



MEETING DATE: May 21, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a renewal of a Conditional Use Permit for the Le Petite Pastries Restaurant in a (C-2) Neighborhood Commercial District, being Lot 1, Bannworth Business Center, located at 1821 N. Shary Road, Ste. 7, Applicant: Cesia Alfaro –Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- May 8, 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.
- May 21, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- May 27, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The site is located along the West side of Shary Road between Village Drive and Mulberry Street.
- Per Code of Ordinance, in a C-2 (Neighborhood Commercial) zone a Restaurant requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to renew the conditional use permit for the restaurant in order to continue to offer coffee, cookies, brownies, cheesecakes, and other items on the menu. The business has been in operation since April 25, 2024. Access to the site is via a 30' access driveway off Shary Road. The last conditional use permit approved for this location was on April 8, 2024 for 1 year.
- The proposed hours of operation are as follows: Monday–Saturday from 9:00 am to 7:00 pm, closed Sundays.
- Staff: 3 employees
- Parking: In reviewing the floor plan, there are 13 total seating spaces, which require 4 parking spaces (13 total seating spaces/3 = 4.33 parking spaces). There are 58 existing parking spaces in the commercial plaza that are shared with the other businesses.
- Landscaping: Staff notes that additional landscaping will need to be added along Shary Road and must be maintained by the property owner or the applicant.
- 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 contingent on the additional landscaping with a drip irrigation system along Shary Road.
2. Continued compliance with all City Codes (Building, Fire, Health, Noise, etc.)
3. Restrooms must be accessible to employees and patrons at all times.
4. CUP is not to be transferable to others.
5. Hours of operation: Monday–Saturday from 9:00 am to 7:00 pm, Closed Sundays

RECORD OF VOTE: APPROVED: _____

DISAPPROVED: _____

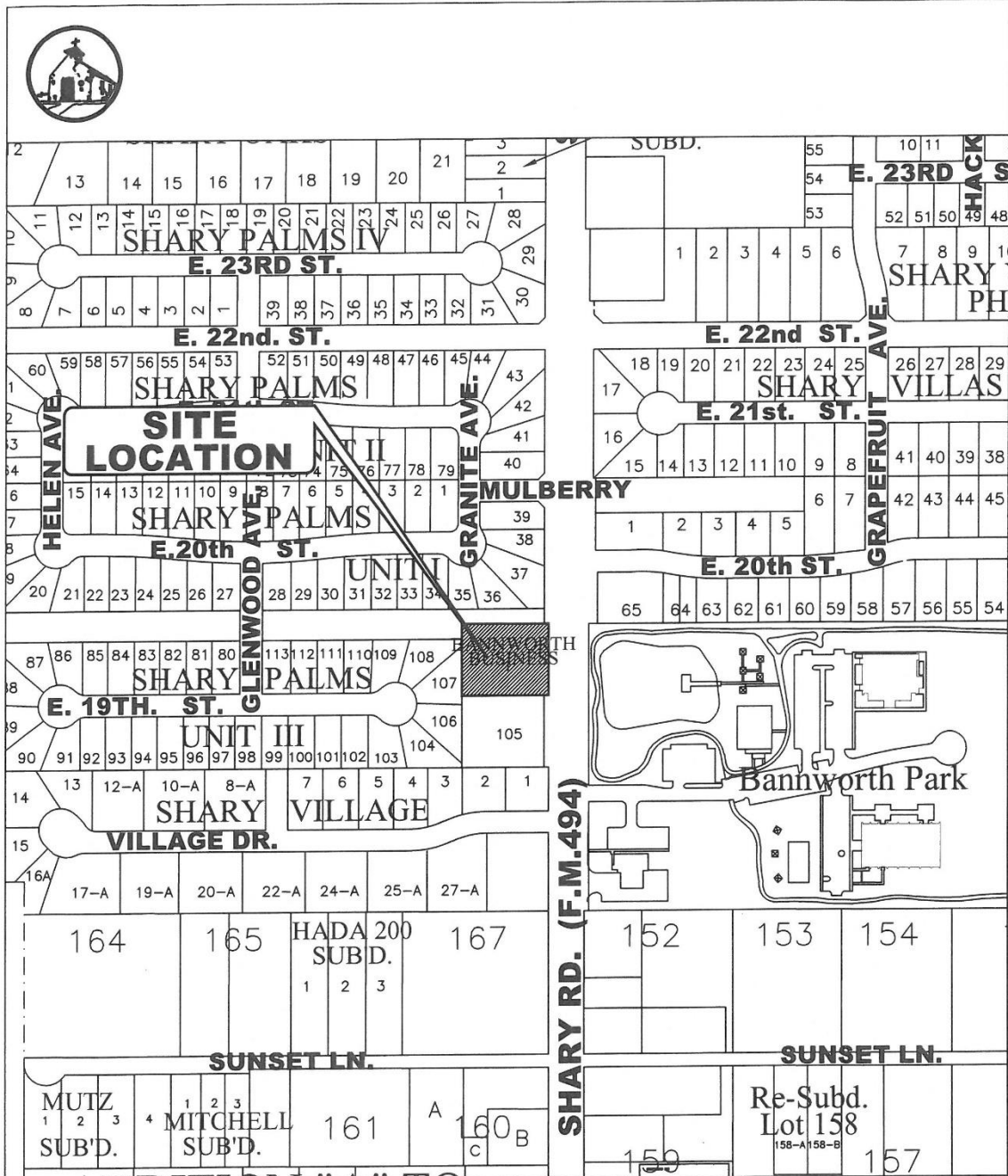
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

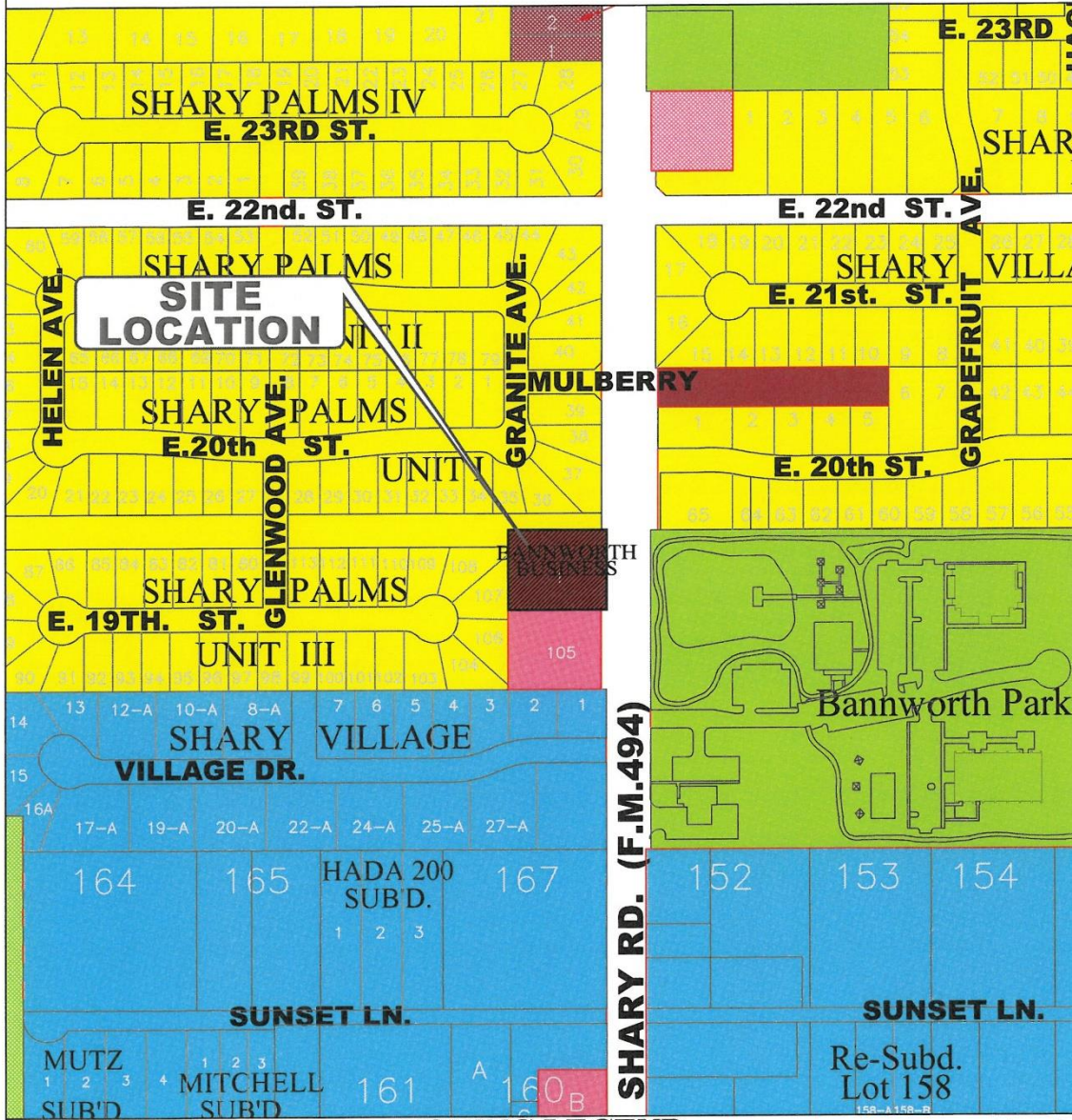
VICINITY MAP



ARIEL MAP



ZONING MAP

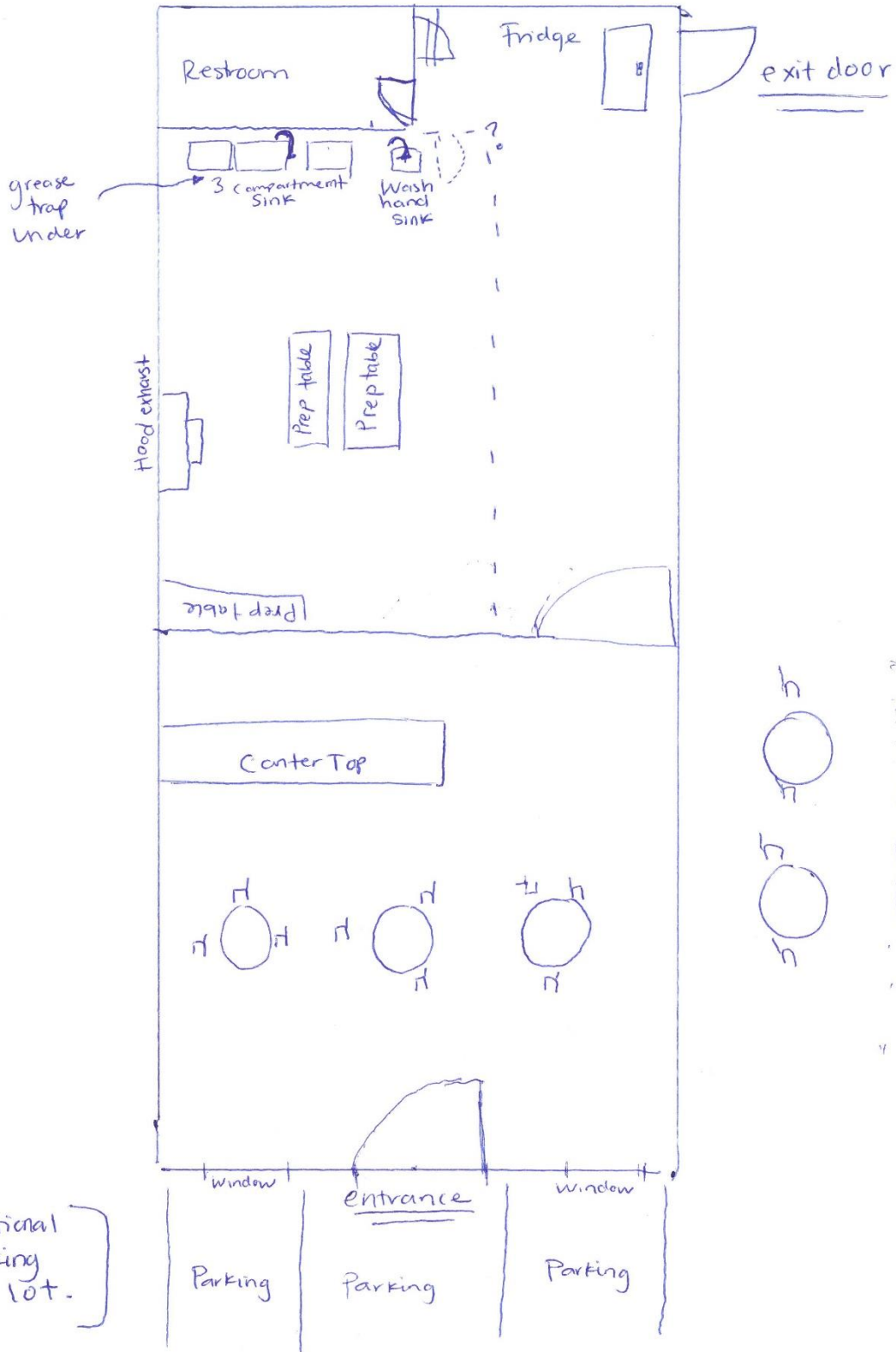


ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC



FLOOR PLAN



PICTURES



MENU

EATERY

AVOCADO TOAST

-  **JUST AVO TOAST** 7.00
HALF AVOCADO ON ARTISAN BREAD
- LOADED AVO TOAST** 12.00
HALF AVO ON ARTISAN WITH 2 EGGS, BACON, ONION, CILANTRO AND SALSA ON SIDE
-  **BRUSCHETTA TOMATO** 9.00
AVOCADO, ON ARTISAN BREAD TOPPED WITH TOMATO, AND BALSAMIC

BREAKFAST SANDOS

SANDWICHES INCLUDE SIDE OF POTATOES

- JUST SANDWICH - STARTING AT** 9.00
- DENVER MELT** 13.00
ARTISAN BREAD, 2 EGGS, GRILLED GREEN PEPPERS, ONIONS, HAM, PEPPER JACK + RED POTS
- BEC CROISSANT** 12.00
FLAKY CROISS. 2 EGGS, AMERICAN CHEESE, 2 STRIPS BACON + RED POTS
- BRIOCHE HAM + EGG** 12.00
SLICED HOMEMADE BRIOCHE MELTED WITH PEPPERJACK, MICKELBERRY HAM, 2 EGGS + RED POTS
- BAGEL & BACON** 12.50
2 EGGS, 2 BACON STRIPS & AMERICAN CHEESE
- SAVORY BAGEL** 14.00
CREAM CHEESE SPREAD, ONION, BACON STRIP, EGGS, & AVOCADO



TACOS

- BREAKFAST TACO** 4.00
TWO EGGS, CHOICE OF FILLING, ON A HANDROLLED TORTILLA
- CHORIZO & EGG  • DENVER MIX
 - BACON & EGG • POTATO & EGGS
 - HAM & EGG
- TACO MONTERREY** 6.00
2 EGGS MIXED WITH CHORIZO & PAPAS WITH QUESO FRESCO & SALSA ROJA & CILANTRO
- PORK TACO** 4.00
HOUSE PULLED PORK, GRILLED WITH GREEN SALSA, ON A HOMEMADE TORTILLA
- BIG BREAKFAST QUESADILLA** 12.00
3 EGGS SCRAMBLED WITH CHEESE WITH 1 CHOICE: HAM / CHORIZO / BACON / PORK & RED POTS

CHILAQUILES

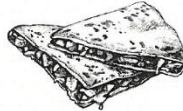
- ORANGE OR GREEN SALSA**  15.00
CRISP TORTILLA CHIPS TOPPED WITH SALSA, 2 EGGS, AVOCADO, QUESO FRESCO, SILKY CREMA, AND GARNISHED WITH ONION, AND CILANTRO & SESAME SEADS

KIDS

- CHICKEN QUESADILLA** 7.00
CHEESEBURGER & FRENCH FRIES 10.00
FLOUR QUESADILLA 5.00
OG GRILLED CHEESE 7.00

SIDES

- RED POTATOES** 4.00
REGULAR FRIES 4.00
TRUFFLE FRIES 6.00

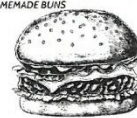


LUNCH

- CHICKEN CLUB** 13.00
GRILLED CHICKEN, BACON, PEPPERJACK, LETTUCE, TOMATO, PICKLES, MAYO, SERVED ON HOMEMADE SLICED BRIOCHE
- GRILLED CHICKEN QUESADILLA** 14.00
GRILLED CHICKEN, GREEN PEPPERS, ONIONS, MEXICAN SHREDDED BLEND, ON A LARGE HOMEMADE TORTILLA, (SERVED WITH TOTOPOS OR FRIES)
- THE CUBANO** 14.00
PULLED PORK, HAM, SWISS CHEESE, PICKLES, MUSTARD, SERVED ON SLICED ARTISAN BREAD.
- EL CLASICO CLUB** 12.50
HAM, BACON, PEPPERJACK CHEESE, LETTUCE, TOMATO, MAYO SERVED ON ARTISAN BREAD.

SPECIALTY BURGERS

- THE WEEKEND STEAKBURGER** 15.00
8OZ CHUCK ANGUS ROAST, CHEESE, BACON, LETTUCE, TOMATO, SAUCE, PICKLES, SERVED ON HOMEMADE EVERYTHING BRIOCHE BUNS
- LA MEXICANA** 16.00
8OZ CHUCK ANGUS ROAST, CHEESE, HAM, LETTUCE, TOMATO, SAUCE, PICKLES, AVOCADO, SERVED ON HOMEMADE EVERYTHING BRIOCHE BUNS
- CHEF SMASH BURGER** 15.00
2 SMASHED 4 OZ CHUCK ROAST PATTIES, WITH CHEESE IN BETWEEN, BACON, JALAPEÑOS, GRILLED ONIONS, & OUR FRY SAUCE ON HOMEMADE BUNS
- THE BIG TEXAS** 20.99
EVERYTHING IS BIGGER IN TEXAS. 1 POUND TOTAL CHUCK ANGUS ROAST HANDCRAFTED PATTIES, BACON, CHEESE, PICKLES, TOM, SAUCE, LETTUCE, ONION, SERVED ON HOMEMADE BUNS



MENU

DRINKS

COFFEE

	<i>small</i>	<i>large</i>
ESPRESSO 2 SHOTS	--	3.00
CORTADO	4.00	--
LATTE	5.00	6.00
CAPPUCCINO	5.50	6.50
POUR OVER	5.00	--
AERO PRESS	6.00	--
AMERICANO	4.00	4.50

- MILK SUB \$0.50
- SYRUPS/DRIZZLE \$0.50
- COLD FOAM \$1.50

THE CLASSICS

STRAWBERRY MATCHA	6.50	7.25
STRAWBERRY CHAI	7.00	7.50
AURORAS OBSESSION	6.50	7.25
MATCHA LOVE	6.50	7.25
DIRTY CHAI	7.00	7.50
PISTACHIO VANILLA	7.00	7.50
BEAN		

REFRESHERS

	<i>large</i>
FRESH SQUIZED LIME-MADE	3.50
STRAWBERRY LIME	5.00
HIBISCUS LIME	5.00
GUAVA STRAWBERRY	5.50
BERRY BASIL MIST	6.00
THE PURPLE SMOTHIE	7.00
SPICED PEACH TEA	5.00
TULSI MANGO TEA	5.00
BERRY TEA	5.00
COKE/SPRITE	2.50
FILTERED WATER CUP	1.00

WHIPPED COFFEE

CUBANITO
SMALL 6.50
LARGE 7.00

HONEY WHIP
SMALL 7.00
LARGE 7.75



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
672882	ONIVERT INVESTMENTS FAMILY LIMITED PARTNERSHIP	2211 MONACO DR	MISSION	TX	78573-8476
534291	RODRIGUEZ ALFREDO& MARIA C RODRIGUEZ ALMA ROSA TRUSTEE FAMILY TRUST	2000 GRANITE AVE	MISSION	TX	78572-3255
539977	ZOROLA JESUS R & LUZ M	2313 E 19TH ST	MISSION	TX	78572-3250
283656	BAZAN CHRISTOPHER D	2309 VILLAGE DR	MISSION	TX	78572-3283
534287	RODRIGUEZ ESTHER APOLONIA PEREZ	2310 E 20TH ST	MISSION	TX	78572-3210
539973	GALVAN AGUSTIN & RAQUEL	2308 E 19TH ST	MISSION	TX	78572-3249
534286	MAGNIFICAT HOLDINGS LLC	3225 MCLEOD DR STE 100	LAS VEGAS	NV	89121-2257
539979	HINOJOSA ROLANDO	2309 E 19TH ST	MISSION	TX	78572-3250
539978	GONZALEZ NICHOLAS & CRISTINA A	2311 E 19TH ST	MISSION	TX	78572-3250
539974	VIELMA MAURO A & ELIZABETH E	2310 E 19TH ST	MISSION	TX	78572-3249
539976	AGUIRRE MARTHA T	2312 E 19TH ST	MCALLEN	TX	78572-3249
534292	BECERRA LAURA LUZ	2002 GRANITE AVE	MISSION	TX	78572
283654	GONZALEZ JESUS F & MARIA D ROSARIO	617 BEAUMONT AVE	MCALLEN	TX	78501
534288	PANIAGUA JOHNNY	12011 E BORDER OAK DR	MAGNOLIA	TX	77354-6104
534289	KELLEY DONALD E JR & MARY F	2314 E 20TH ST	MISSION	TX	78572-3210
534290	MARIN JHIMMY & GUADALUPE	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121-2257
539975	TREVINO JOSE ANGEL	2404 E 20TH ST	MISSION	TX	78572-3389
281198	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
281199	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
1238476	T-JAM DEVELOPMENT LTD	2404 E 20TH ST	MISSION	TX	78502