, potholes be repaired within 30 days to be in compliance with all city ordinances.

Note: If the P&Z Board is incline to approve the request, staff would recommend the following: 1) 6-month re-evaluation in order to assess compliance, 2) Must comply with all City Codes (repair fence, potholes within 30 days), and 3) hire off-duty police officers to help address the traffic and noise concerns.



**SITE
LOCATION**

E. 2 MILE RD.

MAYBERRY ROAD



3124

SNOWBALL EXPRESS

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M5235-00-000-0001-00 (550720)
MISSION CONSOLIDATED ISD
1116 N CONWAY AVE
MISSION TX 78572

W0100-00-028-0009-05 (317207)
ELGINZ INVESTMENTS LLC
2709 NASSAU ST
EDINBURG TX 78541

W0100-00-028-0009-06 (317208)
AREVALO GONZALO JR & ADELITA
3120 N MAYBERRY RD
MISSION TX 78574

W0100-00-028-0009-07 (317209)
REYNA MARIA GRACIELA
900 E MILE 2 RD
MISSION TX 78574

W0100-00-028-0009-08 (317210)
VASQUEZ HECTOR S
904 E MILE 2 RD
MISSION TX 78574

W0100-00-029-0009-02 (317281)
BURT GARY C
901 E MILE 2 RD
MISSION TX 78574

W0100-00-029-0009-03 (317282)
BURT GARY C LAY
CAROLYN LOU BERT
901 E MILE 2 RD
MISSION TX 78574

W0100-00-029-0009-04 (317283)
AVILA JUAN CARLOS & CRYSTAL G
400 SOLAR DR
MISSION TX 78574

F7495-03-000-0180-00 (626369)
RODRIGUEZ MA ELENA & PEDRO
813 E SANDSTONE DR
MISSION TX 78574

F7495-03-000-0181-00 (626370)
CASTRO ISAAC & YANCY I PIZANO
811 E SANDSTONE DR
MISSION TX 78574

F7495-03-000-0182-00 (626371)
GONZALEZ LUZ ELISA & GLORIA E GARZA
809 E SANDSTONE DR
MISSION TX 78574-1755

F7495-03-000-0183-00 (626372)
TREJO JESUS L & CYNTHIA TREVINO
807 E SANDSTONE DR
MISSION TX 78574

F7495-03-000-0184-00 (626373)
VASQUEZ MILTON D
805 E SANDSTONE DR
MISSION TX 78574

F7495-03-000-0185-00 (626374)
RIOS JOSE HUMBERTO MARIO OSIO &
803 E SANDSTONE DR
MISSION TX 78574

F7495-03-000-0186-00 (626375)
LLANAS JOSE & MARISA
801 E SANDSTONE DR
MISSION TX 78574

W0100-00-029-0008-10 (657721)
PENA ROSA MARIA
PO BOX 1771
DONNA TX 78537

S3015-99-000-0001-00 (20404494)
SHARYLAND STORAGE LLC
2018 E BUSINESS HIGHWAY 83
MISSION TX 78572-9206