

ITEM# 1.5

CONDITIONAL USE PERMIT: Drive-Thru Service Window
RENEWAL: - Cocina De La Abuela Tere
1500 W. Griffin Parkway, Ste. E
Being the S. 105' – W.180' - E. 440' out
of Lot 25-2, West Addition to Sharyland
& Lot 1, Block B, Cinco De Mayo Ranch
C-3
Yvette Castañeda

REVIEW DATA

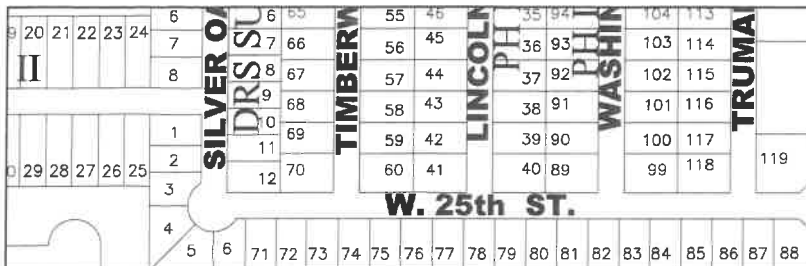
The site is located on the NW corner of Wednesday and Griffin parkway—see **vicinity map**. The applicant leased a 2,628 sq. ft. building which includes a drive-thru service window for her Mexican Restaurant. Access to the site is provided off of Wednesday via a 24' driveway. This CUP was previously approved on January 24, 2022 for a period of 1 year. Staff notes that this would be the 1st renewal.

- **Days/Hours of operation:** Monday from 7am to 3 pm, Tuesday closed, and Wednesday to Sunday from 7am to 3 pm.
- **Staff:** 5 employees.
- **Parking:** There are a total of 36 seating spaces which require 12 parking spaces (36/3 = 12). The site currently has 31 parking spaces held in common, thus meeting code.
- Landscaping is existing at this commercial plaza and meets code.

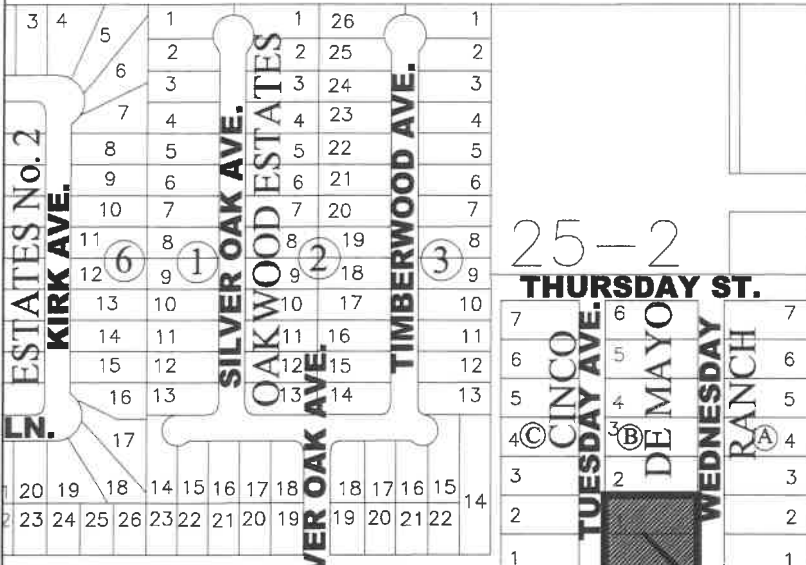
REVIEW COMMENTS: Staff mailed out 24 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Approval subject to:

1. 2 year re-evaluation to assess this operation
2. Must continue to comply with all City Codes (Building, Fire, etc.)
3. CUP not transferable to others



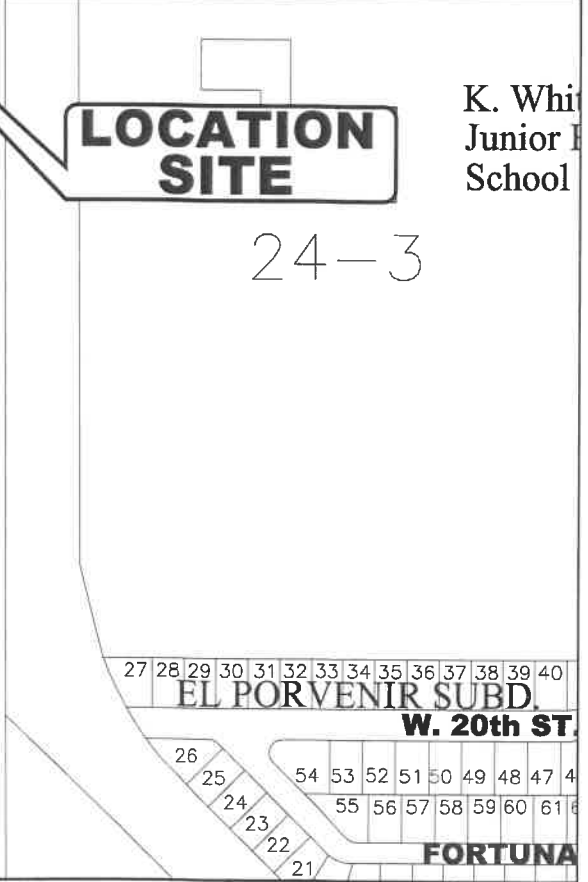
INBURG MAIN CANAL R.O.W.



W. GRIFFIN PARKWAY (F.M. 495)



W. GR



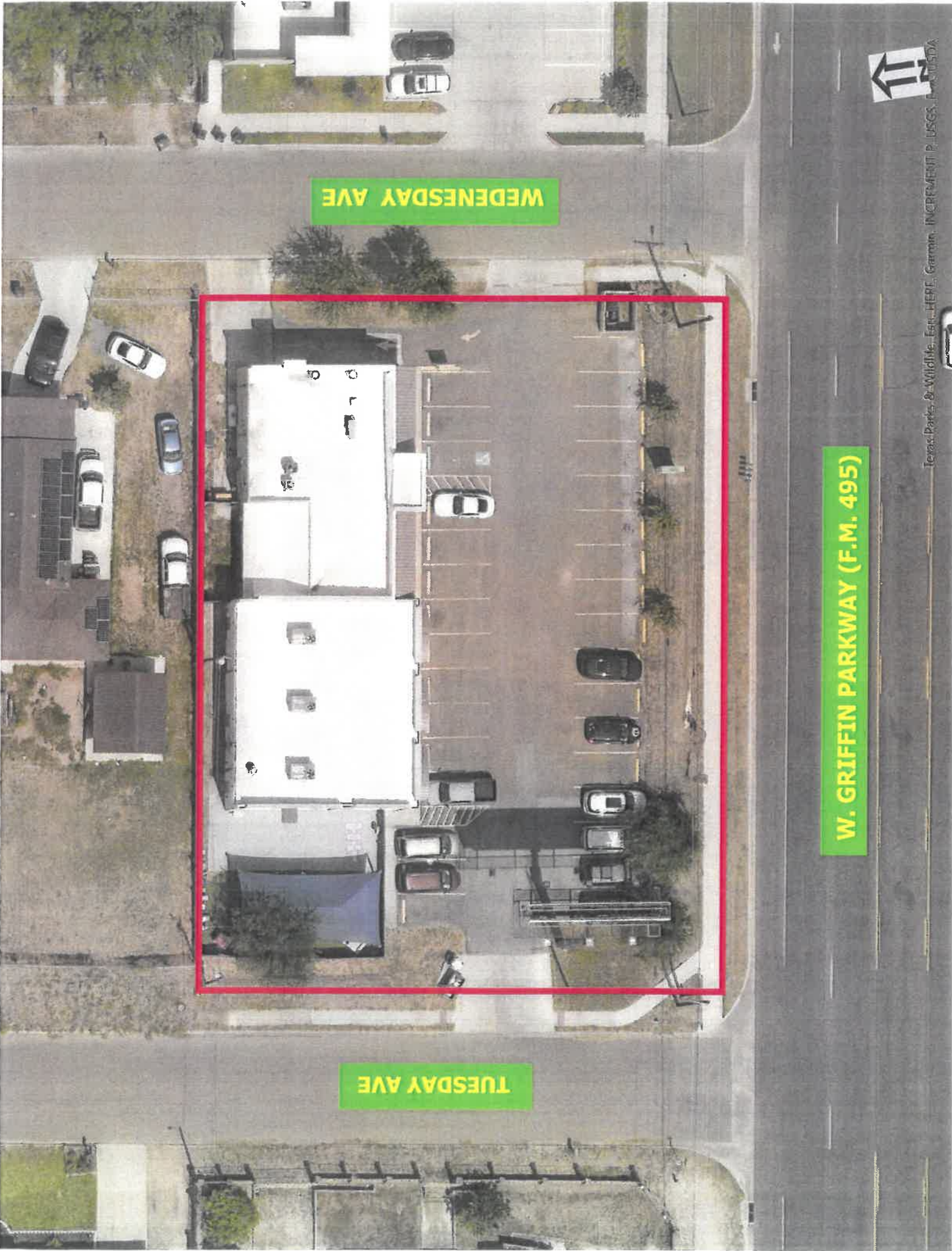
LOCATION SITE



CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



WEDNESDAY AVE

TUESDAY AVE

W. GRIFFIN PARKWAY (F.M. 495)





1500 E





DONDE SE COME
COMO EN CASA.....
PERO SIN TENER QUE
LAVAR
LOS PLATOS!

MENU



OPEN HOURS

Mon 7am-3pm
Tues CLOSED
Wed- Sun 7am-3pm

1500 WGriffin Pkwy Suite E
Mission, TX 78573



NO OLVIDE PREGUNTAR POR EL
ESPECIAL DEL DÍA
LUNES, MIÉRCOLES, JUEVES Y
VIERNES!

COMIDA

Tacos de Bistec 7.99
Acompañado con frijoles

Sincronizada 8.99
con frijoles, bistec, aguacate,
lechuga y tomate

Quesadillas c/ Carne 7.99
Pollo, Bistec

**Combo de
Hamburguesa** 8.99
Acompañado con papa, y
refresco

Torta de Bistec 8.99
Jamón, bistec, queso,
aguacate, lechuga y tomate

Gorditas (3) 7.99
Chicharrón, picadillo,
nopales, bistec y desebrada

Enchiladas Verdes 7.99
De Pollo acompañadas con
frijoles y arroz

Enchiladas Mexicanas 7.99
Papa y queso acompañadas
Con arroz y frijoles

ALMUERZO

Plato de Almuerzo 6.99

Huevos al gusto acompañado
con papas, frijoles y tortillas de
su preferencia

Tacos de Almuerzo 1.75

Chorizo, Papas, Jamón
Machacado y Tocino

Pancakes 5.99

Acompañados con huevo y
tocino

Avena 1.99

Enchiladas Americanas 7.99

Con carne o queso
solamente, acompañadas
con arroz y frijoles

Chile Relleno 7.99

Picadillo, Queso, Mixto
acompañado con arroz y frijoles

Caldo de Res 8.99

Sopes (3) 7.99

Tacos de Birria 9.99

Tamal Veracruzano 5.19
Puerco o Pollo

TAMALES PRECIOS VARIABLES

BEBIDAS

Cafe 1.49

Refresco de Lata 1.00

Coca Mx 3.25

SÁBADOS Y DOMINGOS



BARBACOA

- Lb 14.99
- Plato 8.99
- Taco 2.99



MENUDO

- Grande 8.29
- Chico 7.29



TRIPAS, CARNITAS Y
MOLLEJAS

- Lb 14.99
- Plato 8.99
- Taco 2.99

Por favor dejarnos saber si tiene algún tipo de alergia



Llame para ordenar
956-271-4400

C4450-00-00A-0001-00 (135868)
SALAZAR JOSE MANUEL
1400 MELINDA DR
MISSION TX 78572

C4450-00-00A-0003-00 (135870)
SILVA CESAR
2304 WEDNESDAY AVE
MISSION TX 78574

C4450-00-00A-0004-00 (135871)
HODGES ANNA DOLORES
816 MAIN ST
BRECKENRIDGE MN 56520

C4450-00-00A-0005-00 (135872)
GARCIA ELEAZAR ET AL
GUADALUPE GARCIA
2308 WEDNESDAY
MISSION TX 78574

C4450-00-00A-0007-00 (135874)
CHAVEZ LEONARDO A
SOLEDAD ARGUMEDO
13861 RICH ST
GRAND HAVEN MI 49417

C4450-00-00B-0001-00 (135875)
TRES RIOS LLC
2575 E GRIFFIN PARKWAY SUITE 16
MISSION TX 78572

C4450-00-00B-0002-00 (135876)
MONTALVO GERARDO J
PO BOX 52212
MCALLEN TX 78505

C4450-00-00B-0003-00 (135877)
ZUNIGA DAVID JR
3609 THOMPSON RD
MISSION TX 78574

C4450-00-00B-0004-00 (135878)
SALAZAR MANUEL JR
2309 WEDNESDAY AVE
MISSION TX 78574

C4450-00-00C-0001-00 (135882)
CHAVEZ FIDEL JR & EUSEBIO A
368 OAKWOOD RD
NICHOLLS GA 31554

C4450-00-00C-0003-00 (135884)
HERNANDEZ RIGOBERTO & MARILU
2305 TUESDAY AVE
MISSION TX 78574

C4450-00-00C-0004-00 (135885)
SILVA CRISTOBAL & MARIA A
2307 TUESDAY AVE
MISSION TX 78574

C4450-00-00C-0005-00 (135886)
WORTHEN W PAUL
C/O NOE & IMELDA GANDARIA
5714 LA JOYA ST
MISSION TX 78574

C4450-00-00C-0005-01 (135887)
MARTINEZ ADRIAN & JOSEFINA
2311 TUESDAY AVE
MISSION TX 78574

O3100-09-000-0001-00 (450465)
PEREZ HECTOR & SAN JUANITA
2214 TRUMAN ST
MISSION TX 78572

O3100-09-000-0002-00 (450463)
TRIGO JOSE RAMON MARISSA & MARISOL
RAMON & ARGELIA TRIGO
2212 TRUMAN AVE
MISSION TX 78572

O3100-09-000-0049-00 (450505)
DELGADO ANTONIO
2209 WASHINGTON ST
MISSION TX 78572

O3100-09-000-0050-00 (450504)
CHAVEZ HECTOR E & EMMA L
7060 MAPLE ISLAND RD
NUNICA MI 49448

O3100-09-000-0056-00 (450498)
ESPINO JESUS LEON & MELISSA
2211 TRUMAN AVE
MISSION TX 78572

O3100-09-000-0057-00 (450497)
ENRIQUE OLIVAREZ CONST INC
1013 N 23RD ST
MCALLEN TX 78501

O3100-09-000-0058-00 (450496)
ENRIQUE OLIVAREZ CONST INC
1013 N 23RD ST
MCALLEN TX 78501

O3100-09-000-0059-00 (450495)
ENRIQUE OLIVAREZ CONST INC
1013 N 23RD ST
MCALLEN TX 78501

O3100-09-000-0060-00 (450494)
ENRIQUE OLIVAREZ CONST INC
1013 N 23RD ST
MCALLEN TX 78501

O3100-09-000-0061-00 (450493)
ALANIZ NELSON HOMAR
2212 WASHINGTON AVE
MISSION TX 78572