



MEETING DATE: November 5, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – 7 Brew Coffee in a (C-3) General Business District, being Lot 6, Block 1, North Sharyland Commons Subdivision, located at the corner of Shary Road (FM 494) and Ruby Red Boulevard. Applicant: Citadel Development - Cervantes

NATURE OF REQUEST:

Project Timeline:

- October 22, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- October 28, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of the subject tract.
- November 5, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- November 12, 2025 – Public hearing and consideration of the requested conditional use permit by the City Council.

Summary:

- The site is located at the Southeast corner of N. Shary Road and Ruby Red Boulevard.
- The site will include a drive-thru service window on the north side of the building. Site access will include (3) access points: access one is a shared 24-foot-wide access driveway from Chipotle Mexican Grill; access two is a shared 25-foot-wide access driveway from Panda Express; and access three is off a service road via a 24-foot-wide driveway.
- The orders are taken by employees using iPads while the cars are stacked in the drive-thru lanes, with each lane accommodating up to six vehicles. Payment is taken and drinks are hand-delivered under the canopy. For speed of service, 7-Brew does not encourage a walk-up window for customer vehicles that need to park and walk up due to the size of their vehicles.
- All transactions are handled by the baristas face-to-face and not through a menu board. The site components consist of the main building and canopy, a trash enclosure, and a remote cooler with dry storage clad in building-like materials.
- Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council.
- The proposed hours of operation are as follows: 5:30 a.m. to 10:00 p.m., seven days a week.
- The working staff will be 40 to 50 employees on different shifts
- The building is a 541 square foot prefabricated building that is brought to the site, and will arrive in 3 parts that are assembled in a matter of hours.
- Parking: the 541 square foot site requires 4 parking spaces, but exceeds this requirement with 8 spaces provided.

- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Staff recommends Approval for Life of Use, subject to:
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Installation of a speed bump at the end of the ordering window,
- Acquisition of a business license before occupancy, and
- CUP is not transferable to others

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



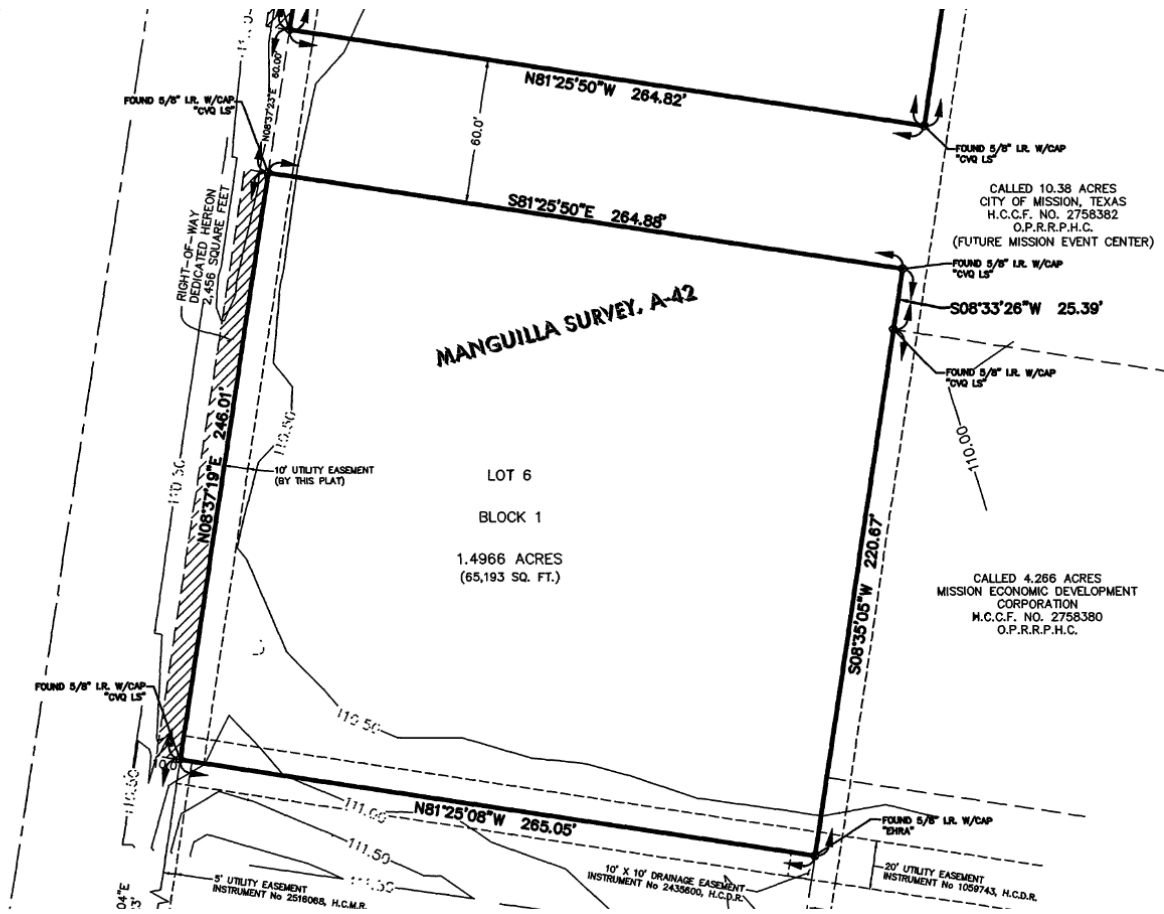
CITY OF MISSION
HIDALGO COUNTY, TEXAS

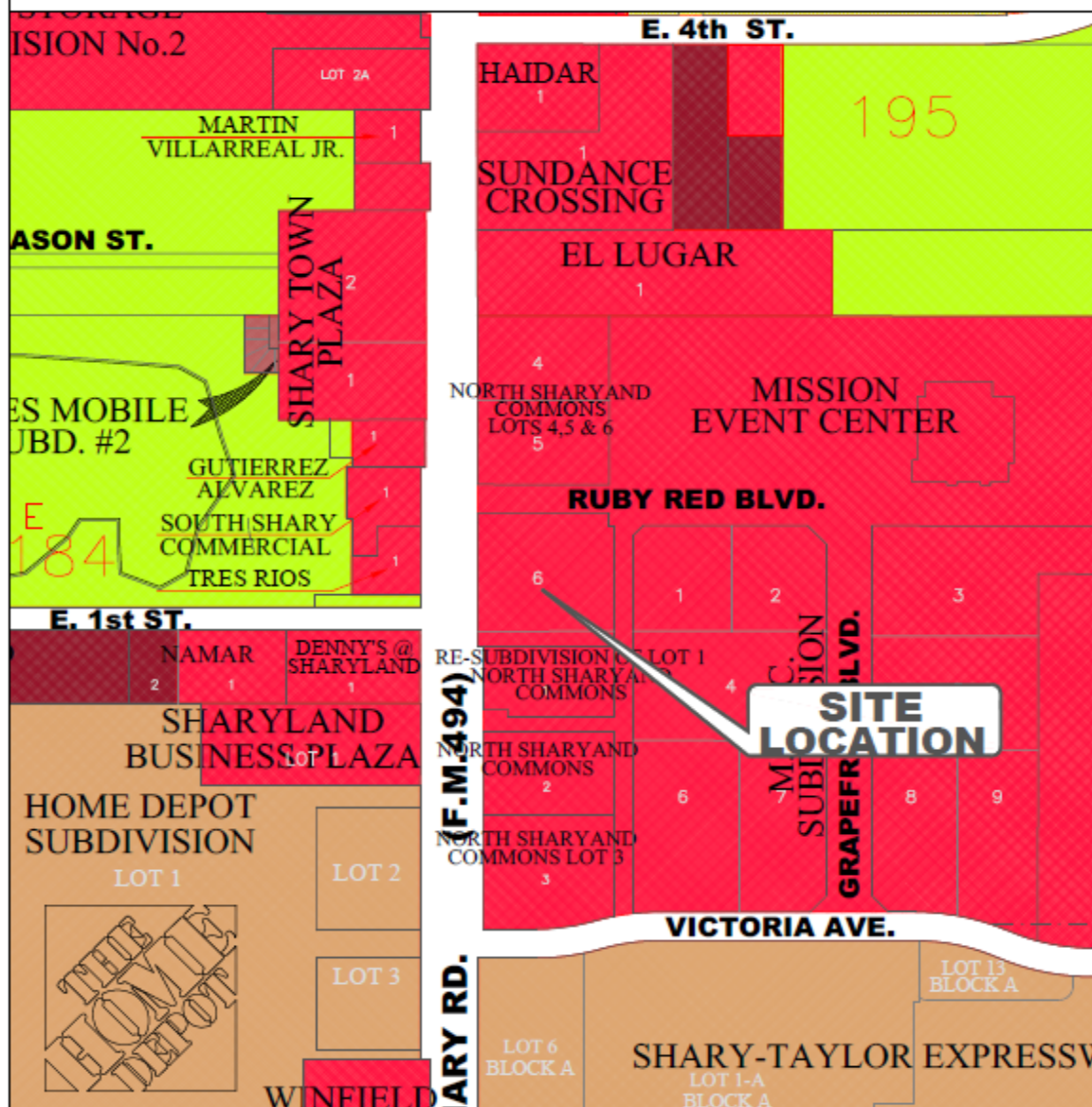
1201 E. 8th Street
MISSION, TX 78572

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

No.

PLAT OF LOT 6, NORTH SHARYLAND COMMONS





	AO-I	AGRICULTURAL OPEN INTERIM
	AO-P	AGRICULTURAL OPEN PERMANENT
	R-1A	LARGE LOT SINGLE FAMILY
	R-1T	TOWNHOUSE RESIDENTIAL
	R-1	SINGLE FAMILY RESIDENTIAL
	R-2	DUPLEX-FOURPLEX RESIDENTIAL

- | | |
|-----|-----------------------------|
| R-3 | MULTI-FAMILY RESIDENTIAL |
| R-4 | MOBILE & MODULAR HOME |
| R-5 | HIGH DENSITY MFCT'D HOUSING |
| C-1 | OFFICE BUILDING |
| C-2 | NEIGHBORHOOD COMMERCIAL |
| C-3 | GENERAL BUSINESS |

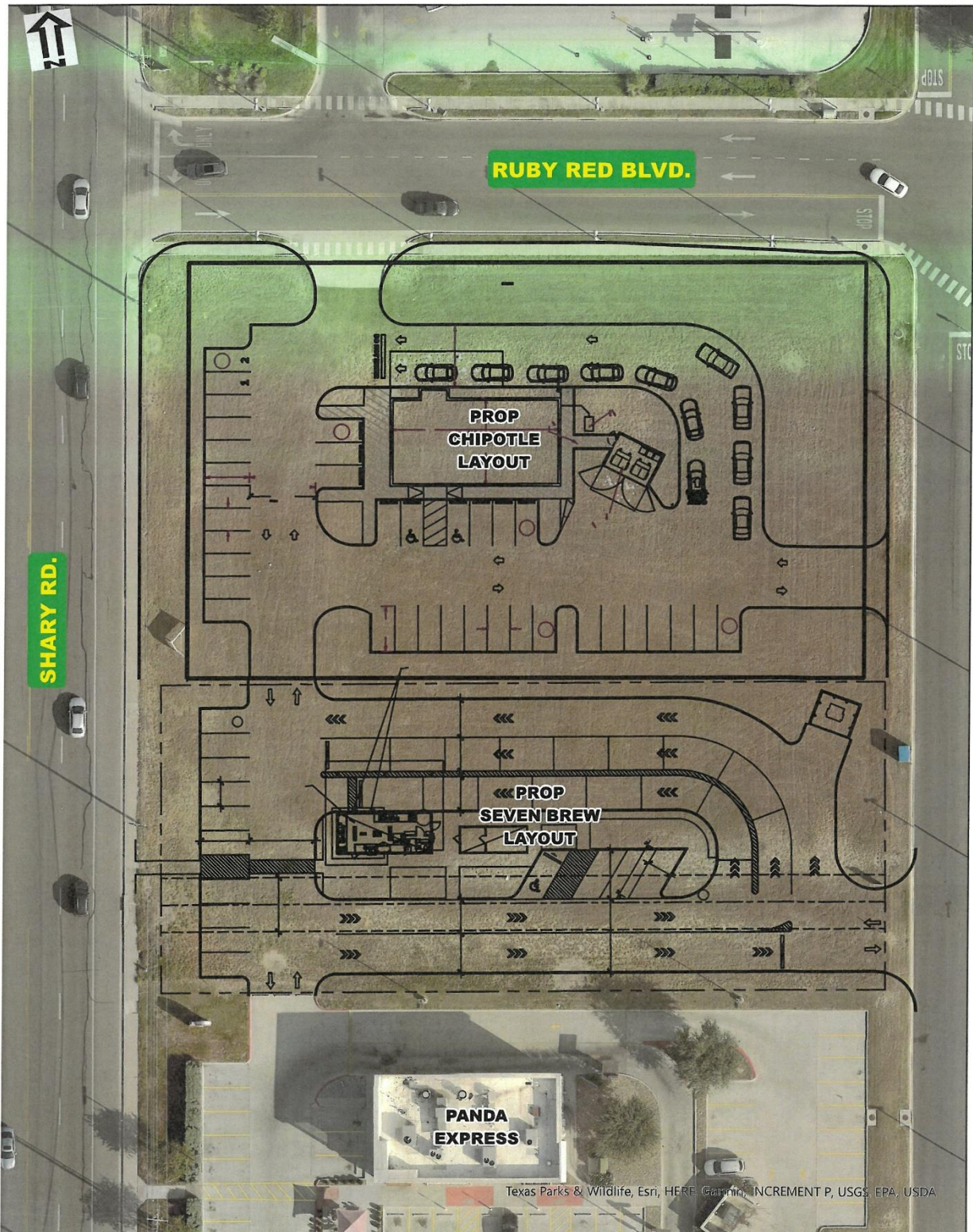
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|--|-----|--------------------------|
|  | C-4 | HEAVY COMMERCIAL |
|  | C-5 | ADAPTIVE COMMERCIAL |
|  | I-1 | LIGHT INDUSTRIAL |
|  | I-2 | HEAVY INDUSTRIAL |
|  | PUD | PLANNED UNIT DEVELOPMENT |
|  | P | PUBLIC |



AERIAL PHOTO



SITE PLAN



FLOOR PLAN

DATE: 08/10/2021
DRAWN: JTA
CHECKED: C

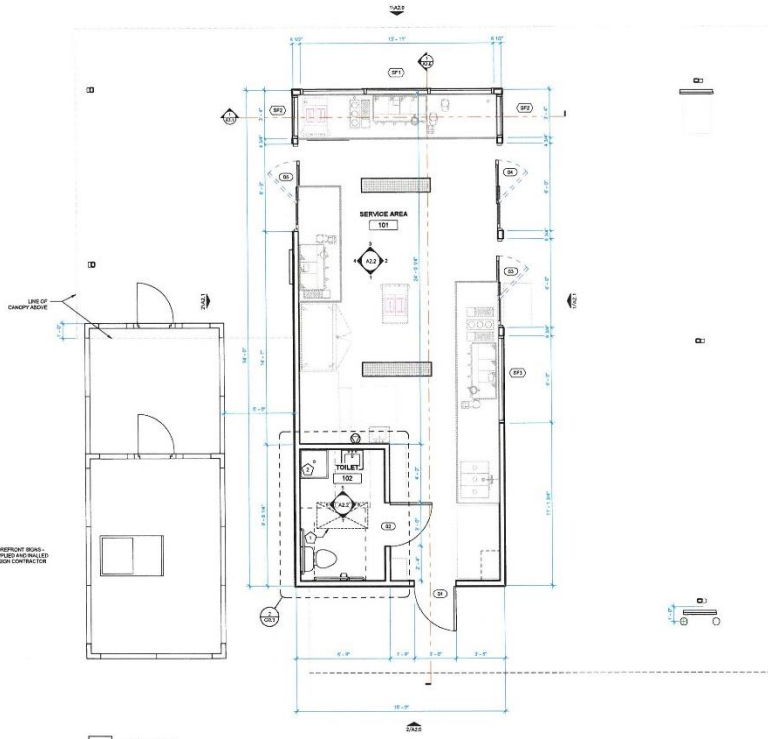
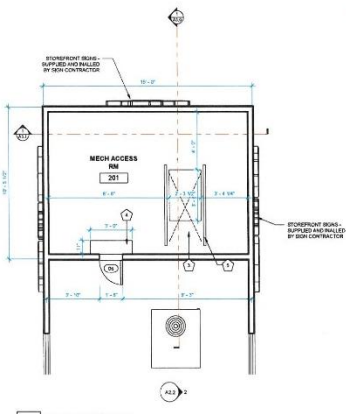


7 BREW COFFEE

08/10/2021

FL

FLOOR PLAN KEYNOTES	
Note Number	Note Text
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	ROOF DRAINAGE PLUMBING DRAWINGS
3	MECH ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	ENTRY CENTER ON DOOR
5	HAND RAIL - EACH SIDE



MENU

THE 7 ORIGINALS

BLONDIE

VANILLA & CARAMEL BREVE
(270-850 CAL)

BRUNETTE

HAZELNUT & CARAMEL MOCHA
(280-850 CAL)

SMOOTH 7

IRISH CREAM & WHITE CHOCOLATE BREVE
(260-840 CAL)

WHITE CHOCOLATE MOCHA

WHITE CHOCOLATE & MILK CHOCOLATE MOCHA
(280-850 CAL)

CINNAMON ROLL

BROWN SUGAR CINNAMON & WHITE CHOCOLATE BREVE
(300-770 CAL)

GERMAN CHOCOLATE

COCONUT & CARAMEL MOCHA
(280-860 CAL)

SWEET & SALTY

SALTED CARAMEL & WHITE CHOCOLATE BREVE
(260-840 CAL)

ICED, HOT, or CHILLER



» **MAKE IT A TRIPLE 7**
ORIGINALS CAN COME WITH 6 SHOTS FOR AN EXTRA BOOST
(180-880 CAL)

»»» CUSTOMIZE EVERYTHING «««

**SUGAR
FREE**

EXTRA SHOT
(5 CAL)

SWEETNESS
1/4 1/2 REG EXTRA

COLD FOAM

MILK ALTERNATIVES
OAT, ALMOND, OR COCONUT

7 ENERGY

ICED or CHILLER

(10-560 CAL)

A PREMIUM ENERGY DRINK
CREATED BY 7 BREW!

INFUSE WITH ANY FLAVOR!
ORIGINAL OR SUGAR-FREE



**TOP
PICKS**

OCEAN BREEZE™
SUNRISE™

POKIE STICK
NIGHTSHADE

RED BULL
AVAILABLE

7 FIZZ

(0-435 CAL)

SPARKLING WATER INFUSED
WITH ANY FLAVOR!

ADD CREAM OR WHIPPED
CREAM



TEAS & LEMONADES

(0-510 CAL)

SWEET / UNSWEET
GREEN
EARL GREY
PARIS
DECAF
CINNAMON SPICE

THE CLASSIC LEMONADE
FLAVORS OR MAKE
YOUR OWN COMBO!



COLD BREW

(20-90 CAL)

TRY IT WITH OUR
COLD FOAM!



CLASSICS

ICED or HOT

LATTE (120-520 CAL)

MOCHA (200-520 CAL)

BREVE (250-660 CAL)

CARAMEL MACCHIATO (210-850 CAL)

CAPPUCCINO (100-260 CAL)

HOUSE BLEND (10-20 CAL)

CHAI LATTE (160-400 CAL)

MATCHA LATTE (170-390 CAL)

COCOA (250-630 CAL)



SMOOTHIES & SHAKES

(163-1,100 CAL)

STRAWBERRY
PIÑA COLADA
WILDBERRY
MANGO
PEACH
BLUE POM

THE CLASSIC ICECREAM
FLAVORS OR MAKE
YOUR OWN COMBO!



KIDS SIZES AVAILABLE!



ASK ABOUT OUR SECRET MENU!

3,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request. Before placing your order, please inform your server if a person in your party has a food allergy. We reserve the right to make any menu or pricing changes. Stated amounts do not include sales tax, sales tax stated separately on receipt. ©2022 Seven Brew, LLC. All Rights Reserved.

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
730399	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
716978	MPJ GROUP LLC	400 W NOLANA AVE STE N2	MCALLEN	TX	78504-3037
897382	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
958833	CFT NV DEVELOPMENTS LLC	1683 WALNUT GROVE AVENUE	ROSEMEAD	CA	91770-3711
841644	TRESFUENTES LLC	2704 SAN DIEGO	MISSION	TX	78572-7187
841645	TRESFUENTES LLC	2704 SAN DIEGO	MISSION	TX	78572-7187
841646	TRES ARIES LLC	2807 SONORA ST	MISSION	TX	78572-5959
841647	TORTILLAS ARIES LLC	201 N SHARY RD STE 4	MISSION	TX	78572-9806
1067390	DENNYS INC	203 E MAIN ST	SPARTANBURG	SC	29319-0001
1236071	WEINGARTEN SHARY NORTH JV	500 N BROADWAY STE 201	JERICO	NY	11753
1236070	MDC COASTAL 5 LLC	7400 E ORCHARD ROAD 2605	GREENWOOD VILLAGE	CO	80111
1238512	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
624567	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1241931	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1241928	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506
1241925	MISSION ECONOMIC DEVELOPMENT CORPORATION	801 N BRYAN RD	MISSION	TX	78572-6506