

## **ITEM# 1.4**

**CONDITIONAL USE PERMIT:** Drive-Thru Service Window—Doña Nena Bakery  
708 N. Inspiration Road, Suites 1 & 2  
Lot 1, Rivalsebas Subdivision  
C-3  
Lucy C. De Leon

### **REVIEW DATA**

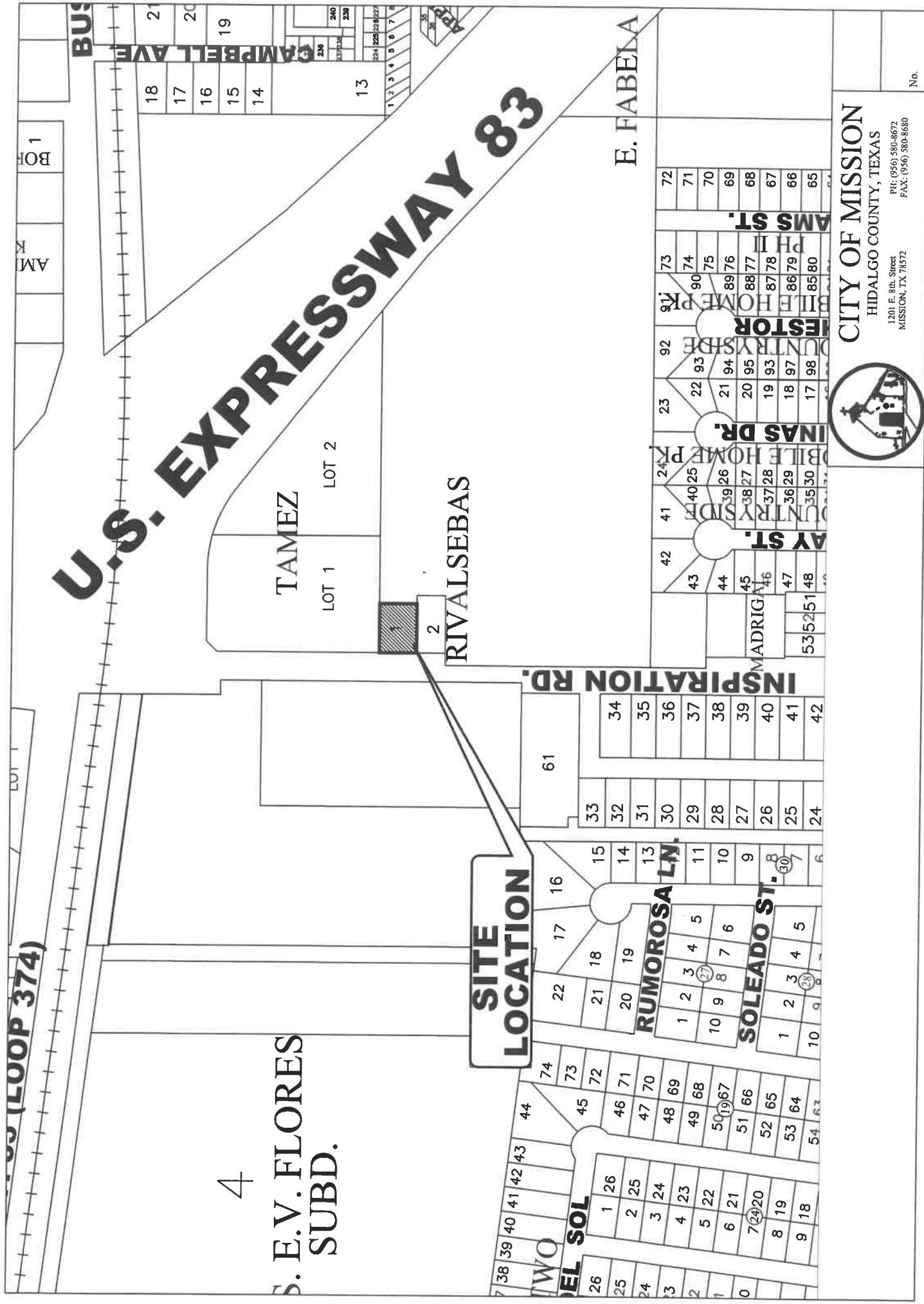
The subject site is located 400' south of E. Expressway 83 Frontage Road along the east side of Inspiration Road—see **vicinity map**. The applicant leased suites 2 & 3 of the commercial plaza total 1,664 sq.ft. for a proposed bakery. The applicant would like to continue the use of the drive-thru service window located along the north end of the building. Access to the site is from a 24' driveway from Inspiration Road. The last CUP for the Drive-Thru Service Window for this location was approved by the P&Z on February 9, 2022 for a period of 3 years. Since the use is not transferable to others and this is a new tenant, therefore the need for a new conditional use permit.

- **Hours of Operation:** Monday thru Sunday from 7:00 a.m. to 8:00 p.m.
- **Staff:** 3 employees during operating hours
- **Parking:** Based on the square footage of the building there is a total of 9 parking spaces required. There is a total of 13 parking spaces that are held in common at this location and exceeds code. Applicant will need to comply with the landscaping requirements.

**REVIEW COMMENTS:** The drive-thru service window allows for 5 vehicles to be easily stacked. Staff mailed out 8 notices to the property owners within a 200' radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 year re-evaluation to assess this new operation,
- 2) Compliance with all City Codes (Building, Fire, and Health, etc.), and
- 3) Acquisition of a business license.



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

No.

**SITE  
LOCATION**

**INSPIRATION RD.**









10052-00-000-0002-02 ( 101514)  
BIG SKEETERS LLC  
1917 KINGFISHER LN  
MISSION TX 78572

10052-00-000-0002-03 ( 101515)  
CANALES ARNULFO & ET AL  
927 BOWEN ST  
MISSION TX 78572

10052-00-000-0002-04 ( 101516)  
ESQUEDA SKEETER A  
1917 KINGFISHER LN  
MISSION TX 78572

W0100-00-019-0001-02 ( 316718)  
AEP TEXAS CENTRAL COMPANY  
PO BOX 16428  
TAX DEPARTMENT 27TH FLOOR  
COLUMBUS OH 43216

T0413-00-000-0001-00 ( 710766)  
COLE VS MISSION (HIGHWAY 83) TX LLC  
C/O STRIPES No 2220  
8111 WESTCHESTER DR STE 600  
DALLAS TX 75225

T0413-00-000-0002-00 ( 710767)  
7-ELEVEN INC  
ATTN: AD VALOREM TAX 7-ELEVEN No.  
PO BOX 711  
DALLAS TX 75221

R3257-00-000-0001-00 ( 1130233)  
CEPEDA JOE & KARINA RODRIGUEZ  
6717 N BENTSEN RD  
MCALLEN TX 78504

R3257-00-000-0002-00 ( 1130238)  
CEPEDA VERONICA  
1912 MONTECRUZ ST  
MISSION TX 78574