

ITEM# 1.3

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Rocha’s Restaurant #2
1724 W. Griffin Parkway
Lots D & E, Girasol Estates Subdivision
C-3
Francisco Lastra

REVIEW DATA

The subject site is located 600’ east of Inspiration Road on the north side of Griffin Parkway (F.M. 495)—see **vicinity map**. The applicant has re-opened the Rocha’s Restaurant and wishes to utilize the existing drive-thru window. The last CUP for the drive-thru service window at this location was approved on January 5, 2011 for a period of 1 year. Access to the site is provided via a 30’ access drive of Griffin Parkway. The existing drive-thru window is located on the east side of the building which allows service for only 1 vehicle at a time. These vehicles will then exit through the alley and onto Salinas Drive.

- **Hours of Operation:** Monday - Saturday from 7 am to 2 pm
- **Staff:** 6 Employees
- **Parking:** In viewing the floor plan, there are 72 total seating spaces, which require 24 parking spaces (72 total seating spaces/1 space for every 3 seats=24 parking spaces). There is a total of 34 parking spaces, exceeding code by 10.
- It is noted that there are some green areas but no landscaping, therefore additional landscaping would be required to meet code.
- Must repair or replace 6’ solid buffer.
- Dumpster to remain closed at all times.
- Must continue to comply with all City codes (Fire, Building, and Health Codes, etc.)

REVIEW COMMENTS: This proposed CUP is for a family-oriented restaurant. There is no bar component. A total of 25 notices were sent out to property owners within 200’ of the proposed restaurant. Staff has not received any calls or complaints in regards to the proposed business.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to assess this new operation,
- 2.) Must install additional landscaping,
- 3.) Repair or replace 6’ solid buffer,
- 4.) Dumpster must be closed at all times,
- 5.) Must comply with all City Codes (Building, Fire, etc.),
- 6.) CUP not to be transferable to others, and
- 7.) Acquisition of a business license



**SITE
LOCATION**

SALINAS DR.

W. GRIFFIN PKWY (F.M. 495)

ROCHAS RESTAURANT

1724

DRIVE THRU
3:00 PM - 10:00 PM
726 S. ALAMO
SAN ANTONIO, TX 78204

FOR SALE

NO PARKING



ROCHAS

RESTAURANT

1726







ROCHA'S 2 RESTAURANT



Breakfast Tacos

Lunch Tacos

Lunch Plates

956] 580-2115

**1420 W. Griffin Pkwy
Mission, TX. 78572**

ROCHA'S 2 RESTAURANT

PRSR STD
ECRWS
U.S. POSTAGE
PAID
EDDM RETAIL

ROCHA'S RESTAURANT

LUNCH PLATES

Served with Rice, Tortillas and 1/2oz Drink. Served with Arroz, Frijoles, Tortillas y Bebida de 1/2 oz

- Lunch Plate**\$5.49 +Tax
Any Lunch Entree
- Tilapia Plate**\$5.49 +Tax
3 Pieces of Fish
- Chile Relleno Plate**\$5.49 +Tax
Stuffed Pepper mixed with Meat or Cheese
- Caldo de Res** Seasonal\$5.49 +Tax
- Menuudo** Seasonal\$5.49 +Tax
- Barbacoa 8 oz**\$4.49 +Tax
- Barbacoa 16 oz**\$8.99 +Tax
- Tacos a la Plancha**\$5.49 +Tax
Shredded Beef with Cheese in Flour or Corn Tortilla
- Carne Deshebrada con queso en Tortilla de Harina o Maiz**

BREAKFAST

TACOS \$0.69 PLATE \$3.29

- Bacon & Egg
- Ham & Egg
- Potato & Egg
- Winnif & Egg
- Machacado & Egg
- Huevo a la Mexicana
- Papa a la Mexicana
- Potato & Chorizo
- Chorizo & Egg
- Nopales & Egg
- Bacon & Potato
- Winnif & Egg
- Chicharron en Salsa
- Chicharron & Egg
- Bean & Egg
- Refried Beans

LUNCH

TACOS \$1.09

- Carne Guisada
- Deshebrada con Chile
- Picadillo con Chile
- Deshebrada sin Chile
- Fajita Ranchera
- Fajita Torreada
- Asado de Puerco
- Puerco en Salsa Verde
- Picadillo & Nopalitos
- Mollejes de Res
- Picadillo a la Mexicana
- Picadillo con Papas
- Calabaza con Pollo
- Pollo con Mole
- Pollo Torreado
- Barbacoa
- Barbacoa Guisada
- Chicharron Prensado
- Tripitas de Res

SOUPS

- Caldo de Res**8 oz.....\$3.89 +Tax
- Menuudo**8 oz.....\$3.89 +Tax
- Fideo**8 oz \$1.75 +Tax, 16 oz \$3.49 +Tax
- Rice** 16 oz.....\$2.99 +Tax
- Beans** 16 oz.....\$2.99 +Tax

DRINKS

- 12 oz.....\$1.09 +Tax
- 16 oz.....\$1.99 +Tax
- 20 oz.....\$2.19 +Tax
- Mexican Soda\$2.19 +Tax
- 2 Liters\$3.99 +Tax
- Coffee\$0.99 +Tax

DESSERTS

- Pañ de Eble.....\$2.50 +Tax
- Cheese Cake.....\$2.50 +Tax
- Cookies.....\$1.50 +Tax
- Aroz con Leche.....\$1.50 +Tax
- Oatmeal.....\$1.50 +Tax
- Oreitas.....\$1.50 +Tax
- Biscuit.....\$0.99 +Tax



[956] 580-2115

1724 W. Griffin Pkwy • Mission, Tx. 78572

W. MILE 2RD.

ROCHA'S 2 RESTAURANT

W GRIFFIN PKWY

EXPRESSWAY 83

N. LOS EBANOS RD.

Local Postal Customer

G3950-00-000-000B-00 (560367)
REYES ISMAEL
1410 COCONUT PAL AVE
SAN JUAN TX 78589

G3950-00-000-000C-00 (560368)
MARTINEZ JOSE S
710 W 24TH PL
MISSION TX 78574

G3950-00-000-000D-00 (560369)
MADKRIS LTD
2704 SAN CLEMENTE
MISSION TX 78572

G3950-00-000-000F-00 (560372)
ESPINO JESUS GARZA
9551 N MOOREFIELD RD
MISSION TX 78574

G3950-00-000-0017-00 (560318)
PLASCENCIA ELBA G
2302 BETO DR
MISSION TX 78574

G3950-00-000-0018-00 (560319)
BERNAL PAULINA & MANUEL CARDOZA
4101 PROSPERIDAD DR
PALMVIEW TX 78574

G3950-00-000-0019-00 (560320)
VENECIA JOHN & NORMA
310 DONNA AVE
MISSION TX 78572

G3950-00-000-0020-00 (560321)
RAMOS HILARIO JR & ARSELIA G
1705 LIZ DR
MISSION TX 78574

G3950-00-000-0021-00 (560322)
GUZMAN PABLO JR
2309 BETO DR
MISSION TX 78574

G3950-00-000-0022-00 (560323)
LEAL DIANA
1709 LIZ DR
MISSION TX 78574

G3950-00-000-0040-00 (560341)
PINON TEODORO & MARIBEL
2303 BETO DRIVE
MISSION TX 78574

O0900-02-004-0014-00 (250443)
GARZA JUAN J & CORINA
2303 KIM MARIE AVE
MISSION TX 78574

O0900-02-004-0015-00 (250444)
RAUDY CANDELARIO & VERONICA
2301 KIM MARIE AVE
MISSION TX 78574

O0900-02-004-0016-00 (250445)
SEGOVIA GERARDO
1719 KRISTI LN
MISSION TX 78574

O0900-02-004-0017-00 (250446)
SHEPPARD TONY R & RUTH
1717 KRISTI LN
MISSION TX 78574

O0900-02-004-0018-00 (250447)
CANTU GUADALUPE JR & SANJUANITA
1715 KRISTI LN
MISSION TX 78574

O0900-02-004-0023-00 (250452)
LOPEZ DOLORES L
1602 CHERIL RD
MISSION TX 78573

O0900-02-004-0024-00 (250453)
SALINAS BLANCA A
2503 SEQUOIA DR
MISSION TX 78572

O0900-02-004-0025-00 (250454)
ZEPEDA ESTELA
2213 N J ST
MCALLEN TX 78501

T5900-02-024-0001-11 (305837)
OBREGON MONICA
1721 W GRIFFIN PKWY
MISSION TX 78572

T5900-02-024-0001-13 (305839)
DUQUE CESAR TREVINO
839 RICARDO AVE
PALMVIEW TX 78574

T5900-02-024-0001-14 (305840)
GONZALEZ ALBERTO G ETAL
1709 W GRIFFIN PKWY
MISSION TX 78572

T5900-02-024-0001-27 (590226)
GARCIA ELSA NORA & ALEJANDRO
ENSIGNIA
1900 W 17TH ST
MISSION TX 78572

V0551-00-000-0001-00 (648368)
CONFIDENTIAL
1717 W GRIFFIN PKWY AVE
MISSION TX 78572

V0551-00-000-0002-00 (648369)
GARZA MARIA ISABEL
1715 W GRIFFIN PKWY
MISSION TX 78572