

ITEM# 1.5

CONDITIONAL USE PERMIT: Construct a Drive-Thru Service Window
- Taqueria Oviedo
608 W. Griffin Parkway
Lot 2, Aziz No. 2 Subdivision
C-3
Taqueria Oviedo
c/o Elizabeth Oviedo

REVIEW DATA

The subject site is located near the NE corner of W. Griffin Parkway and Holland Road along the north side of W. Griffin Parkway. Taqueria Oviedo has been in business since 2015 at the above location serving authentic Rio Bravo Tacos and seafood delights. They understand the evolving needs of their valued customers and would like to address the challenge of customer convenience and safety, by constructing a drive-thru service window. They aim to provide a solution that allows customers to order and receive their food without leaving the comfort and safety of their vehicles. Access to the site will be provided off of W. Griffin Parkway through existing 26' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 11:00 am to 12:00 am
- **Employees:** 7 employees in different shifts
- **Parking:** In reviewing the site plan, the applicant is proposing to install a 24' x 38' drive-thru service window and a 4' x 8' LED menu board. They are also proposing for their customers to come in through W. Griffin Parkway and place their order and exit thru the alley. The applicant is proposing to install One Way Signs to alert to patrons that they can no longer come in through the alley. Staff notes that the parking is held in common for this commercial plaza and they have a total of 60 parking spaces that are shared with other businesses.

REVIEW COMMENTS: Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff notes that on June 28, 2012 the City Council adopted Ordinance No. 3782 prohibiting all drive-thru service window businesses from exiting or entering from an adjoining public alley where said alleys serve any adjoining residences. The purpose of this ordinance was to avoid having water meter damaged and having commercial vehicles blocking the alley. In this particular case, staff notes that the home directly north uses the alley as a driveway, which would create a conflict for that reason staff cannot support this request.

RECOMMENDATION: Staff recommends denial.

133

112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131

W. 25 TH ST.

58	95
59	94
60	93
61	92
62	91
63	90
64	89
65	88
66	87
67	86
68	85
69	84
70	83
71	82
72	81
73	80
74	79
75	78
76	77

CHAPARRAL HIGHLIGHTS
W. 24 TH PLACE

20	55
21	54
22	53
23	52
24	51
25	50
26	49
27	48
28	47
29	46
30	45
31	44
32	43
33	42
34	41
35	40

W. 24 TH ST.

17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

PARKWAY (F.M. 495)

SITE LOCATION

Elementary School

24-4

13
14
15
16

HOLLAND RD.

NEWPORT SQUARE
1 2 3 4 5 6 7 8 9 10 11 12 13 14
THE OAKS @ HOLLAND SUBD.

W. STACIE LN.

29 28 27 26 25 24 23 22 21 20 19 18
SOLIS SUBD.
LOT A

25-5

1 2 3 4 5 6 7 8 9 10
TROPIC GARDENS
24 TH PLACE

THORNTON AVE.

1 2 3 4 5 6 7 8 9 10 11
AZIZ SUBD.
NO. 2
DEPEDA
495
WEST VIEW Ph V
FRANELLA

W. GRIFFIN PARKWAY

(F.M. 495)

24-5
NORTHSIDE SUBDIVISION

10	A	B	C	A	B	C	D
9	9	10	9	9	9	10	9
8	8	9	10	9	9	10	9

W. 22nd ST.

PEACE AVE
1 2 3 4 5
6 7 8 9
10 11 12 13 14 15 16



STORAGE DEPOT
1 2

EL PATO SUB.

RE-SUB MISSION PARK PLAZA
1-F 1-E 1-D 1-C
MISSION PLAZA
BEST LITTLE WAR
4 TREBOLE SUBD.
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

W. 22nd ST.



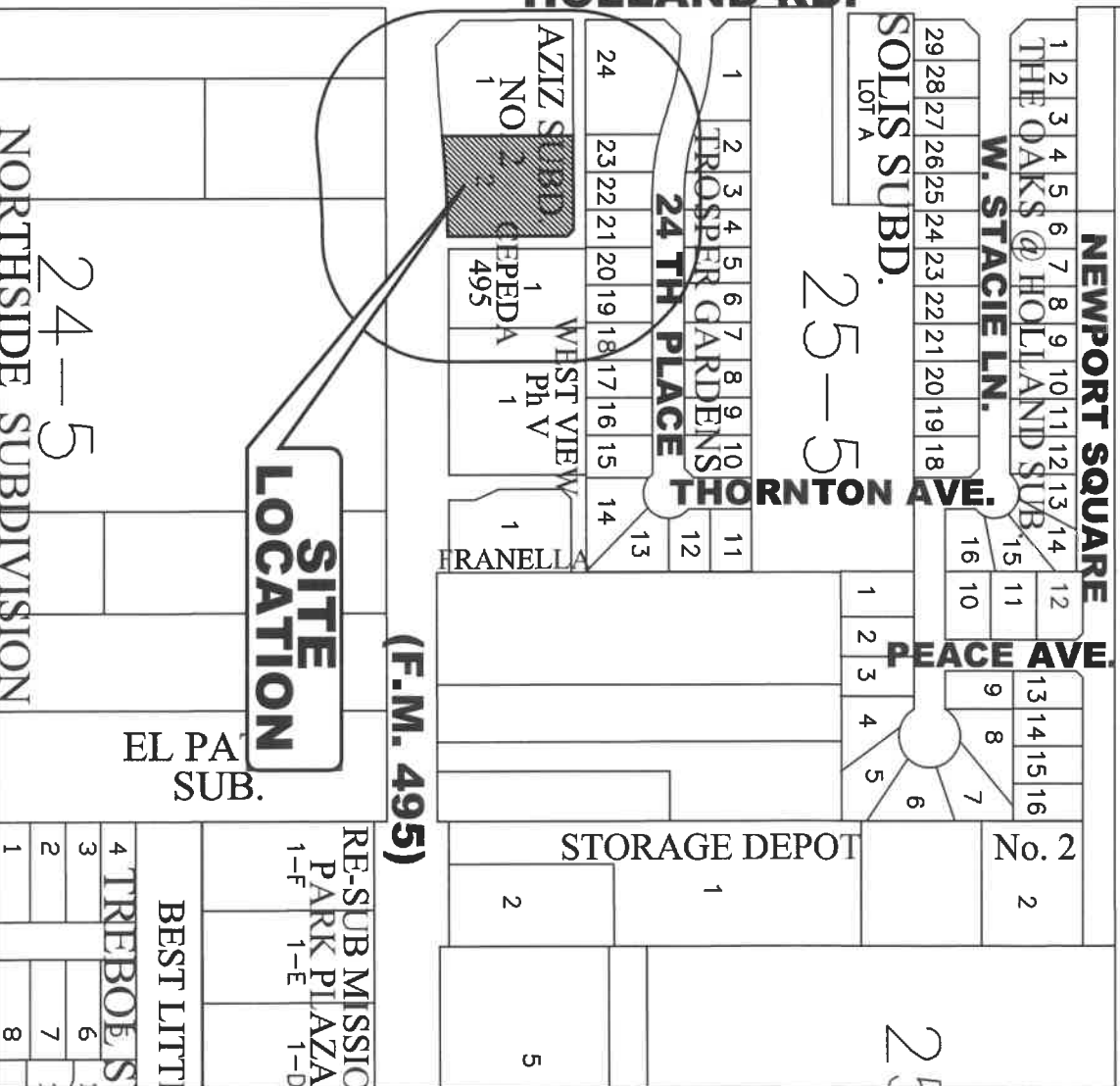
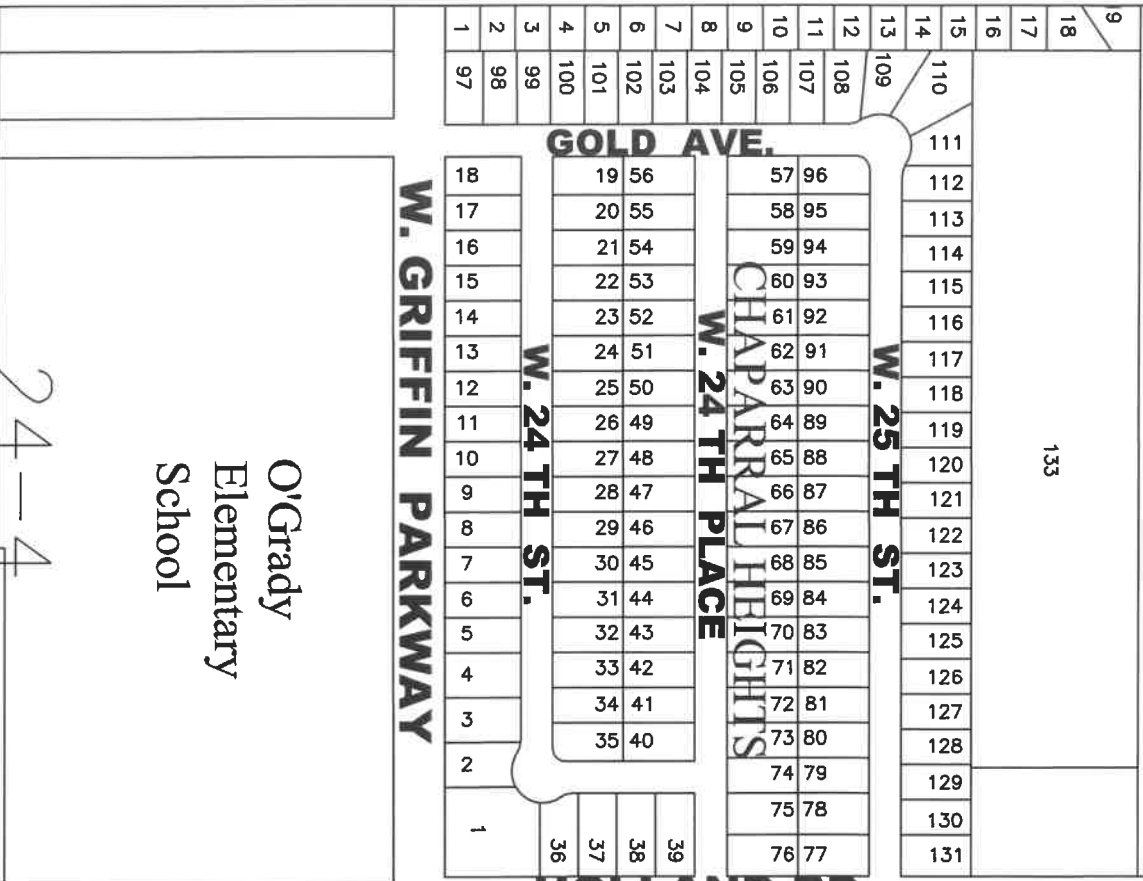
CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78372
PH: (956) 580-8672
FAX: (956) 580-5680

No.

200' H.C.I.D. No. 1

EDINBURG MAIN CANAL R.O.W.



200' RADIUS MAILOUT MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572

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

No.

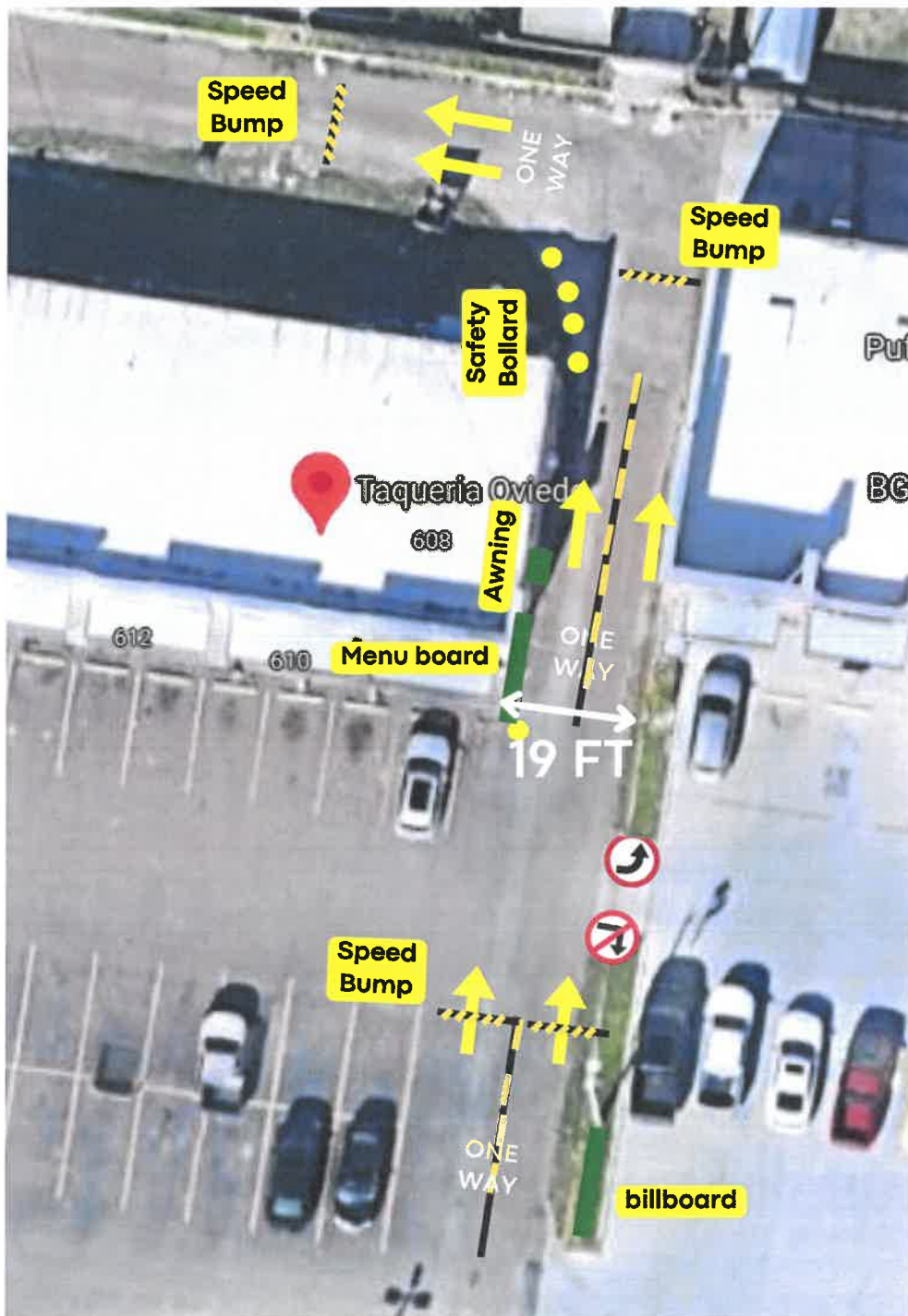


TROSPER RD.

GRIFFIN PKWY (F.M. 495)

**SITE
LOCATION**

Sketches & Plan Upper View AFTER(TAQUERIA LOCATION)



ENTRADAS

FRIJOLES CON BISTEC Y QUESO AMARILLO (6 OZ)	\$2.25
PICO DE GALLO	\$3.99
PICO DE GALLO CON AGUACATE	\$5.49

TACOS

ORDEN DE TACOS
Orden de 5 tacos de Maiz o 4 de Harina, acompañados con cebolla cruda, cebolla asada, cilantro y frijoles charros.



MOLLEJA	\$9.49	FAJITA	\$10.49
BISTEC	\$9.49	DESHEBRADA	\$10.49
POLLO	\$9.49	MIXTA	\$10.99
TROMPO	\$9.49	TRIPA	\$10.99

TACO INDIVIDUAL

BISTEC, TROMPO, MOLLEJA, POLLO
MAIZ \$2.25 HARINA \$2.75

FAJITA Y DESHEBRADA
MAIZ \$2.45 HARINA \$2.95

MIXTA Y TRIPA
MAIZ \$2.60 HARINA \$3.25

HAZ TU ORDEN SUPREME!

AGUACATE y QUESO
(QUESO FRESCO ó QUESO AMARILLO)

MEDIA ORDEN	\$1.50 c/u	FRIJOLES PREPARADOS	\$1.25
ORDEN COMPLETA	\$1.99 c/u	CHILE TOREADO	\$0.99
		EXTRA CEBOLLA ASADA	\$0.99
		FRIJOLES CHARROS 6 OZ	\$0.99

COMBO TACO



COMBO 1

3 TACOS DE MAIZ Ó 2 TACOS DE HARINA
1 PAPA CHICA y 1 SODA DE LATA

COMBO 2

5 TACOS DE MAIZ Ó 4 TACOS DE HARINA
1 PAPA CHICA Y 1 SODA DE LATA

BISTEC, TROMPO, MOLLEJA ó POLLO
FAJITA ó DESHEBRADA
MIXTA ó TRIPA

COMBO 1

\$ 10.99
\$ 11.99
\$ 12.99

COMBO 2

\$12.99
\$13.99
\$14.49

EXTRAS: CAMBIAR POR SODA MEXICANA O AGUA FRESCA + \$1.99

COMBO FAMILIAR

3 ORDENES DE TACOS, 1 PAPA GRANDE SENCILLA,
3 FRIJOLES CHARROS Y 3 SODAS DE LATA

BISTEC, TROMPO, MOLLEJA ó POLLO \$36.49
FAJITA ó DESHEBRADA + \$.99 POR ORDEN
TRIPA ó MIXTA + \$1.99 POR ORDEN

AGREGUE CARNE EN SU PAPA POR \$1.99



PAPAS ASADAS

Papa asada con mantequilla, queso y crema.

CHICA	sencilla	con carne
GRANDE (incluye chips)	\$4.49	\$4.99
	\$6.49	\$7.99



LOS FAVORITOS

MENUDO	\$10.99
CALDO DE POLLO.....	\$9.99
CALDO DE RES.....	\$11.99

HAMBURGUESAS Y ANTOJITOS



COMBO DE HAMBURGUESA \$ 8.99

Hamburguesa con carne, jamón, queso, lechuga, tomate, cebolla, pickles, aguacate, ketchup y mayonesa; acompañado con papas fritas y soda de lata.

CARNE EXTRA: \$1.99



SINCRONIZADA \$ 10.49

Tortilla de harina, rellena de bistec, frijoles, queso mozzarella, lechuga, tomate y aguacate.

CAMBIO DE CARNE \$1.99

ORDEN DE TOSTADAS \$ 9.99

3 Tostadas con selección de carne al gusto, frijoles, queso fresco, crema, lechuga, tomate y aguacate.

TOSTADA EXTRA \$ 3.99

COMBO TOSTADAS..... \$ 12.99

Incluye 1 Orden de Tostadas (3), arroz y 1 soda de lata.

COMBO TORTA

Torta con selección de carne al gusto, Queso fresco, lechuga, tomate, aguacate y mayonesa con 1 soda de lata y papas fritas.



BISTEC, TROMPO, MOLLEJA ó POLLO \$ 8.99

FAJITA ó DESHEBRADA \$ 9.49

MIXTA ó TRIPA \$ 11.99

COMBOS PESCADO

- 1** 3 chicharrones de pescado, papas fritas, 1 soda de lata y tres tortillas \$8.99
- 2** 3 chicharrones de pescado, papas fritas, ensalada, arroz, 1 soda de lata y 3 tortillas\$10.99
- 3** 3 chicharrones de pescado, arroz, Caldo de Pescado, 1 soda de lata y 3 tortillas.....\$12.99
- 4** 3 chicharrones de pescado, arroz, Caldo de Camarón, 1 soda de lata y 3 tortilla..... \$13.99
- 5** 3 chicharrones de pescado, arroz, Sopa de Marisco, 1 soda de lata y 3 tortilla\$14.99



COMBO FAMILIAR DE PESCADO\$33.99
 15 chicharrones de pescado con arroz, ensalada y papas fritas. 4 Caldos de verduras de 6 oz, 3 sodas de lata y 15 tortillas

CHICHARRON EXTRA \$1.99

COCKTELES Y CALDOS DE MAR

COCTEL DE CAMARON
 Acompañado de cebolla, cilantro y aguacate.
 Chico\$8.49 Mediano \$11.99
CALDO DE PESCADO \$9.49
CALDO DE CAMARON \$10.99
SOPA DE MARISCOS..... \$10.99



KIDS MENU

CHICKEN NUGGETS COMBO\$6.99
 6 CHICKEN NUGGETS, PAPAS FRITAS, REFRESCO DE LATA O JUGO.

BEBIDAS

BOTELLA DE AGUA..... \$1.50
SODA DE LATA..... \$1.75
SODA MEXICANA MEDIO LITRO..... \$3.25
AGUAS FRESCAS 32 OZ.\$3.49
 (NO REFILL)



W0100-00-024-0005-00 (316896)
CANTU RAFAELA M
WENCESLADO III GABRIEL A. & JOSUE
2206 N HOLLAND AVE
MISSION TX 78572

W0100-00-024-0005-02 (316898)
3BU FAMILY LIMITED PARTNERSHIP
533 NORTH ALAMO ROAD
ALAMO TX 78516

T8030-00-000-0001-00 (693035)
PINA JAIME & IDANIA
716 W 24TH PL
MISSION TX 78574

T8030-00-000-0002-00 (693036)
GARZA GUALBERTO JR & JESENIA LEE
712 W 24TH PL
MISSION TX 78574

T8030-00-000-0003-00 (693037)
MARTINEZ JOSE S
710 W 24TH PL
MISSION TX 78574

T8030-00-000-0004-00 (693038)
BIRES RENTAL PROPERTIES LLC
3809 N 8TH COURT UNIT #4
MCALLEN TX 78501

T8030-00-000-0005-00 (693039)
SALINAS MARIO S & MARTINA L
706 W 24TH PL
MISSION TX 78574

T8030-00-000-0006-00 (693040)
PADILLA ROBERTO
704 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0017-00 (693051)
SALINAS DONNA L HARRISON
701 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0018-00 (693052)
GONZALEZ ERICK & ROSALBA
703 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0019-00 (693053)
CASTILLO SERGIO A
705 W 24TH PLACE
MISSION TX 78574

T8030-00-000-0020-00 (693054)
GARCIA MAGDALENA
707 W 24TH PL
MISSION TX 78574

T8030-00-000-0021-00 (693055)
OLIVAREZ ROSA ANA
709 W 24TH PL
MISSION TX 78574

T8030-00-000-0022-00 (693056)
GUTIERREZ SILVIA & RUBEN
711 W 24TH PL
MISSION TX 78574

T8030-00-000-0023-00 (693057)
GALLEGOS JUAN MANUEL
713 W 24TH PL
MISSION TX 78574

T8030-00-000-0024-00 (693034)
CANALES ARNULFO
929 BOWEN ST
MISSION TX 78572

W3910-05-000-0001-00 (1069238)
LUBIN PROPERTIES LLC
PO BOX 2978
MCALLEN TX 78502

A6856-02-000-0001-00 (580349)
7- ELEVEN INC
ATTN AD VALOREM TAX 7- ELEVEN NO
PO BOX 711
DALLAS TX 75221

A6856-02-000-0002-00 (580350)
CEPEDA FLUMENCIO
6717 N BENTSEN RD
MCALLEN TX 78504

C2697-00-000-0001-00 (1238559)
CEPEDA FLUMENCIO JR & MARIA E &
JOE J & ALEJANDRO CEPEDA
6717 N BENTSEN RD
MCALLEN TX 78504