

ITEM# 1.5

CONDITIONAL USE PERMIT: Drive-Thru Service Window
722 E. 8th Street
Lots 11 & 12 & 20' strip adj.
to Lots, Block 113, Mission Original Townsite
C-3
Noe Salinas & Julian Arrellano

REVIEW DATA

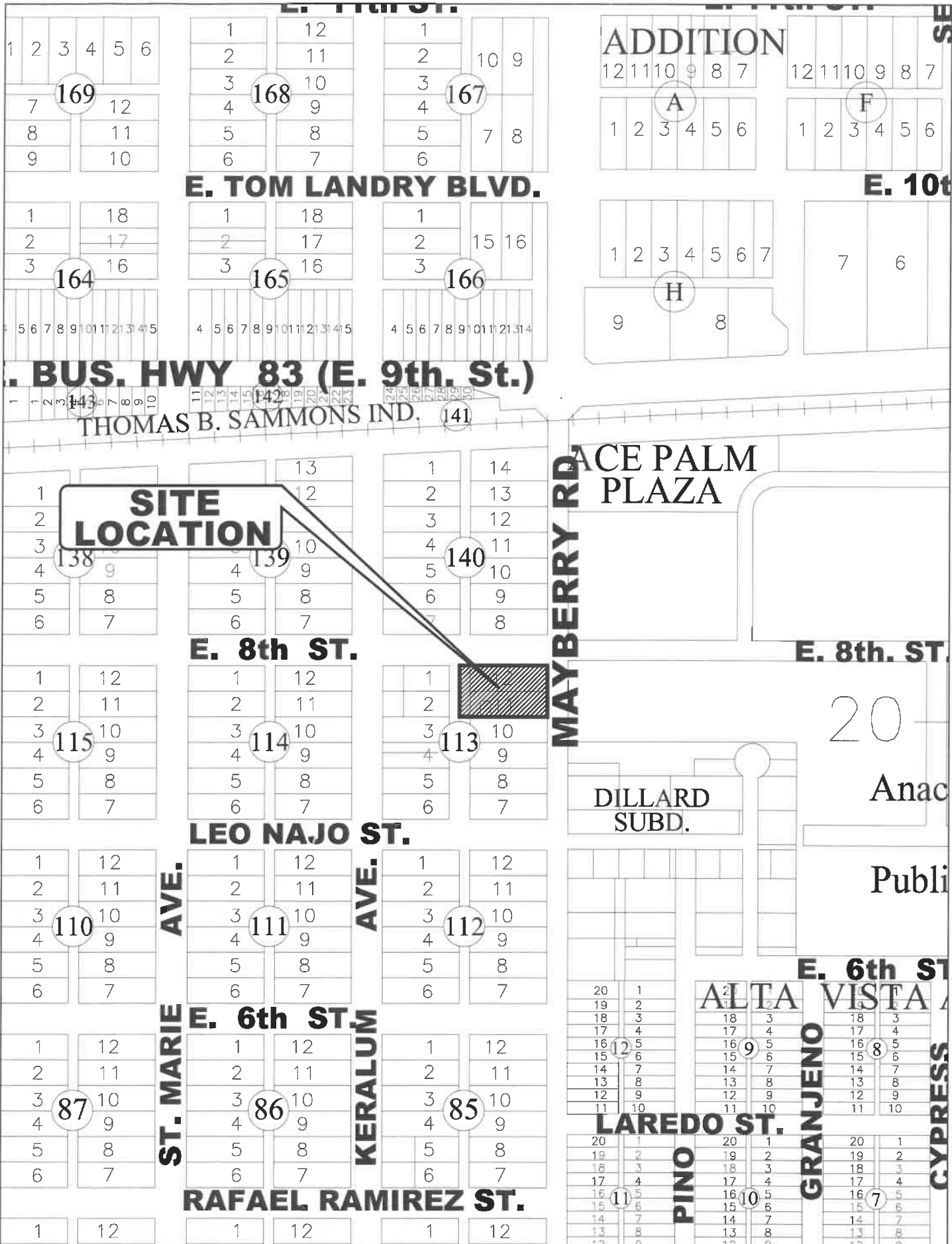
The subject site is located on the Southwest corner of N. Mayberry Road and E. 8th Street—see **vicinity map**. The applicant purchased a 5,370 sq. ft. plaza with 7 units and would like to add a drive-thru service window to one of the units. They are proposing a 12' x 35' circular driveway off of E. 8th Street driving from the eastern entrance and exiting through the western exit. Access to this site is provided off of 8th Street and Mayberry. It is noted that by doing the circular driveway, the applicant will be removing one parking space.

This item was previously considered and approved by City Council on August 8, 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 been over a year and the drive-thru window has not been constructed, therefore the need to re-apply.

- **Parking:** Based on the square footage of the building, a total of 16 parking spaces are required for the plaza. The applicant has 15 parking spaces including the handicap parking. Based on the site plan the drive-thru lane will allow stacking for 3 vehicles, thus complying with parking.
- **Landscaping:** Landscaping is meeting code.

REVIEW COMMENTS: Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff notes that the parking requirements would not be met because in order to accommodate the circular driveway they would need to remove 2 parking spaces in total leaving 15 parking spaces. Staff also notes that there is not enough room for stacking of any vehicles.

RECOMMENDATION: Staff recommends approval subject to: 1) Compliance with Building and Fire Codes; 2) Meet paving requirements; and 3) if approved by City Council tenant will have to apply for their CUP for use of the Drive-Thru Window.



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.

E 8TH ST

N MAYBERRY RD

DATE: 4-23-22

Drawing No:

100

EXISTING PLAZA

720 E 8TH ST.
MISSION, TX, 78582

herman.mendez93@outlook.com
956.650.9362

MDZ

1

300

1/16" = 1'-0"

SITE PLAN

NORTH

EXISTING PLAZA

EXISTING CONCRETE WALKWAY

EXISTING FENCE

EXISTING PARKING

EXISTING PARKING TO BE REMOVED

NEW CONCRETE DRIVE

EXISTING CURB CUT OPENING

EXISTING ALLEY WAY

DRIVE THROUGH WINDOW

NEW DRIVE THRU WINDOW & EXISTING WINDOW OPENING

4" MAX.

3'-0"

3'-0"

13'-0"

25'-0"

13'-0"

12'-0"

35'-3" +/-

12'-0"

100

2

3/32" = 1'-0"

WINDOW ELEVATION

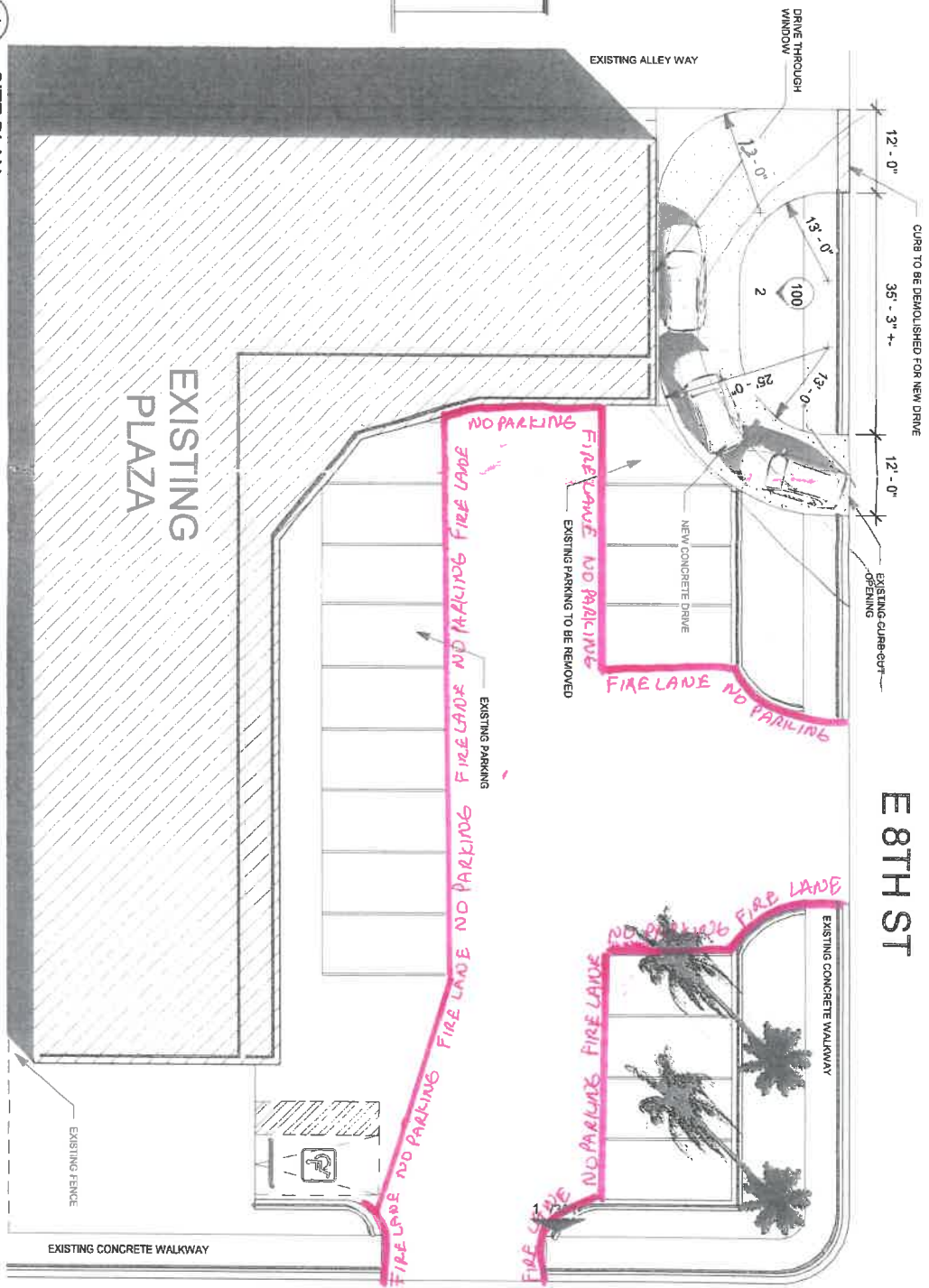
EXISTING BUILDING

100

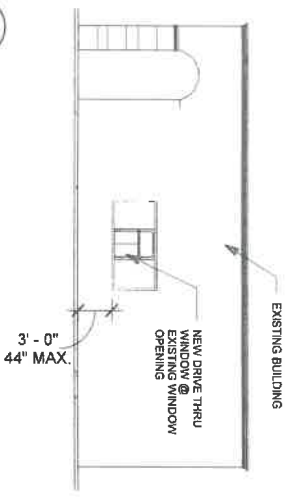
2

E 8TH ST

N MAYBERRY RD



2 WINDOW ELEVATION
3/32" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"



EXISTING PLAZA

720 E 8TH ST.
MISSION, TX, 78582

100

Drawing No:

DATE: 4-23-22

herman.mendez93@outlook.com
956.650.9362

D4800-00-000-0006-00 (159493)
TORRES IRMA KANDY VALDOVINOS
JEFFREY VALDOVINOS
708 N MAYBERRY ST
MISSION TX 78572

D4800-00-000-0006-01 (159494)
BALDERAS ISMAEL
1404 BARCELONA
MISSION TX 78572

D4800-00-000-0007-00 (159497)
BALDERAS ISMAEL
1404 BARCELONA ST
MISSION TX 78572

M5200-00-113-0001-00 (239467)
LONGORIA ROSA HUERTA
702 E 8TH ST
MISSION TX 78572

M5200-00-113-0002-00 (239468)
RAMIREZ BENITO
2001 W 30TH ST
MISSION TX 78574

M5200-00-113-0003-00 (239469)
ORTEGA DINA DEE
722 E 8TH ST STE C
MISSION TX 78572

M5200-00-113-0004-00 (239470)
CANTU HECTOR R
704 N KERALUM AVE
MISSION TX 78572

M5200-00-113-0005-00 (239471)
MARTINEZ MARIA IRMA
700 N KERALUM AVE
MISSION TX 78572

M5200-00-113-0007-00 (239472)
CARDENAS MARIA PLACIDA
701 N MAYBERRY ST
MISSION TX 78572

M5200-00-113-0008-00 (239473)
CARDENAS MARIA PLACIDA
701 N MAYBERRY ST
MISSION TX 78572

M5200-00-113-0008-10 (239474)
SEPULVEDA EUGENIO D & MARIA G
705 N MAYBERRY ST
MISSION TX 78572

M5200-00-113-0009-00 (239475)
MARES LEONARDO
3421 N BRYAN RD
MISSION TX 78573

M5200-00-113-0010-00 (239476)
MARES LEO & LYDIA R
3501 N BRYAN RD
MISSION TX 78573

M5200-00-113-0011-00 (239477)
AMADOR NOE SALINAS & JULIAN ARELLANOCRUZ ANNA MARIA SOTO & AARON
520 E 11TH ST
MISSION TX 78572

M5200-00-140-0005-00 (239617)
CRUZ ANNA MARIA SOTO & AARON
808 N KERALUM AVE
MISSION TX 78572

M5200-00-140-0006-00 (239618)
CRUZ ISMAEL C
3329 SPRING MEADOW LN
GRAND PRARIE TX 75052

M5200-00-140-0007-00 (239619)
GARCIA MIGUEL ANTONIO
1204 BLUEBIRD AVE
MCALLEN TX 78504

M5200-00-140-0008-00 (239620)
TREVINO NOE & MARIA E
1411 ELM DR
MISSION TX 78572

W0100-00-020-0009-00 (316771)
HOUSING AUTHORITY OF THE
CITY OF MISSION
906 E 8TH ST
MISSION TX 78572

D4800-00-000-0005-04 (793518)
SOUTHERN PERA INVESTMENTS LTD CO
PO BOX 614
PHARR TX 78577