



**MEETING DATE:** December 03, 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 – Taqueria Oviedo 2 in a (C-3) General Business Commercial District, being Lot 1, Rivalsebas Subdivision, Located at 708 N. Inspiration Road, Suite 3, Applicant: Claudia Oviedo Adame - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- November 05, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- November 20, 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.
- December 03, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- January 13, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located along the East side of N. Inspiration Road, approximately 765 feet South of W. Business Highway 83.
- Per the Code of Ordinance, Drive-Thru Service Windows require the approval of a Conditional Use Permit by the City Council.
- There is an existing 20’ x 40’ (800 sq. ft.) Taqueria Oviedo 2 Restaurant at the site. The applicant is proposing a drive-thru service window to take care of the customers. Access to the site is provided off N. Inspiration Road with a 30’ driveway. The proposed service window will be located approximately 40’ from the first parking stall in front of the building, which provides stacking for approximately two vehicles.
- The proposed days and hours of operation are Monday–Sunday from 11:00 am to 12:00 am
- Staff: 7 employees
- Parking: the 800 sq. ft. suite requires 5 parking spaces. It is noted that the parking area is held in common (14 existing parking spaces) and is shared with other businesses.
- The last conditional use permit approved for the drive-thru service window for this location was on January 13, 2021, for a period of 1 year. Since then, the Bakery at the North end of the plaza has no longer used the drive-thru window
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (8) 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. 2 years with the understanding that the permit can be revoked due to noncompliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Sunday from 11:00 am to 12:00 am
5. The plaza owner will be required to seal off an existing drive-thru service window on the North side of the building prior to the issuance of a building permit for the requested window

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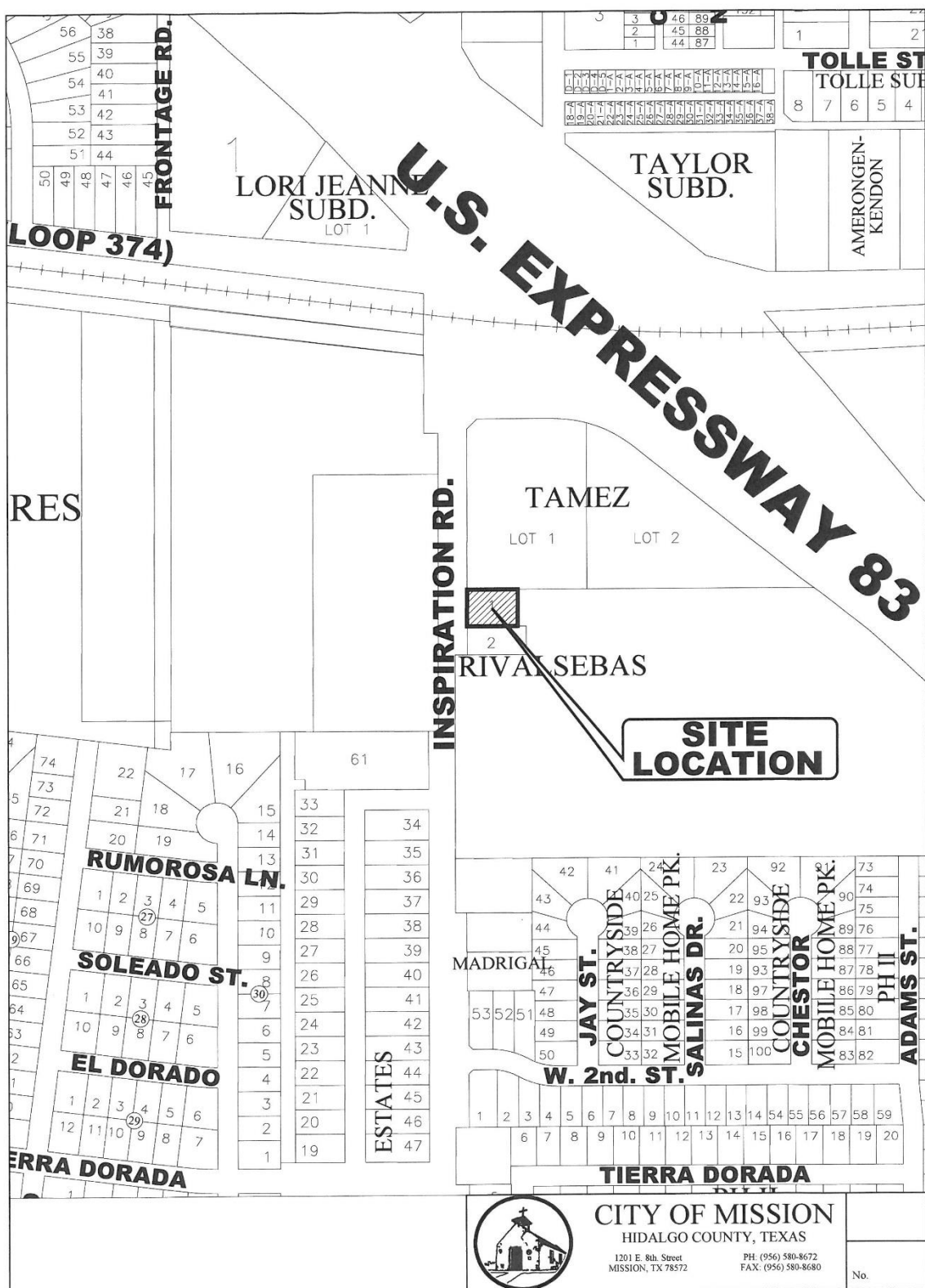
**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

## VICINITY MAP

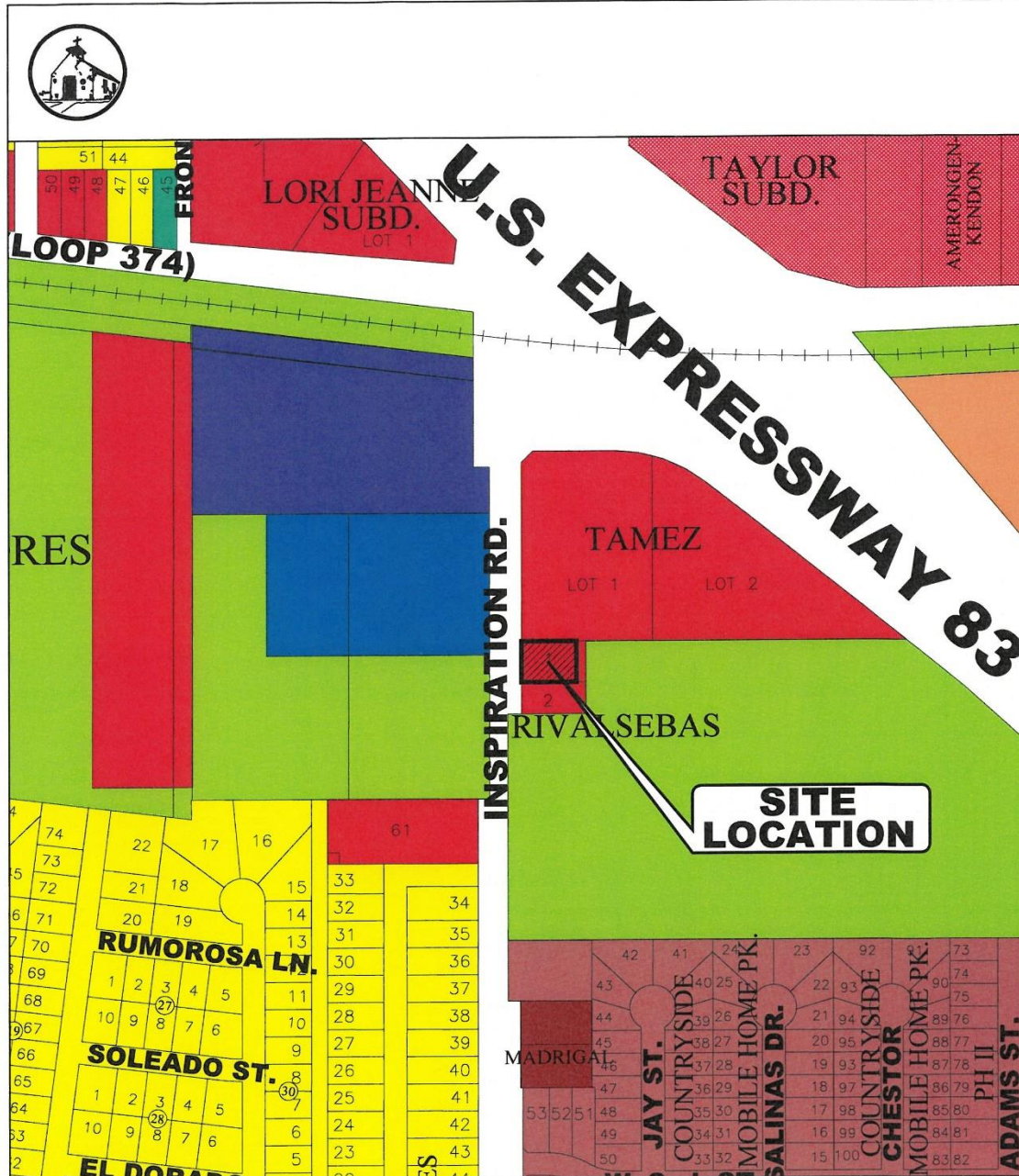


# ARIEL MAP





# ZONING MAP



## ZONING LEGEND

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> A0-I AGRICULTURAL OPEN INTERIM	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-3 MULTI-FAMILY RESIDENTIAL	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-4 HEAVY COMMERCIAL
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> AO-P AGRICULTURAL OPEN PERMANENT	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-4 MOBILE & MODULAR HOME	<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-5 ADAPTIVE COMMERCIAL
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1A LARGE LOT SINGLE FAMILY	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-5 HIGH DENSITY MFCT'D HOUSING	<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I-1 LIGHT INDUSTRIAL
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1T TOWNHOUSE RESIDENTIAL	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-1 OFFICE BUILDING	<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I-2 HEAVY INDUSTRIAL
<span style="background-color: #FFDAB9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1 SINGLE FAMILY RESIDENTIAL	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-2 NEIGHBORHOOD COMMERCIAL	<span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> PUD PLANNED UNIT DEVELOPMENT
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-2 DUPLEX-FOURPLEX RESIDENTIAL	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-3 GENERAL BUSINESS	<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> P PUBLIC

# MAIL OUT NOTICE





# Sketches & Plan

## Upper View

NOW





[illegible]



## ATTACHMENTS

# NOW



# AFTER



## ATTACHMENTS

# NOW



# AFTER



## MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
710766	T0413-00-000-0001-00	COLE VS MISSION (HIGHWAY 83) TX LLC	3200 HACKBERRY ROAD	IRVING	TX	75063
710767	T0413-00-000-0002-00	7-ELEVEN INC	PO BOX 711	DALLAS	TX	75221-0711
316718	W0100-00-019-0001-02	AEP TEXAS CENTRAL COMPANY	PO BOX 16428	COLUMBUS	OH	43216-6428
101515	10052-00-000-0002-03	CANALES ARNULFO & ET AL	927 BOWEN ST	MISSION	TX	78572-3606
101514	10052-00-000-0002-02	BIG SKEETERS LLC	1917 KINGFISHER LN	MISSION	TX	78572-4898
101516	10052-00-000-0002-04	ESQUEDA SKEETER A	1917 KINGFISHER LN	MISSION	TX	78572-4898
1130238	R3257-00-000-0002-00	CEPEDA VERONICA	1912 MONTECRUZ ST	MISSION	TX	78574-7714
1130233	R3257-00-000-0001-00	CEPEDA JOE & KARINA RODRIGUEZ	6717 N BENTSEN RD	MCALLEN	TX	78504-9478