



MEETING DATE: June 18, 2025

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Drive-Thru Service Window – La Mexico in a (C-2) Neighborhood Commercial District, being Lot 9, Block 5, Taurus Estates Subdivision No. 9, Ph. I, located at 4009 N. Inspiration Road, Applicant: Blesson George – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 28, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- June 4, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The convenience store is located at the Northwest corner of Inspiration Road and Azalea Street.
- Per Code of Ordinance, a Drive-Thru Service Window requires the approval of a Conditional Use Permit by the City Council.
- The applicant has been operating the convenience store at this location since January 12, 2023.
- He would like to continue utilizing the drive-thru service window, therefore the need to reapply for the conditional use permit. The site has a 30’ access point off of Inspiration Road and a 24’ access to an alley off Azalea Street. Drive-thru customers would primarily use the Azalea alley access in order to utilize the drive-thru service window. The location of the window allows for enough stacking for at least 3 vehicles.
- The hours of operation are as follows: Monday – Sunday from 6:00 am to 11pm.
- Staff: 8 employees
- Parking: Based on the square footage of the building (3,728 sq. ft.) there are 12 parking spaces required. The applicant has 24 parking spaces, exceeding code by 12 spaces.
- The last CUP for the Drive-thru Service Window was approved on February 26, 2024 for a period of 1 year. Staff notes that this would be their second renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (25) 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 of the request subject to compliance with the following conditions:

1. 3 year approval to continue to assess this business
2. Continued compliance with all City Codes (Building, Fire, Health, etc.)
3. CUP is not transferable to others
4. Hours of operation: Monday – Sunday from 6:00 am to 11pm

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

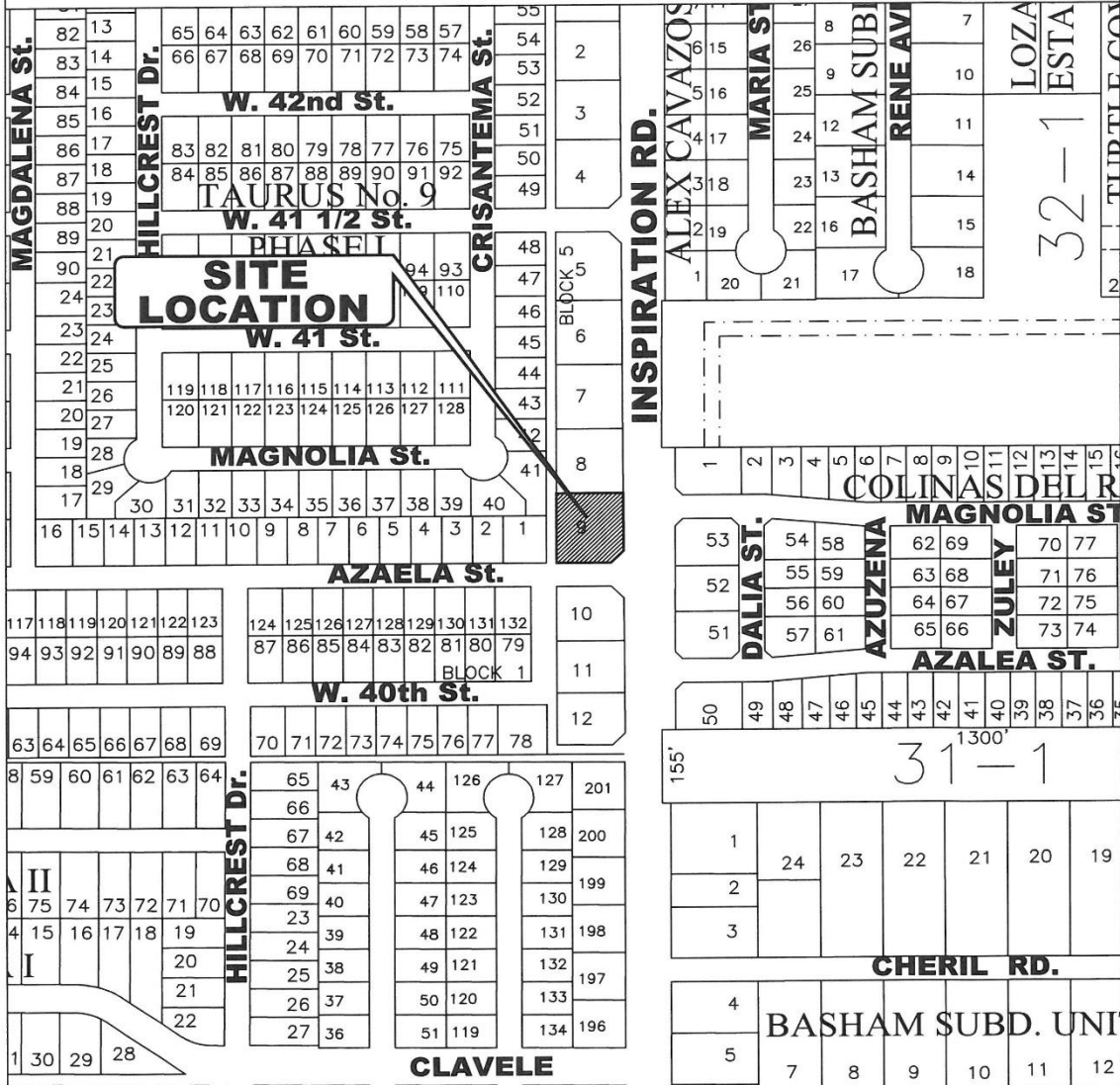
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

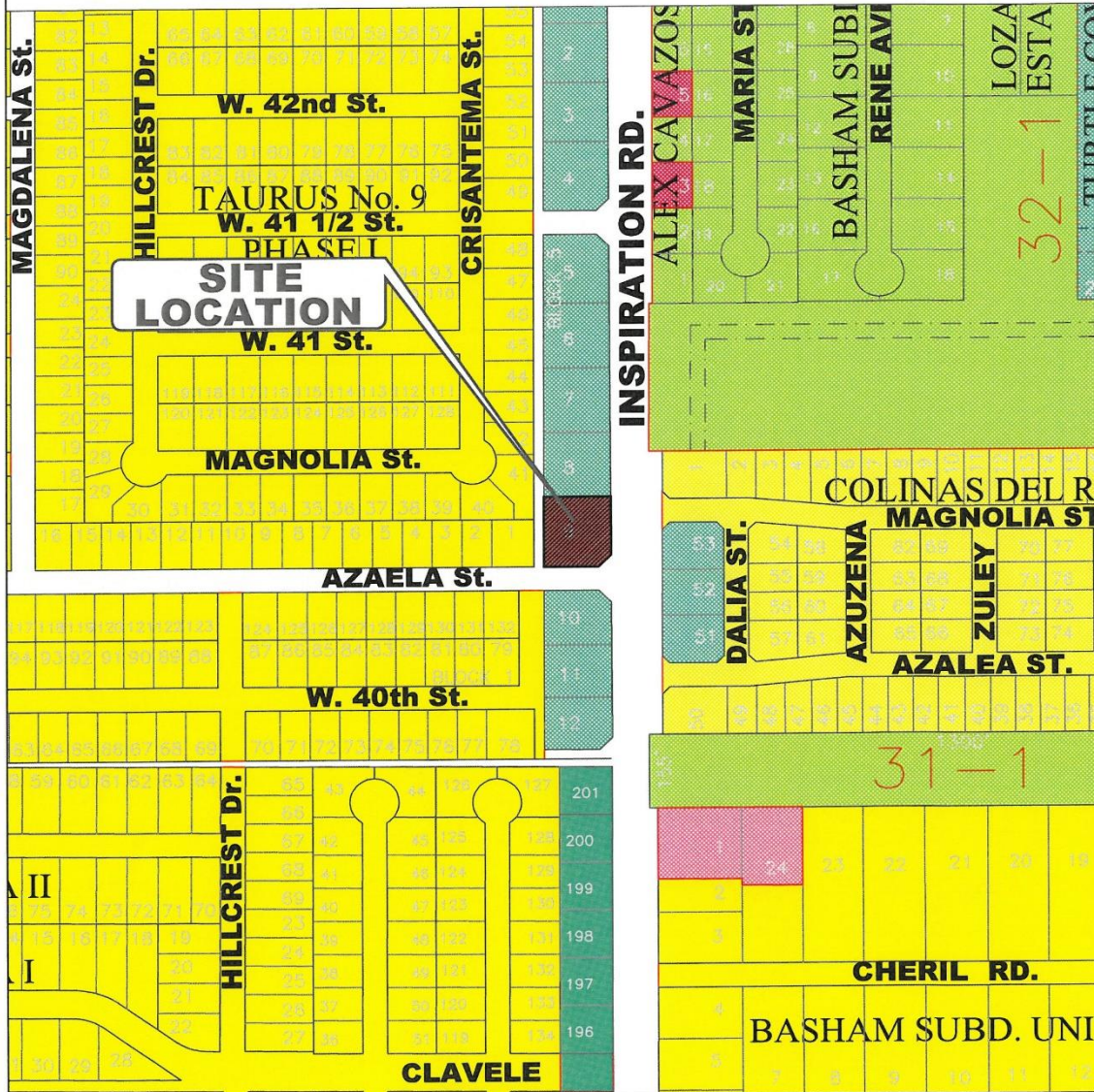
VICINITY MAP



ARIEL MAP



ZONING MAP



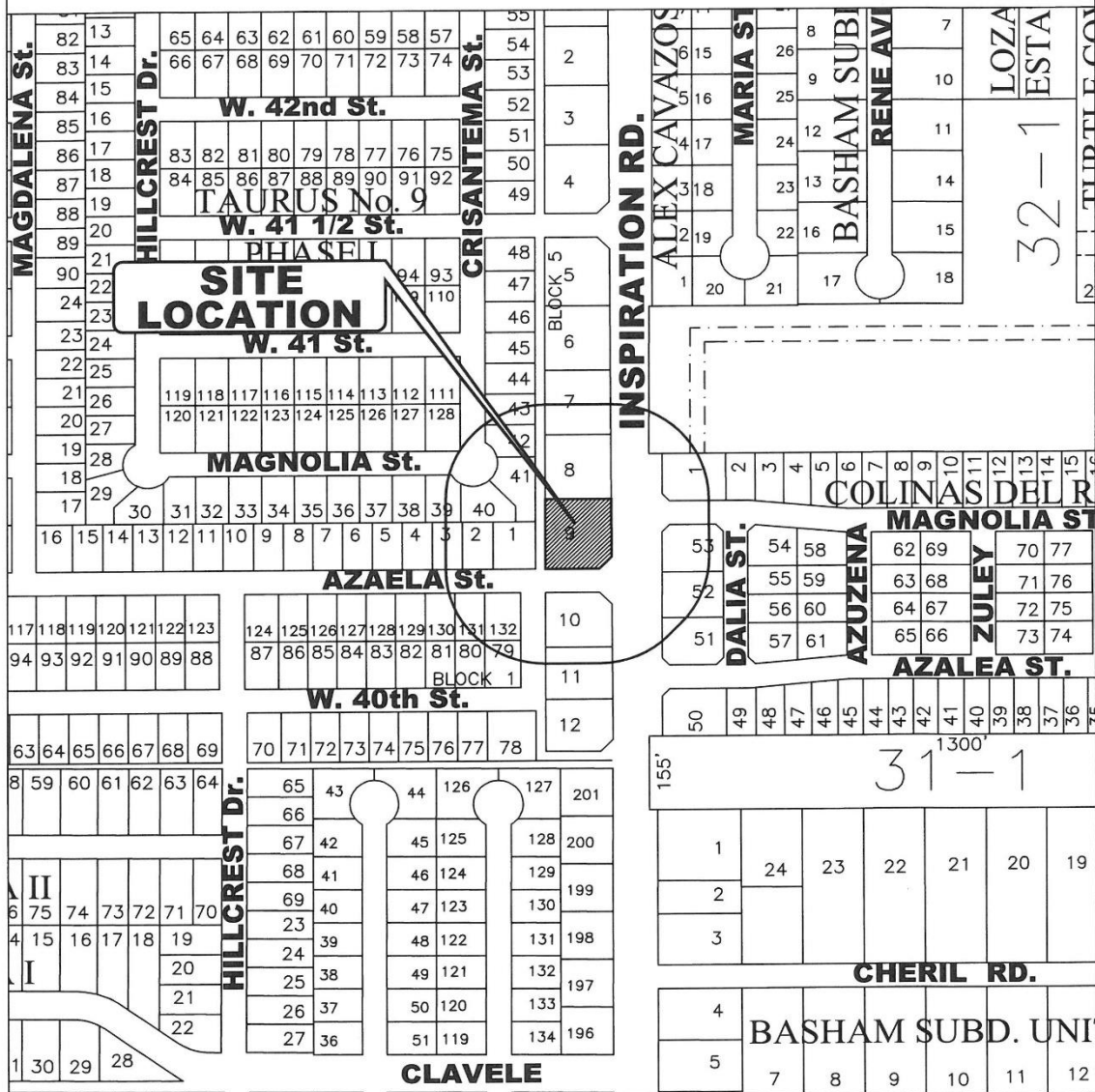
ZONING LEGEND

- A0-I AGRICULTURAL OPEN INTERIM
- A0-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

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





200' RADIUS MAILOUT



ATTACHMENTS (PICTURES)



MAILOUT LIST

| PROP_ID | file_as_na | addrDeliveryLine | addrCity | addrState | addrZip |
|---------|--------------------------------------------|-----------------------------|----------|-----------|------------|
| 564362 | GONZALEZ EVA IDALIA | 1513 GARDEN DR | MISSION | TX | 78572-6554 |
| 564360 | LAS PALMAS TRAILER PARK LLC | 1804 MAGNOLIA ST | MISSION | TX | 78573-9168 |
| 564361 | CHAVEZ LUIS & ORALIA | 15919 TWO RIVERS COVE | AUSTIN | TX | 78717 |
| 614074 | SANTANA EDGAR JAVIER & MARIA DE LA LUZ | 1822 MAGNOLIA ST | MISSION | TX | 78573-9168 |
| 614075 | SANCHEZ-LUA ERICA | 1833 SABINAS HIDALGO STREET | ALAMO | TX | 78516 |
| 649556 | GUTIERREZ GUADALUPE & SUSANA | 1901 MAGNOLIA ST | MISSION | TX | 78573-6750 |
| 649557 | VASQUEZ FLORENTINO JR & DULCE CRUZ | 4010 CRISANTEMA ST | MISSION | TX | 78573-5045 |
| 649558 | ALANIS JOSE R & RITA M RIOS | 4012 CRISANTEMA ST | MISSION | TX | 78573-5045 |
| 671106 | OROZCO RAUL | 1901 AZALEA ST | MISSION | TX | 78573-6739 |
| 671104 | BARRERA NORBERTO III | 3301 HARVEY DR | MCALLEN | TX | 78501-5816 |
| 649645 | LOPEZ LUIS GERARDO | 3905 ECLIPSE ST | MISSION | TX | 78574-5086 |
| 671054 | DE LA CRUZ MELISSA | 1902 W 40TH ST | MISSION | TX | 78573-5009 |
| 670975 | PEREZ GONZALO HUGO | 1900 AZAELEA ST | MISSION | TX | 78573-6701 |
| 670977 | RAMOS JOSUE P | 3408 SAN ESTEBAN ST | MISSION | TX | 78572-7499 |
| 670976 | NAVARRO JENNY RAE & MARGARITO NOYOLA ET AL | 1902 AZALEA ST | MISSION | TX | 78573-6701 |
| 649664 | PADRON ERIKA | 2808 SANTA TERESA | MISSION | TX | 78572-7363 |
| 649665 | LEAL SAUL C & NORMA I | 4009 N INSPIRATION RD | MISSION | TX | 78573-7791 |
| 649666 | CHAPA JOSE M & ALMA D | 802 PARADISE CIR | PALMVIEW | TX | 78572-7921 |
| 649667 | CHAPA JOSE M & ALMA D | 802 PARADISE CIR | PALMVIEW | TX | 78572-7921 |
| 649559 | HARO PEDRO ALAN CORREA | 4014 CRISANTEMA | MISSION | TX | 78573-5045 |
| 649560 | BARRERA HECTOR ANGEL | 4016 CRISANTEMA ST | MISSION | TX | 78573 |
| 671105 | HOYUELA MARIA ESTHER & ERIK | 301 N JO BETH ST | ALTON | TX | 78573-5843 |
| 671053 | DELGADO IGNACIO & BELINDA S | 1900 W 40TH ST | MISSION | TX | 78573-5009 |
| 317525 | PADRON ARMANDO & ERIKA | 2808 SANTA TERESA | MISSION | TX | 78572-7363 |
| 649663 | CHAPA JOSE M & ALMA D | 802 PARADISE CIR | PALMVIEW | TX | 78572-7921 |