

## **ITEM# 1.8**

**CONDITIONAL USE PERMIT RENEWAL:** Drive-Thru Service Window  
- Tortilleria Carmelita  
600 N. Shary Road, Ste. F  
Lot 1, Esdras Vega Subdivision  
C-3  
Luz Del Carmen Rivera

### **REVIEW DATA**

**SITE:** The subject site is located at the NE corner of E. 6<sup>th</sup> Street and Shary Road—see **vicinity map**. The applicant has been in operation at this location since 2016. The last CUP approved by P&Z for this location was on April 22, 2020 for a period of 3 years. The applicant is seeking to renew this conditional use permit for the use of the Drive-thru Service Window and would like the board to consider approving for life of use. Access to the site is off E. 6<sup>th</sup> Street, through an existing 24’ driveway. Customers either park within the shared parking area to walk in and purchase items, or they use the drive-thru service window. Staff notes that this would be there 3<sup>rd</sup> renewal.

- **Days/Hours of operation:** Monday – Saturday from 7:00a.m. to 9:00p.m. and Sunday from 7:00 a.m. to 7:00 p.m.
- **Staff:** 4 employees man this operation
- **Parking:** There is a total of 58 parking spaces held in common for this commercial plaza. In talking to the applicant, close to 100% of her business is by take-out, thus staff parking has not been an issue at this location.
- **Landscaping:** The landscaping, paving, and drainage for the entire plaza meets code.
- **Menu:** Tortillas, sodas, milk, and other basic snacks will be the only items sold Monday through Friday. On Saturdays & Sundays, they offer barbacoa, carnitas and menudo (all items are to go).

**REVIEW COMMENTS:** Staff notes that the applicant has complied with Health, Fire, Building and Sign Codes. Staff mailed out 20 notices to property owners within 200’ radius and staff has not received any comments in favor or against this request. Since there has been no issues or concerns with this establishment staff does not object to approving for conditional use permit for life of use.

**RECOMMENDATION:** Staff recommends approval for life of use subject to:  
1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.), and  
2. CUP not transferable to others.



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 360-6672  
 FAX: (956) 360-6680

No.

**LOCATION SITE**

**HOFLAND SUBDIVISION**  
 LOT 1

**L. RICE**  
 LOT 1A

**SHARY RD. (F.M. 494)**

**PHASE II**

**SHARY CROSSING**

**PHASE I**



**SITE  
LOCATION**

**E. 6TH ST.**

**SHARY RD. (F.M. 494)**



**TORTILLERIA**  
DRIVE THRU

**LIQUOR SHOP**  
BEER

**XXIII**  
BEER



TEXAS  
MVC-2027



POLLOS ROSTIZADOS

CARNITAS

BISTEK

BARBACOA

MENUDO

PAN DULCE

ICE COLD, Coca-Cola DELICIOUS

ICE COLD, Coca-Cola DELICIOUS





S2950-00-000-0205-09 ( 625924)  
STATE OF TEXAS  
PO BOX 1717  
PHARR TX 78577

S2755-01-000-0085-00 ( 684489)  
MARES GLORIA C  
511 SYCAMORE AVE  
MISSION TX 78572

S2755-01-000-0086-00 ( 684490)  
GARZA PERLA MARLEN  
513 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0087-00 ( 684493)  
RIOS REYNOL & MARIA  
515 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0088-00 ( 684504)  
MARTINEZ ENRIQUE C & VERONICA M  
601 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0089-00 ( 684505)  
RODRIGUEZ ILEANA  
603 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0090-00 ( 684506)  
MARTINEZ ANNETTE  
605 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0091-00 ( 684507)  
GUERRERO NANCY GONZALEZ  
607 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0092-00 ( 684508)  
GONZALEZ ARMANDO F JR  
1702 JONATHON DR  
MISSION TX 78572

S2755-02-000-0093-00 ( 684509)  
ESTRADA OMAR A  
611 SYCAMORE AVE  
MISSION TX 78572

S2755-02-000-0138-00 ( 684554)  
REGO MARIA A & RAFAEL A  
2420 E 6TH AVE  
MISSION TX 78572

S2755-02-000-0139-00 ( 684555)  
CISNEROS KRYSTAL NALLELY  
2421 E 6TH AVE  
MISSION TX 78572

S2755-02-000-0158-00 ( 684574)  
CASTELLANOS SILVIA LUCERO LAM  
2420 LEANNA DENAE AVE  
MISSION TX 78572

S2950-00-000-0204-45 ( 685429)  
LERMA MIGUEL & LOURDES  
2426 E 21ST  
MISSION TX 78572

F1520-00-000-0001-00 (20827570)  
NEW MILLENNIUM L INVESTMENTS INC  
711 W NOLANA 104-A  
MCALLEN TX 78504

E6640-00-000-0001-00 ( 960387)  
YAMELS LLC  
2000 WESTMINSTER CIR  
BROWNSVILLE TX 78521

M4937-00-000-0002-00 ( 962410)  
MMCG DBR OTX LLC  
5750 GENESIS CTE STE 103  
FRISCO TX 75034

P8328-00-000-0001-00 ( 1070342)  
FLORES NORMA YOLANDA  
4410 SIERRA DRIVE  
PALMHURST TX 78573

A2360-00-000-0001-00 ( 1238655)  
PRO HOME INVESTMENTS LLC  
200 S 10TH ST STE 1601A  
MCALLEN TX 78501

S3015-99-000-0001-00 (20404494)  
SHARYLAND STORAGE LLC  
2018 E BUSINESS HIGHWAY 83  
MISSION TX 78572-9206