



MEETING DATE: January 13, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM – Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for the Sale & On-site Consumption of Alcoholic Beverages and Drive-Thru Service Window – El Ronco Servi Car in a property zoned (C-3) General Commercial District, being Lot B, Girasol Estates Subdivision, located at 1728 W. Griffin Parkway, Applicant: Ismael Reyes, Adoption of Ordinance # _____ – Cervantes

NATURE OF REQUEST:

Project Timeline:

- November 5, 2025 – Application for Conditional Use Permit 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 3, 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 at the NW corner of Salinas Drive & W. Griffin Parkway
- Per Code of Ordinance, the Sale & On-site Consumption of Alcoholic Beverages requires the approval of a Conditional Use Permit by the City Council.
- Pursuant to Section 1.43 (3)(C) of the City of Mission Code of Ordinances, a Drive-Thru Service Window requires the approval of a conditional use permit by the City Council.
- The applicant proposes a renewal of the conditional use permit for the business.
- The applicant has three outside tables with four chairs each to allow customers to consume snacks and drinks on-site, which requires a conditional use permit for the sale & on-site consumption of alcoholic beverages.
- Days & Hours of Operation: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m.
- Staff: 5 employees
- 11 parking spaces are required for a building this size. The applicant currently has 15, thus meeting the code. Landscaping is meeting code.
- Sale of Alcohol: There are residential homes and a church within a 300-foot radius; therefore, a waiver of the 300-foot separation would be needed. Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300' from the property line of any church, school, publicly owned property, or residence.

- Staff notes that the last conditional use permit considered for the sale and on-site consumption of alcoholic beverages and for the drive-thru service window for this location was approved on January 8, 2024, for a period of two years.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to surrounding property owners.
- The applicant did some remodeling earlier this year to allow a faster service to minimize queuing of vehicles along the W. Griffin Parkway shoulder.
- 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. Permit for three (3) years to continue to assess this business.
2. Continued compliance with all City Codes (Building, Fire, Health, etc.).
3. Waiver of the 300' separation requirement from the residential homes.
4. Compliance with TABC requirements.
5. CUP is not transferable to others
6. Hours of operation to be as follows: Sunday – Thursday from 12:00 p.m. to 10:00 p.m. and Friday & Saturday from 12:00 p.m. to 11:00 p.m.

Departmental Approval: N/A

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

