

ITEM# 1.2

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Starbucks Coffee
2315 N. Conway Avenue, Ste. 10
Lot 1, Shops at 495 Subdivision (U/R)
C-3
Starbucks Coffee #71386

REVIEW DATA

The subject site is located approximately 460' north of W. Griffin Parkway (FM 495) along the west side of Conway Avenue –see **vicinity map**. The applicant has leased a 2,310 sq.ft. suite from a plaza that is under construction and is proposing a Starbucks Coffee Shop with a drive-thru service window. Access to the site is via 36' driveway along the south side of the property. The drive-thru lane will be accessible from the north side of the plaza via 12' access lane which will wrap around the building to the south. There is enough room for stacking up to 12 vehicles, however staff will be requiring a speed bump at the end of the drive-thru to slow down traffic before the crosswalk access.

- **Hours of Operation:** Monday through Sunday from 5:00 am to 9:00 pm.
- **Staff:** 10-15 employees in different shifts
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 53 seating spaces, which require 18 parking spaces (53 seats/1 space for every 3 seats =18). It is noted that there are 78 parking spaces being proposed that will be held in common with other businesses. Landscaping will be meeting code. The dumpster will be located on the northwest corner of the property.

REVIEW COMMENTS: Staff notes that the plaza is under construction and the applicant would like to start the process for the conditional use permit to expedite the process. Staff mailed out 12 notices to property owners within 200' radius and as of this writing, staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to:

1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.),
2. CUP not transferable to others, and
3. Acquire a Business License prior to business occupancy.



**SITE
LOCATION**

CONWAY AVE. (S.H. 107)

SECTION ID	COUNT	DESCRIPTION	MATERIAL	FINISH	BY	DATE	COMMENTS
2000	2	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2001	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
1400	4	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2254	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2007	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2008	2	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	

SECTION ID	COUNT	DESCRIPTION	MATERIAL	FINISH	BY	DATE	COMMENTS
2250	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2251	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2252	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2253	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2254	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2255	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2256	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2257	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2258	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2259	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	
2260	1	60" x 60" SQUARE POLYMER CONCRETE CURB	SB	SB	SB	10/20	

ARCHITECTURAL SITE PLAN NOTES

- VERIFY ALL DIMENSIONS AND LOCATIONS. THE LOCATION AND ELEVATION REFER TO ELECTRICAL PLANS FOR ELECTRICAL REQUIREMENTS. ALL BUILDING SCHEDULES SHALL BE VERIFIED AGAINST THE ARCHITECTURAL SCHEDULES.
- LANDSCAPING BY LANDLORD. LANDSCAPING TO BE PROVIDED FOR ZONING CODE AND LEED REQUIREMENTS.
- DRIVE THRU EQUIPMENT INCLUDING VEHICLE DETECTION LOOP, WIRELESS COMMUNICATION AND MONITORS SHALL BE PROVIDED BY LANDLORD. REFER TO ELECTRICAL SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
- LANDLORD IS RESPONSIBLE FOR PROVIDING SITE WORK AND CONSTRUCTION MANAGEMENT. STARBUCKS SHALL BE RESPONSIBLE FOR PROVIDING CONSTRUCTION MANAGEMENT.
- BY LANDLORD.
- TRASH ENCLOSURE TO BE LOCKABLE USING STEEL GATES OR CHAIN TO BE PROVIDED BY LANDLORD.
- LANDLORD TO PROVIDE 6" FORMING THICK CONCRETE TO BE FINISHED TO FINISH ELEVATION. TO BE PROVIDED TO INCLUDE DRIVE THRU WINDOW STAIRWAY AND EXTERIOR CONCRETE PATIO AND WALKWAY SURFACES.

KEYED NOTES

- LANDSCAPING BY LL.
- STRIPING FOR PARKING PART TO TRUCK BY LL.
- MOVEMENT SIGN BY LL. SIGNAGE PANELS BY SB.
- TRASH ENCLOSURE WITH CONCRETE PAD BY LL.
- ADA PARKING SIGN BY LL.
- PROPERTY LINE.
- CROSS STRIPING BY LL.
- STRIPING BY LL.
- WHEEL STOP BY LL.
- TRANSFORMER WITH CONCRETE PAD BY LL.
- LANDLORD TO PROVIDE ALL ELECTRICAL AND CONCRETE FOOTING AND CONCRETE. SEE DETAIL: ANOVA.
- DIRECTIONAL ARROWS BY LL.
- ADA VAN ACCESSIBLE PARKING AND PARKING SYMBOL BY LL.
- SIDEWALK BY LL.

RESPONSIBILITY LEGEND

SB-CC CONTRACTOR BY STARBUCKS - INSTALLED BY GENERAL CONTRACTOR

SB-SB FINISHED BY STARBUCKS - INSTALLED BY STARBUCKS

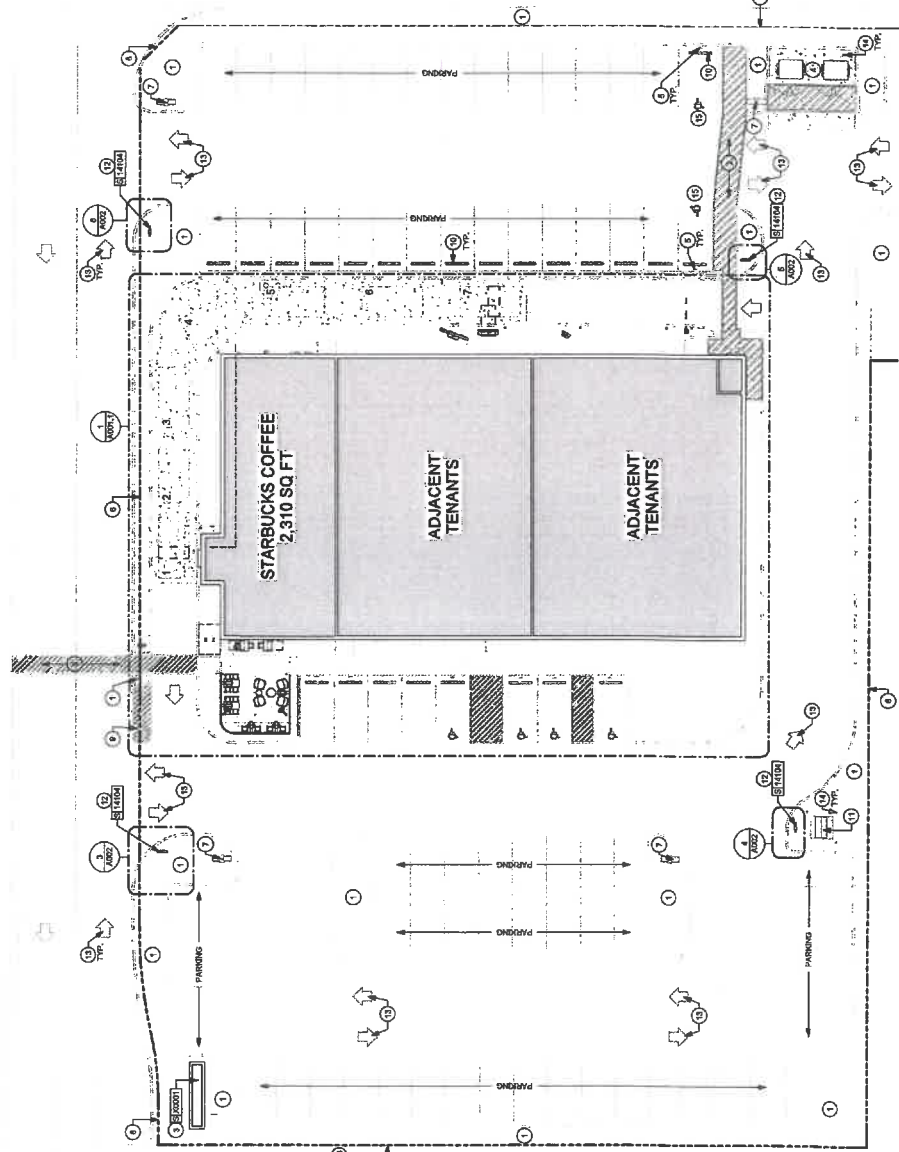
GC-CC FINISHED BY GENERAL CONTRACTOR - INSTALLED BY GENERAL CONTRACTOR

LL-LL FINISHED BY LANDLORD - INSTALLED BY LANDLORD

NOTE: ALL RESPONSIBILITIES TO BE CONFIRMED WITH STARBUCKS DESIGN MANAGER PRIOR TO ORDERING/CONSTRUCTION.

SIGNAGE IS FOR REFERENCE ONLY

SIGNAGE APPROVALS SHALL BE OBTAINED FROM THE CITY OF MISSION PERMITS SUBMITTALS. SIGNAGE IS NOT INCLUDED IN THE SCOPE OF THE BUILDING PERMIT.



1 ARCHITECTURAL SITE PLAN



STARBUCKS
 2401 UTAH AVENUE SOUTH
 SEATTLE, WASHINGTON 98134
 206-426-7179

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Design Forum Architects Inc.
 2315 N. CONWAY AVE. SUITE 10
 MISSION, TX 75704

Design Forum Engineering
 2315 N. CONWAY AVE. SUITE 10
 MISSION, TX 75704



PROJECT NAME: W GRIFFIN PKWY & N CONWAY AVE
PROJECT ADDRESS: 2315 N. CONWAY AVE. SUITE 10 MISSION, TX 75704
PROJECT #: 99487-001
ISSUE DATE: 11-26-2022
DESIGNER: MICHAEL HANDEL
PRODUCTION DESIGNER: MICHAEL HANDEL
CHECKED BY: DON REIFMAN

REV	DATE	BY	DESCRIPTION

SHEET TITLE: ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"
SHEET NUMBER: A001

Menu

Category	Menu Items		
Coffee, tea and other beverages	<ul style="list-style-type: none"> Brewed coffee Brewed tea Iced coffee Iced tea 	<ul style="list-style-type: none"> Hot chocolate Caramel Apple Spice Apple juice (cold or steamed) Flavored steamed milk 	
Espresso Beverages* (Served hot or iced) See "Food and Preparation" for preparation method.	<ul style="list-style-type: none"> Caffè Americano Caffè Latte Caffè Mocha Cappuccino Caramel Brulée Latte (Seasonal) Caramel Macchiato Cinnamon Dolce Latte Cocoa Cappuccino Eggnog Latte (Seasonal) 	<ul style="list-style-type: none"> Espresso Espresso Con Panna Espresso Macchiato Gingerbread Latte (Seasonal) Peppermint Mocha Peppermint White Chocolate Mocha Pumpkin Spice Latte (Seasonal) Salted Caramel Mocha (Seasonal) White Chocolate Mocha 	
Frappuccino® Blended Beverages* See "Food and Preparation" for preparation method.	<ul style="list-style-type: none"> Caffè Vanilla Frappuccino® Caramel Brulée Frappuccino® (Seasonal) Caramel Frappuccino® Cinnamon Dolce Crème Frappuccino® Cinnamon Dolce Frappuccino® Coffee Frappuccino® Double Chocolate Chip Frappuccino® Espresso Frappuccino® Extra Coffee Caramel Frappuccino® Java Chip Frappuccino® 	<ul style="list-style-type: none"> Mocha Frappuccino® Peppermint Mocha Frappuccino® Pumpkin Spice Crème Frappuccino® Pumpkin Spice Frappuccino® (Seasonal) Strawberries & Crème Frappuccino® Tazo® Chai Crème Frappuccino® Tazo® Green Tea Crème Frappuccino® Vanilla Bean Crème Frappuccino® White Chocolate Crème Frappuccino® White Chocolate Mocha Frappuccino® 	
Smoothies* See "Food and Preparation" for preparation method.	<ul style="list-style-type: none"> <i>Chocolate Smoothie</i> – mocha flavored sauce, a whole banana, milk, whey protein and fiber powder, and ice. <i>Orange Mango Smoothie</i> – orange mango juice, a whole banana, milk, whey protein and fiber powder, and ice. <i>Strawberry Smoothie</i> – strawberry puree, a whole banana, milk, whey protein and fiber powder, and ice. 		
Bakery* (Stored in ambient display case; Stocked using gloves; Served using tongs/tissue; Warmed upon customer request.)	<ul style="list-style-type: none"> 8-Grain Roll Almond Cookie Apple Cake Apple Fritter Asiago Pretzel Banana Walnut Bread Blueberry Oat Bar Blueberry Scone Blueberry Muffin Butter Croissant Butternut Squash & Sage Savory Square Carrot Cake Muffin Cheesecake Brownie Cheese Danish Chewy Chocolate Meringue Cookie Chocolate Chip Cookie Chocolate Croissant 	<ul style="list-style-type: none"> Chocolate Marble Cake Chocolate Molten Cake Chocolate Doughnut Chonga Bagel Cinnamon Chip Scone Cinnamon Roll Classic Coffee Cake Cranberry Orange Scone Double Choco Brownie Everything Bagel Ham & Cheese Croissant Iced Lemon Pound Cake Mallorca Sweet Bread Maple Oat Pecan Scone Marble Pound Cake Marshmallow Dream Bar Morning Bun Multigrain Bagel Oatmeal Cookie 	<ul style="list-style-type: none"> Old-Fashioned Doughnut Petite Vanilla Bean Scone Plain Bagel Pumpkin Bread Pumpkin Cheesecake Croissant Pumpkin Cream Cheese Muffin Pumpkin Scone Pumpkin Sugar Cookie Raspberry Blueberry Doughnut Raspberry Scone Spinach Croissant Tomato & Cheese Croissant Walnut, Coconut, and Milk Chocolate Chip Cookie

Starbucks® Health Department Plan Review Guide

<p>Starbucks Petites®* (Stored in ambient display case; Stocked using gloves; Served using tongs/tissue)</p>	<ul style="list-style-type: none"> • Birthday Cake Pop • Chocolate Cake Pop • Salted Caramel Cake Pop • Sweet Lemon Cake Pop
<p>Hot Breakfast* (Prepackaged; No onsite preparation; Warmed upon customer request)</p>	<ul style="list-style-type: none"> • Bacon, Gouda Cheese & Egg Frittata on Artisan Roll • Chicken and Sausage Breakfast Wrap • Ham, Parmesan Frittata & Cheddar on Artisan Roll • Reduced-Fat Turkey Bacon with Egg Whites on English Muffin • Sausage, Egg & Cheese on English Muffin • Spinach & Feta Wrap • Oatmeal (optional toppings – brown sugar, nuts, dried fruit, fresh prepackaged blueberries) • Veggie, Egg and Monterey Jack Artisan Breakfast Sandwich
<p>Bistro Boxes* (Prepackaged; No onsite preparation)</p>	<ul style="list-style-type: none"> • <i>Chicken & Hummus Artisan Snack Plate</i> – Hummus, grape tomatoes, carrot and cucumber sticks with chicken strips and a whole wheat pita. • <i>Cheese & Fruit</i> – Sliced apples, dried cranberries and almonds, with Brie, Gouda and white Cheddar cheese and a sesame cracker. • <i>Protein Plate</i> – Hard-boiled egg, grapes, sliced apples, and white Cheddar cheese with multigrain muesli bread and honey peanut butter spread.
<p>Sandwiches, Panini & Wraps* (Prepackaged; Product may be warmed per customer request)</p>	<ul style="list-style-type: none"> • <i>Chicken & Greens Caesar Salad Bowl</i> – grilled chicken, kale and roasted tomatoes. • <i>Chicken BLT Salad Sandwich</i> – Grilled chicken, bacon, roasted tomato, mayo and lettuce. • <i>Chicken Santa Fe Panini</i> – chicken, sour cream green chili spread, bell pepper and cheese. • <i>Egg Salad Sandwich</i> – Hardboiled egg salad mixed with chives and arugula. • <i>Ham & NY Cheddar Sandwich</i> –ham, cheddar cheese, apple mustard and arugula. • <i>Ham & Swiss Panini</i> – Ham and Swiss cheese with Dijon mustard. • <i>Hearty Veggie & Brown Rice Salad Bowl</i> – butternut squash, beets, kale, red cabbage, broccoli and peas with lemon tahini dressing. • <i>Roasted Vegetable Panini</i> – Roasted zucchini, eggplant, and red peppers with baby spinach and provolone cheese on focaccia bread. • <i>Roma Tomato & Mozzarella Panini</i> – Roma tomato, mozzarella, spinach and basil pesto on focaccia bread. • <i>Turkey & Havarti Sandwich</i> – Sliced turkey with Swiss cheese and lettuce on wheat bread. • <i>Turkey Rustico Panini</i> – turkey, cheese, Dijon mustard, sweet onion marmalade and kale. • <i>Zesty Chicken & Black Bean Salad Bowl</i> – chicken, black beans, roasted corn, jicama, tomatoes, feta, spring greens and quinoa with mild chili vinaigrette
<p>Yogurt parfait* (Prepackaged; No onsite preparation)</p>	<ul style="list-style-type: none"> • Greek Yogurt with Berries Parfait • Greek Yogurt Honey Parfait • Seasonal Harvest Fruit Blend
<p>Pre-packaged Retail Items*</p>	<ul style="list-style-type: none"> • Biscotti • Chocolate • Cookies • Gum • Mints • Whole bean coffee
<p>Pre-packaged Bottled Beverages*</p>	<ul style="list-style-type: none"> • Bottled juice • Bottled Frappuccino® • Bottled water • Bottled flavored water • UHT pasteurized organic milk • Assorted soda

*Availability of specific items may vary by location and season.

C4555-02-000-0001-00 (550706)
FIRST VALLEY BANK
WELLS FARGO BANK
PO BOX 193775
SAN FRANCISCO CA 94119

N4200-02-000-0003-00 (247257)
DEJABRI HOLDINGS LP
3900 W MILE 3
MISSION TX 78574

B2638-00-000-001B-00 (620403)
BAZAN ELIAS JR & MARIA DELIA
BAZAN FAMILY REVOCABLE LVG TRUST
2316 N CONWAY AVE
MISSION TX 78574

S3293-00-000-0001-00 (1371327)
SHOPS AT 495-LOT 1 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

N4200-02-000-0001-00 (247255)
BAZAN ELIAS JR & MARIA DELIA
BAZAN FAMILY REVOCABLE LVG TRUST
2316 N CONWAY AVE
MISSION TX 78574

W0100-00-025-0006-02 (316994)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

N6830-02-000-0001-00 (1072101)
EPLNM LLC
304 W NOLANA AVE
MCALLEN TX 78504

S3293-00-000-0000-05 (1371326)
SHOPS AT 495-LOT 1 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

N4200-02-000-0002-00 (247256)
BAZAN ELIAS JR & MARIA DELIA
BAZAN FAMILY REVOCABLE LVG TRUS
2316 N CONWAY AVE
MISSION TX 78574

B2638-00-000-001A-00 (620401)
STARS RESTAURANTS LLC
2941 NW 156TH ST
EDMOND OK 73013

S3293-00-000-0000-00 (1371325)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209

S3293-00-000-0002-00 (1371328)
SHOPS AT 495 LTD
4040 BROADWAY STE 508
SAN ANTONIO TX 78209