



MEETING DATE: June 9, 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 at the Mija Mercado Coffee Shop, being the West 50 feet of Lots 16, 17, and 18, Block 161, Original Townsite of Mission in a (C-3) General Business District, located at 214 E. Tom Landry, Suite B. Applicant: Natalie Garza, Adoption of Ordinance #_____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 12, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 21, 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 4, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- June 9, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located 100 feet West of Miller Avenue along the South side of E. Tom Landry Street.
- The applicant would like to utilize the existing drive-thru service window for the coffee shop.
- Access to the drive-thru service window would be from the one-way (Tom Landry Street) and exiting onto a paved/dedicated alley.
- Per Code of Ordinance, 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: Monday – Sunday from 6:00 am to 10:00 pm.
- Staff: 3 employees
- Parking: In reviewing the floor plan, there are 12 seating spaces, which require 4 parking spaces (12 seating spaces/3 = 4 parking spaces). There is a total of 6 parking spaces on the side and rear of the building. Tom Landry shoulder will also be available for customer parking.
- Staff notes that this property is located within Mission’s Central Business District and is exempt from the parking requirements for existing structures.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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. Life of the use approval with the understanding that the permit can be revoked due to non-compliance.
2. Continued compliance with all City Codes (Building, Fire, Health, Landscaping, etc.)
3. CUP is not to be transferable to others.
4. Hours of operation: Monday–Sunday from 6:00 am to 10:00 pm

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *MRP*

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____