

## **ITEM# 1.6**

**CONDITIONAL USE PERMIT:** Drive-Thru Service Window -  
Starbucks Coffee Shop  
307 East Expressway 83  
Lot 6-D, El Pueblo Subdivision Ph. I  
C-3  
Kaylee Hurych

### **REVIEW DATA**

The subject site is located between Conway Avenue and Mayberry Road along the north side of Expressway 83—see **vicinity map**.

This item was previously considered and approved by City Council on April 25, 2022, however Section 1.54(4) of the Zoning Code states that if a conditional use permit has not been used within one year after the date granted, the permit is automatically canceled. Since it's being over a year and the drive-thru window has not been used, therefore the need to re-apply.

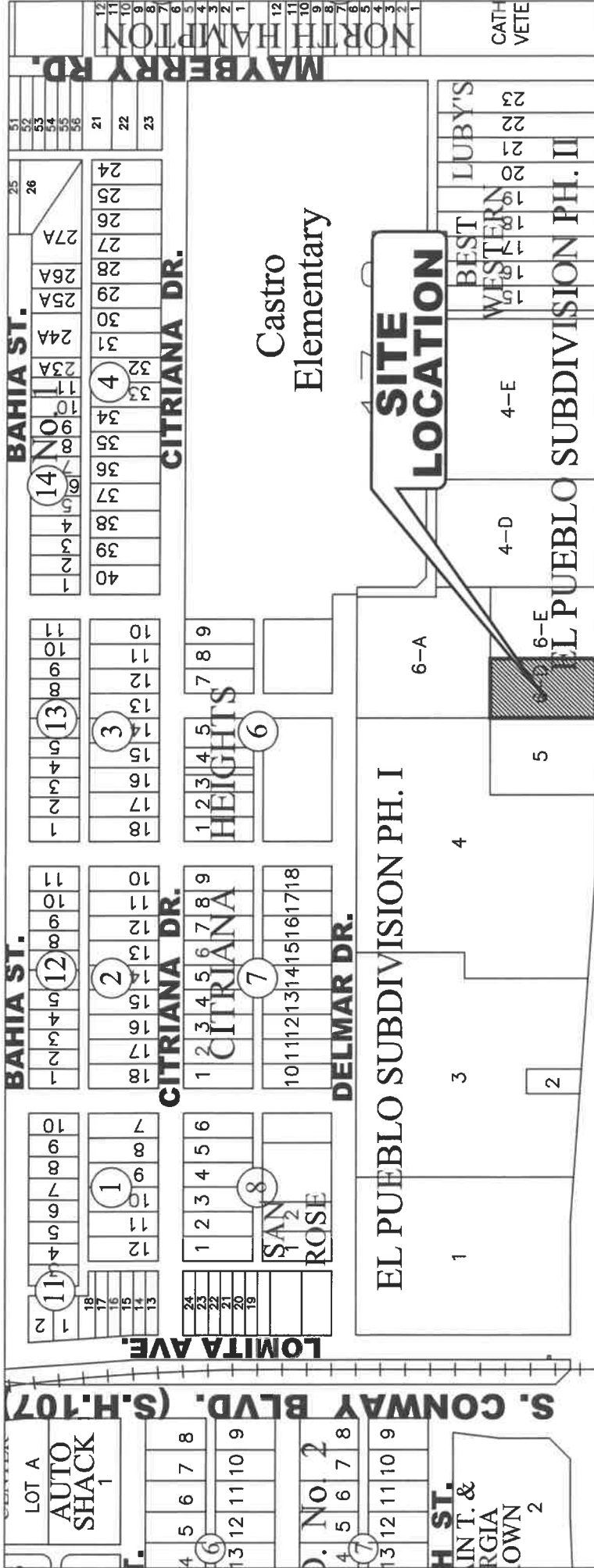
The applicant purchased the 2,395 sq.ft. commercial building in May of 2022. The original plan was to remodel the building into a typical Starbucks café with a drive-thru component, keeping the parking and drive-thru layout close to what exists currently. After acquiring the CUP, Starbucks determined that the existing parking and drive-thru configuration could lead to site congestion issues. If the drive-thru queue were to exceed 8 cars, it could prevent cars from backing out of the parking spaces on the east side of the site. It could also prevent from circulating and exiting the site.

As a result, Starbucks wants to change gears and convert the building into a “drive-thru only” with an interior pickup area. This interior lobby would be approximately 450 sq. ft. and there wouldn't be any interior seating for customers. To resolve the site's congestion issues, Starbucks also wants to increase the drive-thru queue, replace the eastern row of parking with a bypass lane, and reconfigure the western parking spaces to provide adequate room for the drive-thru and bypass lanes. The proposed reconfiguration would allow for a drive-thru queue of over 15 cars, while still allowing for adequate site circulation and parking for a prototype of this nature. Due to constraints caused by the existing building location and the site's width, the proposed parking space depths and the width of the western bypass lane are both 1' shy of the City's code requirement, therefore a variance would be needed.

- **Days / Hours of operation:** 7 days a week, but the actual hours per day vary by location.
- **Staff:** 18-25 employees in different shifts
- **Parking:** There are a total of 28 parking spaces proposed, thus meeting code based on the revised proposal. Landscaping and lighting requirements are being met, however it needs to be maintained.

**REVIEW COMMENTS:** Staff notes that other conditional use permits have been approved for this location in the past. Staff mailed out notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Approval for life of use subject to: 1) Compliance with Building, Fire, and Sign Codes, 2) Resurface and restripe parking lot, 3) Installation of a speed bump and stop sign as you exit the driveway, 4) CUP not transferable to others, and 5) Obtain a business license.



# U.S. EXPRESSWAY 83

Texas Citrus Exchange



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

No.

**SITE  
LOCATION**

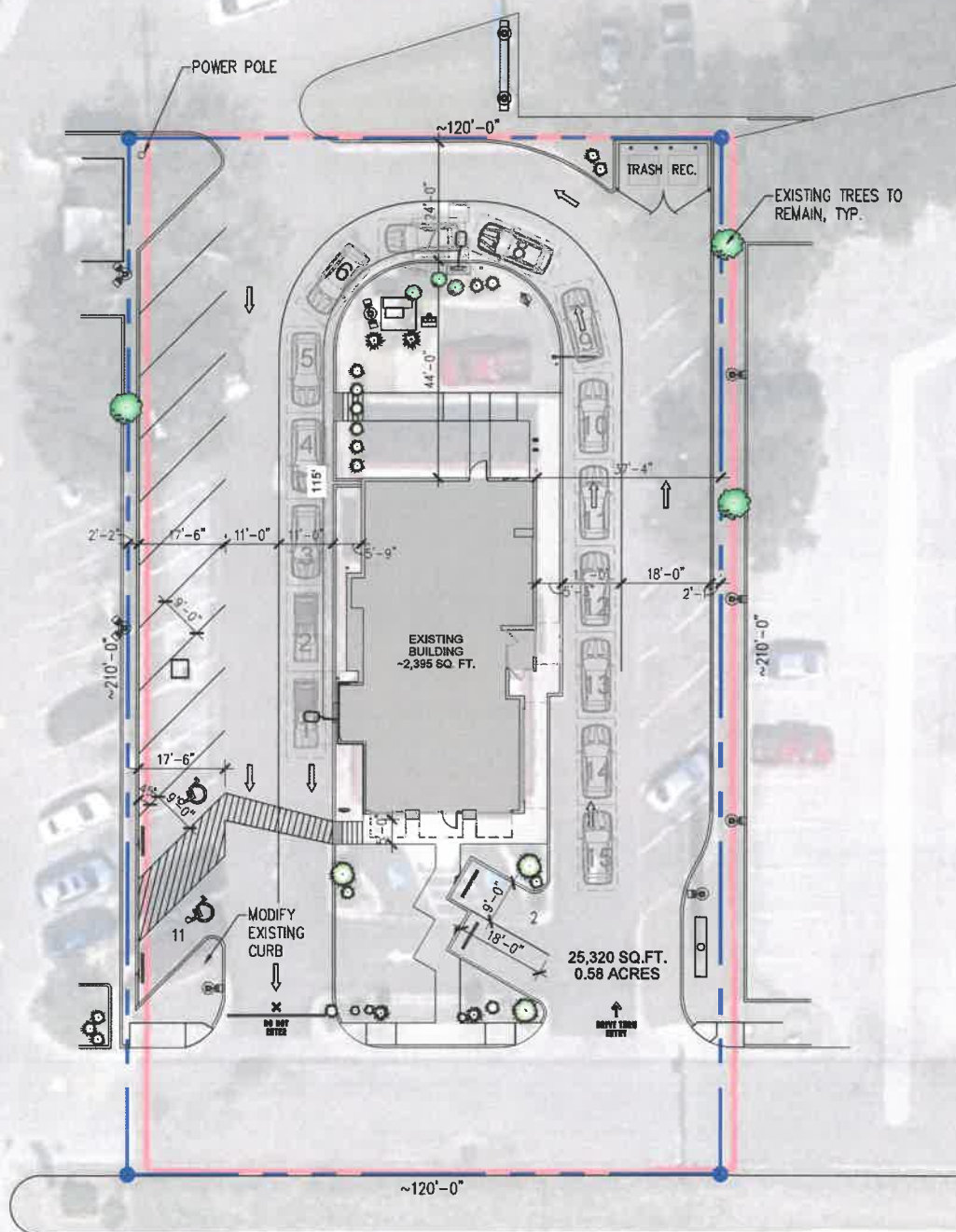
**U.S. E. EXPWY 83 (12)**





ZONED:	TBD
TOTAL APPROXIMATE LAND SIZE:	25,199 SQ.FT/ 0.58 ACRES
BUILDING SQFT:	~2,395 SQ.FT.
PARKING CALCULATIONS: 1 PER 75 SF OF FLOOR AREA	32 SPACES
PARKING PROVIDED:	13 SPACES

**ALL EASEMENTS, SETBACKS,  
ZONING ORDINANCES AND  
OTHER RELATED SITE  
RESTRICTIONS TO BE  
VERIFIED BY THE CIVIL  
ENGINEER PRIOR TO START  
OF CIVIL DESIGN.**



PRELIMINARY DRAWING FOR  
CONCEPTUAL USE ONLY. NOT  
FOR CONSTRUCTION,  
PERMITTING, OR TECHNICAL  
DELINEATION USE. ACTUAL  
DIMENSIONS ARE UNKNOWN  
AND SHOULD BE VERIFIED BY A  
LICENSED SURVEYOR.



307 E EXPWY 83  
MISSION, TX  
#22000: 08

SHEET

P9

09/13/23



E4650-01-000-0004-00 ( 167500)  
B-Y MISSION TEXAS WM LTD  
ATT: REAL ESTATE  
4629 MACRO  
SAN ANTONIO TX 78218

E4650-01-000-0005-00 ( 167501)  
MCDONALD'S REAL ESTATE COMPANY DBACLA FAMILY LP  
PO BOX 66207  
CHICAGO IL 60666

E4650-01-000-0006A-00 ( 342862)  
PO BOX 1029  
OLMITO TX 78575

E4650-01-000-0006D-00 ( 342865)  
VAQUERO EL PUEBLO PARTNERS LP  
2627 TILLAR ST STE 111  
FORT WORTH TX 76107

E4650-01-000-0006E-00 ( 342866)  
PIZZA HUT OF SOUTH VALLEY INC  
PO BOX 96  
CUNNINGHAM TX 75434

E4650-02-000-0004D-00 ( 635150)  
AGNL TRACTOR II LP  
ATTN: ANGELO GORDON & CO LP  
245 PARK AVE 24TH FLOOR  
NEW YORK NY 10167