

ITEM# 1.6

CONDITIONAL USE PERMIT: Drive-Thru Service Window
- Taco Bell
408 W. Griffin Parkway
A 2.48 acre tract of land out of
Lot 25-5, West Addition to Sharyland
C-3
Valley Bell Enterprises
(c/o AEC Engineering, LLC)

REVIEW DATA

The subject site is located approximately 970' east of Holland Road along the north side of W. Griffin Parkway (F.M. 495) - **see vicinity map**. The applicant is proposing to construct a 2,520 sq.ft. building with a drive-thru service window. Access to the site will be via 30' driveway off of W. Griffin Parkway and via a 28' shared access easement that will connect with the adjacent businesses on both sides.

- **Hours of operation:** Monday – Sunday from 9:00 a.m. to 2:00 a.m.
- **Staff:** 20-25 full & part-time employees
- **Parking & Landscaping:** In reviewing the floor plan, there are a total of 54 seating spaces, which require 18 parking spaces (54 seats/1 space for every 3 seats = 18 parking spaces). The applicant is proposing 23 parking spaces and 12 on the drive-thru lane for a total of 35 parking spaces. They will be complying with the landscaping requirements.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. The applicant has requested that Section 1.54(4) of the Zoning Code which states that "if a use permit has not been used within one year after the date granted, the permit is automatically canceled" be waived. The reason for the request is that they are in the process of purchasing the above-mentioned land and their current lease on the existing building end in 2025. They just want to make sure that once the land is purchased they are not going to have any trouble having the drive-thru service window.

RECOMMENDATION: Staff recommends approval for life of use subject to:

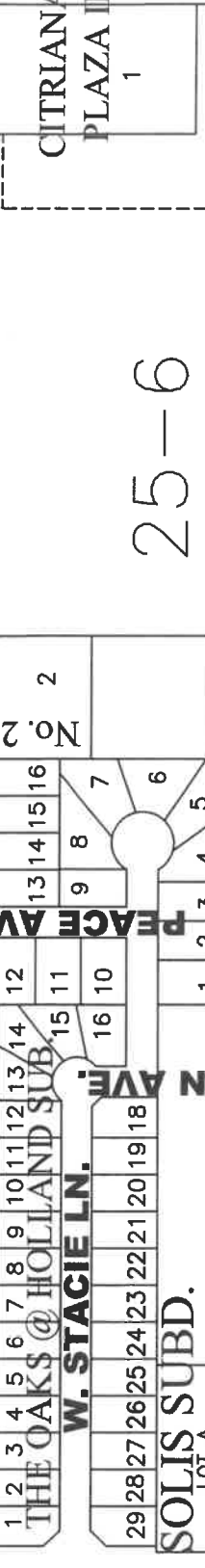
1. Compliance with all City Codes (Building, Fire, and Health Codes, etc.),
2. CUP not transferable to others,
3. Acquire a Business License prior to business occupancy, and
4. Waving Section 1.54(4) of the Zoning Code as long as construction commence before December 2025.

42 43 44 45 46 47 48

126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W.

NEWPORT SQUARE



25-6

SITE LOCATION

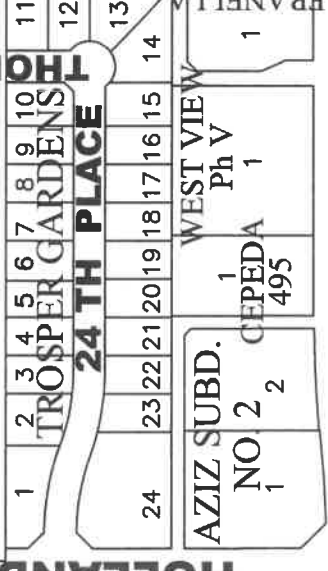


NEWPORT SQUARE



25-5

24 TH PLACE

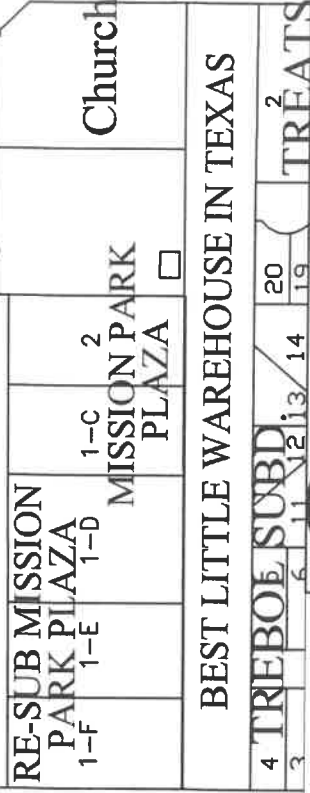


CONWAY (S. H. 107)

NORTH STAR PLAZA LOT 1 PHASE I



W. GRIFFIN PARKWAY (F.M. 495)



EL PATO SUB.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

**SITE
LOCATION**

W. GRIFFIN PARKY (F.M. 495)





Proposed Building- Interior





Proposed Building- Interior

Digital Menu Boards

Kiosks

Modern Décor





Proposed Building- Interior

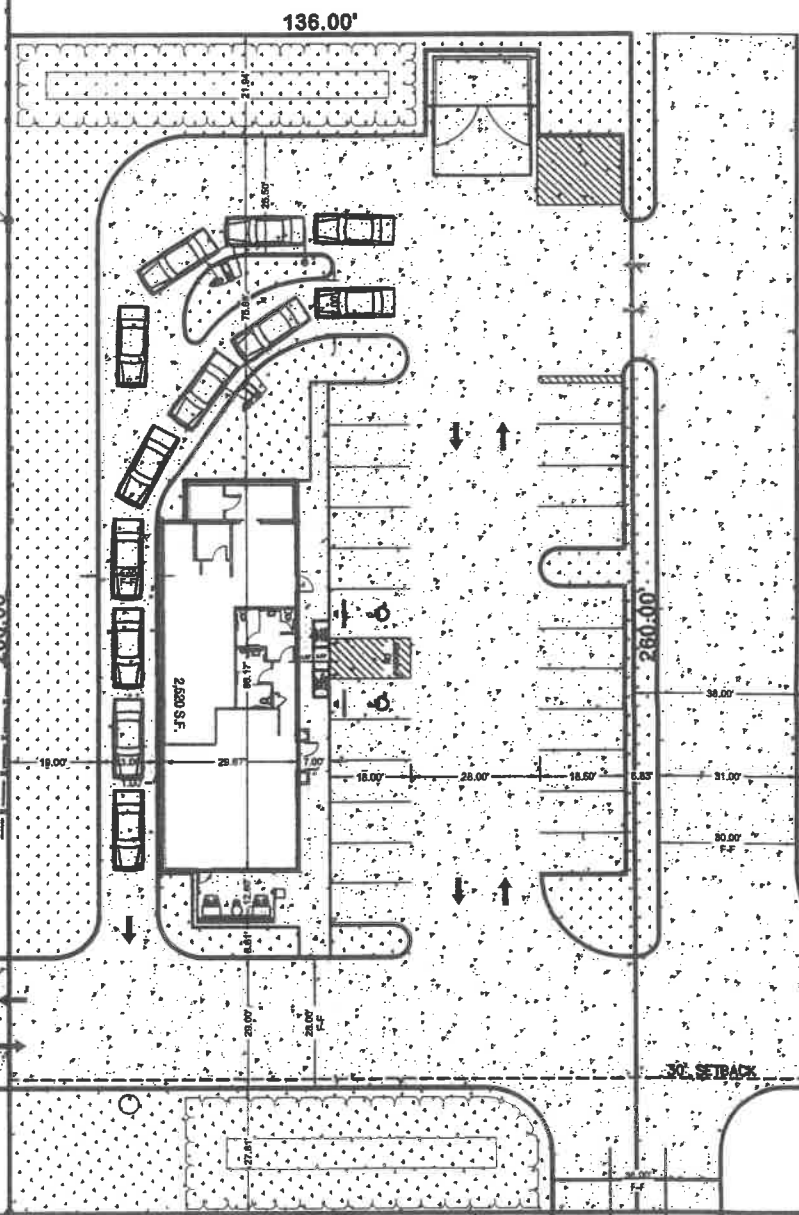


13
14
TROSPER GARDENS
VOL. 48, PG. 171, H.C.M.R.

FRANELLA SUBDIVISION
INSTRUMENT No. 2217826, H.C.M.R.

LOT 1

CESAR ARNOLDO CERDA, A MARRIED PERSON, SERGIO HOMERO CERDA, A MARRIED PERSON, AND DANIEL HUMBERTO CERDA, A MARRIED PERSON, AS THEIR SOLE AND SEPARATE PROPERTY AND ESTATE (GENERAL WARRANTY DEED, DOC. No. 3412254, H.C.O.R.) REMAINDER OF A 2.48 ACRE TRACT OF LAND OUT OF LOT 25-5, WEST ADDITION TO SHARYLAND. (VOLUME 1, PG. 56, H.C.M.R.),



SECURICARE MOVETT MCALLEN, LLC
CALLED 2.837 ACRES (127,945 SF)
OUT OF A 3.516 ACRE TRACT; OUT OF LOT 25-5
WEST ADDITION TO SHARYLAND SUBDIVISION
VOL. 1, PG. 56, H.C.M.R.

GRIFFIN PKWY
(FM 495)

150.00'
TOTAL L.O.W.



Restaurant Information

- ▶ SMI will employ 20-25 full & part-time employees.
- ▶ Will secure twenty-five year franchise agreement from Taco Bell Corporate.



Frequently Asked Questions

1. Will Taco Bell be open 24 hours?

Answer: No, hours will be 9:00 am to 2:00 am.

2. Will Taco Bell cause traffic congestion?

Answer: No, we will have a dual drive through that will accommodate at least 10 cars contained on the Taco Bell property.

3. How long does construction take once we break ground?

Answer: Typically, construction timeline is 90-100 days.



Valley Bell Enterprises, LLC
101 E. Cherokee St.
Jacksonville, TX 75766
Phone (903) 586-1524
Fax (903) 586-9644

May 8, 2023

City of Mission
Attn: Planning Department
1201 E. 8th Street
Mission, Texas 78572
Via Email egonzalez@missiontexas.us

RE: Taco Bell Conditional Use Permit and Waiver of Article X, Section 1.54(4)

Dear Ms. Gonzalez:

Thank you for your assistance with our application for a Conditional Use Permit for a Taco Bell with a drive through at 408 W. Griffin Parkway in Mission, Texas. Please allow this letter to serve as supplemental information to the Planning and Zoning Application previously submitted by Valley Bell Enterprises, LLC ("VBE"). VBE is under contract to purchase the property located at 408 W. Griffin Parkway, which is approximately 2.45 acres. VBE intends to construct a new Taco Bell building with a drive through on the subject property.

In addition to requesting a Conditional Use Permit, VBE is also requesting a waiver of Article X, Section 1.54(4), which states that if a use permit has not been used within one year after the date granted, then the permit is automatically canceled. Our company currently operates the Taco Bell / Long John Silvers located at 107 W. Griffin Parkway. This location is a lease site and our lease agreement does not expire until October of 2025. VBE intends to wait until the Summer of 2025 to begin constructing a new Taco Bell at 408 W. Griffin Parkway, and is therefore requesting a waiver of Article X, Section 1.54(4) since the permit cannot be used within one year.

We look forward to presenting the Conditional Use Permit request and waiver of Section 1.54(4) to Planning and Zoning and City Council. Thank you for your assistance with this matter. Should you have any questions, please do hesitate to contact me at 903-586-1524, ext. 112.

Regards,

A handwritten signature in black ink, appearing to read "Michael A. Stansberry".

Michael A. Stansberry
General Counsel

MAS

W0100-00-024-0005-03 (316899)
FARIAS BARBARITA S
302 N PALM
PHARR TX 78577

W0100-00-024-0005-05 (316901)
ELIZONDO JESUS ELOY & THELMA
503 W GRIFFIN PKWY
MISSION TX 78572

W0100-00-024-0005-06 (316902)
J.S KAWAMOTO LLC
2602 N BRYAN RD
MISSION TX 78574

W0100-00-025-0005-04 (316980)
JJAB FAMILY LIMITED PARTNERSHIP
PO BOX 279
MISSION TX 78573-0005

W0100-00-025-0005-08 (316984)
CERDA CESAR ARNOLDO ET AL
3206 SAN GABRIEL
MISSION TX 78572

W0100-00-025-0005-09 (316985)
ZVINGIT PROSPERITY LLC
4315 LABURNAM RD
RICHMOND TX 77407

E4585-00-000-0001-00 (691014)
EL PATO PROPERTIES LP
1300 E TAMARACK AVE
MCALLEN TX 78501

T8030-00-000-0010-00 (693044)
LONGORIA SAUL S & MARIA SALINAS
616 W 24TH PL
MISSION TX 78574

T8030-00-000-0011-00 (693045)
GARZA ADAN JR & CLARIBEL GARZA
2314 THORNTON
MISSION TX 78574

T8030-00-000-0012-00 (693046)
REYNA MARIA A
2312 THORNTON ST
MISSION TX 78574

T8030-00-000-0013-00 (693047)
LOPEZ LUIS LAURO & MARIA INEZ
3200 TRUMAN ST
MISSION TX 78573

T8030-00-000-0014-00 (693048)
MENDOZA JOSUE ADAM & ROSA MARIA
615 W 24TH PL
MISSION TX 78574

T8030-00-000-0015-00 (693049)
DE HOYOS SAN JUANITA
6973 IOWA RD
MISSION TX 78574

T3638-00-000-0018-00 (709952)
GARCIA RODOLFO V & AURELIA BENAVIDEZSOLIS PRISCILLA
617 STACIE LANE
MISSION TX 78574

T3638-02-000-0001-00 (790604)
611 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0002-00 (790605)
GONZALEZ RENE & NORMA A TOVAR
609 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0003-00 (790606)
RODRIGUEZ DANIEL
607 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0004-00 (790607)
VASQUEZ HILDA ALEIDA
605 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0005-00 (790608)
GARZA NATHAN D & NICOLE P RESENDEZ
603 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0006-00 (790609)
GALAVIZ BALDEMAR JR & YAHAIRA M
601 ROSE MARIE ST
MISSION TX 78574

T3638-02-000-0007-00 (790610)
RAMOS ALBERTO
602 ROSE MARIE AVE
MISSION TX 78574

T3638-02-000-0008-00 (790611)
RODRIGUEZ JUAN L ZAMORA & CLEMENTE
604 ROSE MARIE AVE
MISSION TX 78574

T3638-02-000-0009-00 (790612)
SALINAS MARIA DE JESUS
PO BOX 1611
LOS JOYA TX 78560

T3638-02-000-0010-00 (790613)
GONZALEZ JUAN
416 GARDENIA ST
SULLIVAN CITY TX 78595

F6448-00-000-0001-00 (815012)
PRINCESS MILI INVESTMENTS LLC
3913 S J ST
MCALLEN TX 78503

T3638-02-000-016A-00 (958366)
CAVAZOS JOE GILBERT & RUBY
2406 THORNTON AVE
MISSION TX 78574

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

W0100-00-025-0005-17 (1242748)
SECURCARE MOVE IT MCALLEN LLC
ATTN: MOVE IT STORAGE
12655 N CNETRAL EXPRESSWAY STE 925
DALLAS TX 75243