

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **March 19, 2025**

Agenda Item:

Public hearing and take action to consider a request to renew a Conditional Use Permit for a Drive-Thru Service Window and for the Sale & On-Site Consumption of Alcoholic Beverages at Los Cuates Taco Shop, being Lot 2, Block 2, Santa Lucia Development Subdivision, located at 2515 Colorado Street, Ste. 11. Applicant: Taqueria Los Cuates USA, LLC (c/o Ana Castillo)

Prepared By: Susana De Luna
Title: Assistant Planning Director
Signature: *Susana De Luna*

Brief Summary:

Project Timeline

- January 29, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- February 21, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- March 19, 2025 - Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- March 24, 2025 – Public hearing and consideration of requested Conditional Use Permit scheduled before the City Council.

Summary

- The site is located at the Northwest corner of Colorado and Taylor Roads.
- Per Code of Ordinance, a Drive-Thru Service Window and the Sale & On-Site Consumption of Alcoholic Beverages require the approval of a Conditional Use Permit by the City Council.
- The applicant would like to continue utilizing the drive-thru service window and to continue offering customers alcoholic beverages with their meal if desired.
- Access to the site is via a 24’ access driveway off of Colorado & Taylor Roads.
- The last conditional use permit approved for this location was on January 22, 2024 for a period of 1 year.
- The proposed hours of operation are as follows: Tuesday – Saturday from 12:00 pm to 11:00 pm, and Sunday from 12:00 pm to 10:00 pm, Closed on Mondays
- Staff: 5 employees
- Parking: There are 52 seating spaces which would require 17 parking spaces (1 parking space for every 3 seats). There are 74 parking spaces in the commercial plaza. The parking is shared with other businesses.
- No incidents have been reported for this business.
- Sale of Alcohol: Sec.6-4 states no alcoholic beverages be sold within 300’ of a church, public or private school, or public hospital, within the corporate limits of

the city. Staff notes that there is a school within the 300' radius, however it is outside our city limits.

- The Planning staff has not received any objections to the request from surrounding property owners. Staff mailed out (4) legal notices to surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

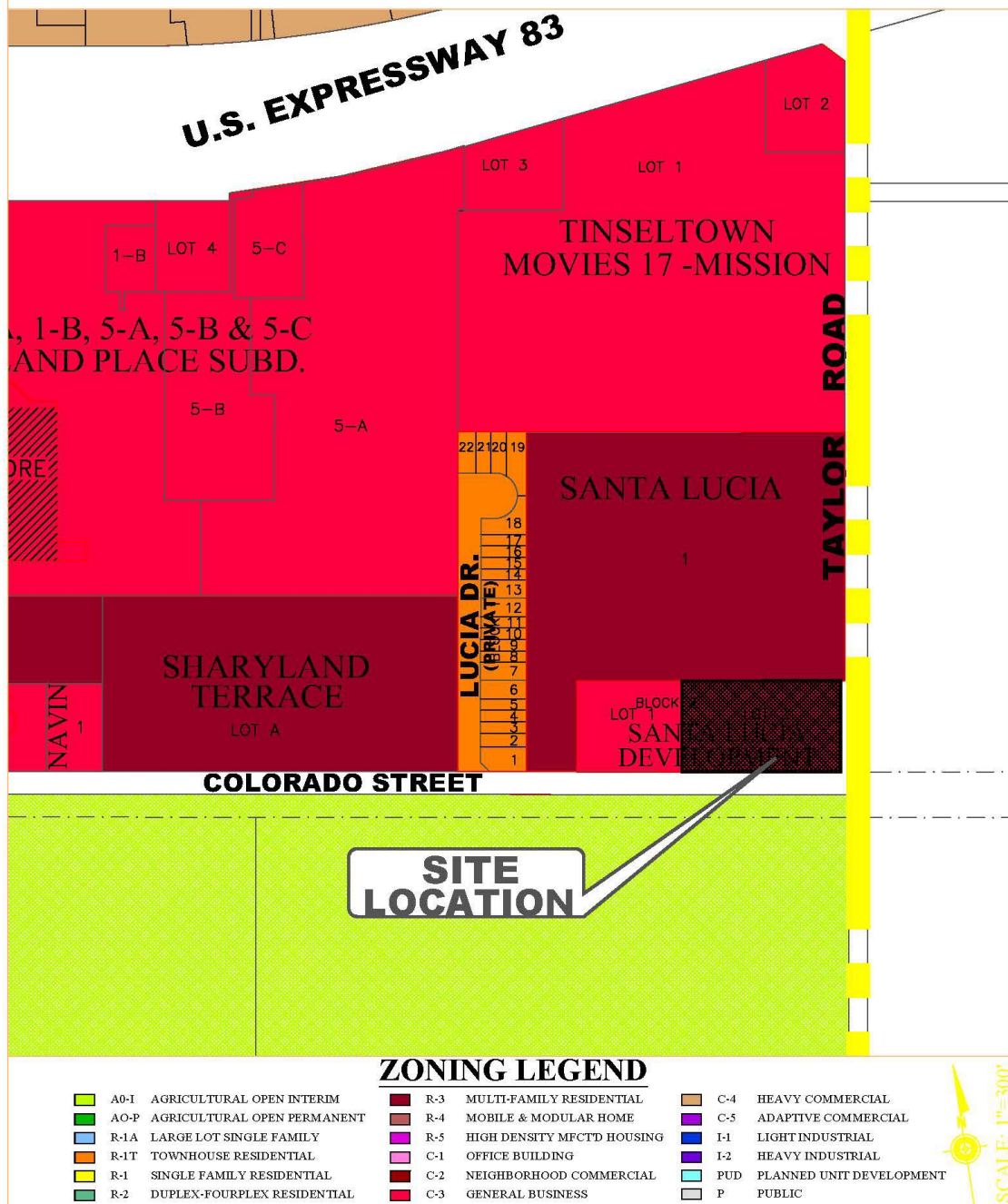
Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, and Sign codes, etc.)
3. Must comply with TABC requirements.
4. CUP not transferable to others.
5. Hours of operation are Tuesday – Saturday from 12:00 pm to 2:00 am, and Sunday from 6:00 am to 10:00 pm

Attachment I





Attachment III



Attachment IV




Attachment V



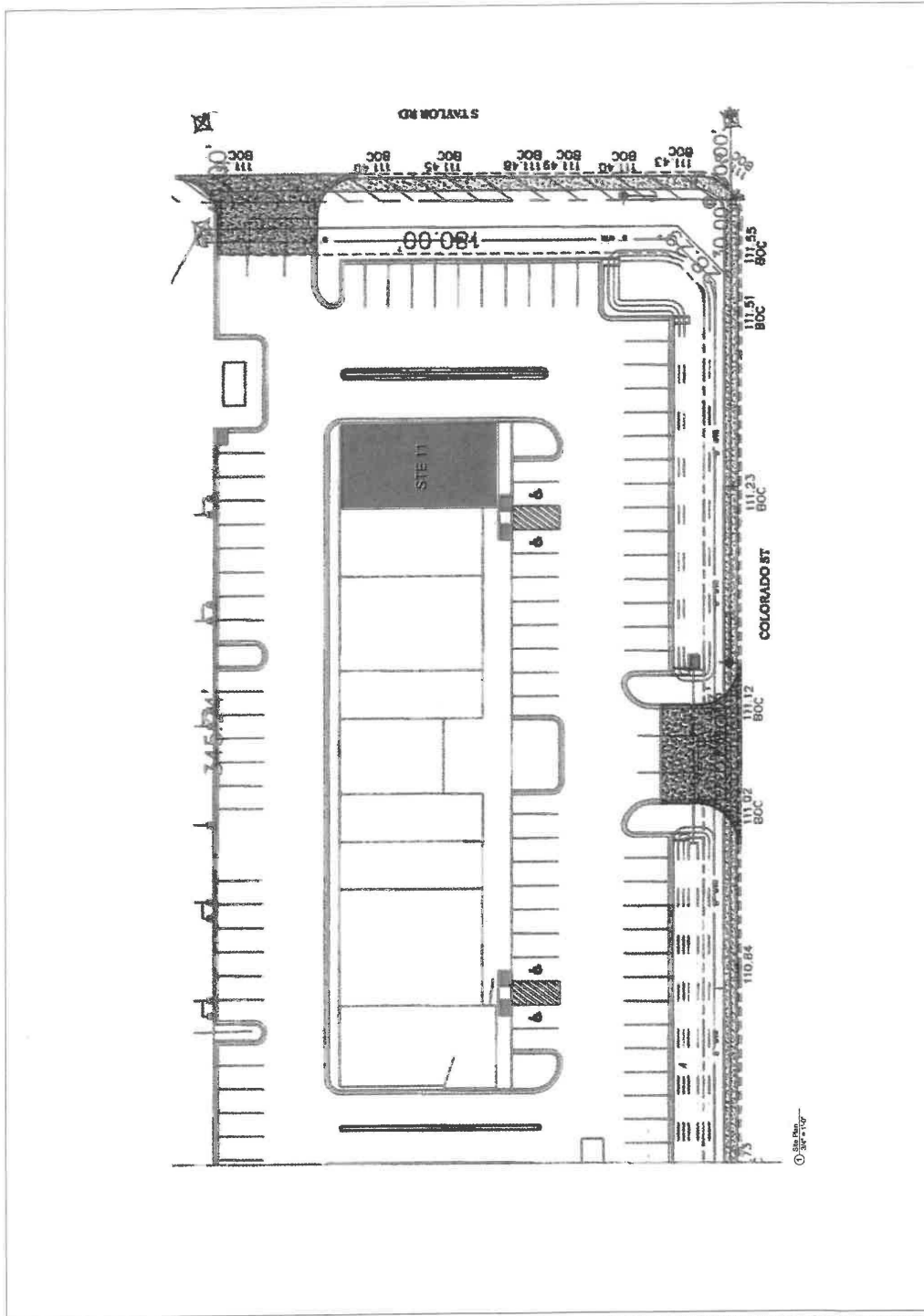
BUILDING AREA	
Area	1776.01
OVERALL TOTAL: 1	1776.01

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03		<p>Flow Plan</p>	<p>PROJECT DESIGNED FOR:</p> <p>TAQUERIA LOS CUATES</p> <p>715 COLORADO ST STE 11, MISSION TX 78537</p>	<p>01/20/2012</p>				<p>DATE</p> <p>DESCRIPTION</p> <p>BY</p>
				<p>11/05/2012 11:25:04 AM</p>				
			<p>WWW.BREXCO.ORG</p>			<p>REGISTERED REGISTERED</p>		
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Attachment VI

10		Site Plan	11/02/2023 12:28:23 PM
		PROJECT DESIGNED FOR: TAQUERIA LOS CUATES 78537 115 COLORADO ST. STE 11 MISSION TX	
www.areadec.org		design & construction 	001 222 8723 001 584 1988



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Attachment VII

LOS CUATES TACO SHOP “MENU”

TACOS \$3.25 x piece / \$14.94 order (5 pieces)

- Fajita
- Trompo

(Add your choice of cheese)

ESPADAS \$3.25 x piece / \$14.94 order (5 pieces)

- Fajita
- Trompo
- Queso Panela

(Add your choice of cheese)

QUESADILLAS \$3.25 x piece / \$14.94 order (5 pieces)

- Fajita
- Trompo
- Queso Panela

(Add your choice of cheese)

BURRITO \$12.95

- Fajita
- Trompo
- Vegan

(Comes with cheese, refried beans, and Mexican rice)

PROTEIN BOWL \$12.95

- Spring mix, rice, black beans, corn, queso fresco, & avocado
- (Add your choice of protein: fajita, trompo, campechana, chicken, or vegan)

LETTUCE TACOS \$3.25 x piece / \$14.94 order (5 pieces)

- Fajita
- Trompo
- Vegan
- Queso Panela

Attachment VII

SALADS OR SOUP: \$12.95

- Spring mix, cilantro lime dressing, roasted veggies, pico de gallo, queso fresco (protein of choice)

SIDES: \$5.95

- Esquites Mexico (elote desgranado, mayonesa, chile, crema, queso)
- Esquite Especial (elote desgranado con mayonesa, chimichurri, queso, y papas)
- Choriqueso
- Refried Beans
- Special Fries (chimichurri de la casa, queso, cilantro)
- Guacamole
- Sauced Onions
- Mexican Rice

AGUAS FRESCAS: \$4.95

- Jamaica Natural
- Limon con Pepino y Chia
- Horchata
- Tamarindo
- Jugar con Ediciones limitadas; ponche, fresa, piña, naranja, etc..

MEXICAN BEVERAGES: \$4.95

- Coca Mexicana
- Joya de Manzana
- Joya Ponche
- Joya Durazno
- Joya Piña

SAUCE AND CONDIMENT SIDES: \$0.55

- Chimichurri
- Pico de Gallo
- Lime

Attachment IX

WEEKEND SPECIALS: \$9.95 per pound

- Barbacoa
- Carnitas
- Chicharron
- Chicharron en Salsa Verde

- Tacos (huevo, machacado, barbacoa, chicharron) **\$3.25 x piece / \$14.94 order (5 pieces)**

TO-GO BOXES: \$19.95

- Build your own to-go box
 - Choice of Protein
 - Tortillas
 - Salsas

POSTRES/DESSERTS \$7.00

- Pan de Elote
- Pan de Cajeta
- Carlota

BEER/COCKTAILS:

- Micheladas **\$8.50**
- Cheladas **\$8.50**
- Salsas Negras **\$8.50**
- Clamato Preparado **\$8.50**
- Cervezas Mexicanas **\$5.00**
- Cervezas Draft **\$4.00**
- Margaritas (limon, tamarindo, jamaica, etc) **\$9.50**
- Vampiritos **\$8.50**
- Litros estilo Nuevo Leon **\$8.50**

Attachment X

S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501

Attachment XII

STAFF RECOMMENDATIONS:

1. Life of use with the understanding that the permit can be revoked due to non-compliance.
2. Must comply with all City Codes (Building, Fire, Health, and Sign codes, etc.)
3. Must comply with TABC requirements.
4. CUP not transferable to others.
5. Hours of Operation: Tuesday – Saturday from 12:00 pm to 11:00 pm and Sunday from 12:00 pm to 10:00 pm, closed on Mondays

ORDINANCE NO. ____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS
GRANTING A CONDITIONAL USE PERMIT RENEWAL FOR THE DRIVE-THRU
SERVICE WINDOW AND THE SALE & ON-SITE CONSUMPTION OF ALCOHOLIC
BEVERAGES AT LOS CUATES TACO SHOP, 2515 COLORADO STREET, STE. 11,
BEING LOT 2, BLOCK 2, SANTA LUCIA DEVELOPMENT SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of March 19, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, March 24, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

Legal Description	Type	Conditions of Approval
2515 Colorado Street, Ste. 11 Lot 2, Block 2, Santa Lucia Development Subdivision	Drive-Thru Service Window and the Sale & On-Site Consumption of Alcoholic Beverages at Los Cuates Taco Shop	<ol style="list-style-type: none">1. Life of Use with the understand that the permit can be revoked due to non-compliance2. Must comply with all City Codes (Building, Fire, Health, Sign codes, etc.),3. Must comply with TABC requirements,4. CUP not transferable to others, and5. Hours of Operation: Tuesday - Saturday 12:00 pm to 11:00 pm Sunday 12:00 pm to 10:00 pm Closed on Mondays

READ, CONSIDERED AND PASSED, this the 24th day of March, 2025.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary