

ITEM# 1.6

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Dutch Bros. Coffee Shop
512 N. Shary Road
Lot 2, Amended Map of Mission Crossing
C-3
Sam Moore

REVIEW DATA

The subject site is located approximately 170' south of E. 6th Street along the east side of N. Shary Road. The applicant is proposing a 950 sq.ft. modular building for a coffee shop with a drive-thru service window. The Dutch Bros Coffee shop will serve beverages including coffee, tea, and energy drinks. The primary access will be from the existing shared access easement running north and south within and along the west side of the Lot. The drive-thru lane could accommodate up to 34 vehicles allowing traffic to flow to and from the site.

- **Hours of Operation:** Monday – Sunday from 5:00 a.m. to 11:00 p.m.
- **Staff:** 3 shifts per day and 8 employees. The employees will be operating the kiosk by preparing and serving menu items and running orders to guest in the drive-thru, similar to how Chick-fil-A operates a double stack drive-thru. Dutch Bros has achieved a 35 second ticking time, which is the timeframe that a guest pulls up to the drive-thru and drives off with their order.
- **Parking:** A total of 39 parking spaces are allocated to serve the business. A parking area of 18 stalls will be built along the southern lot line to be attached to both the front and rear existing access easements.
- **Landscaping & Lighting:** Landscaping and lighting requirements will be met. An enclosed dumpster will be located within the Lot to be screened with a 6' block fence with opaque (solid) gates.
- Compliance with Building, Fire, Health & Sign Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to residents within 200' radius and as of this writing we have not had any calls or letters in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to: 1) Compliance with Building, Fire, Health and Sign Codes, 2) CUP not be transferrable to others, and 3) acquisition of a business license.



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





LEGEND:

	— SOLID
	— DIAGONAL
	— HORIZONTAL
	— VERTICAL
	— CROSS-HATCH
	— WAVY
	— DOTS
	— SMALL SQUARES
	— LARGE SQUARES
	— TRIANGLES
	— CIRCLES
	— STARS
	— DIAMONDS
	— ZIG-ZAG
	— WAVY
	— DOTS
	— SMALL SQUARES
	— LARGE SQUARES

ALL drawings are to be read in conjunction with the project description and specifications. It is the responsibility of the client to provide all necessary information for the project. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for providing all necessary information for the project. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for providing all necessary information for the project. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

DATE: 11/14/14
 DRAWN BY: MATT E. HANSEN, P.E.
 CHECKED BY: MATT E. HANSEN, P.E.
 PROJECT: BUTCH BROS. OFFICE



TECTONICS
 DESIGN GROUP
 7200 West Loop West, Suite 1000, Houston, Texas 77036
 Tel: 713-261-1000
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 www.tectonicsdesign.com

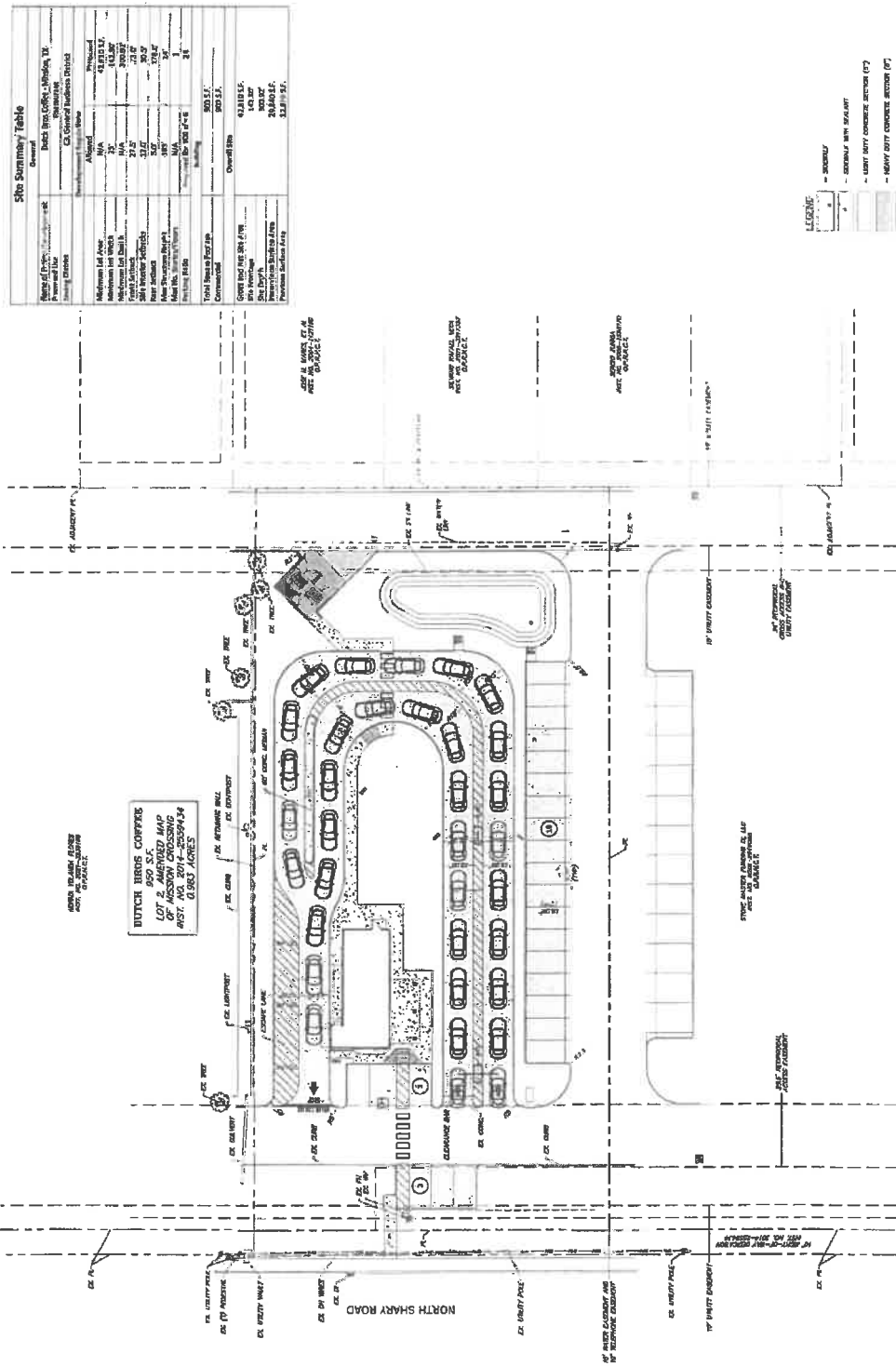
Dutch Bros No.: H04766
 512 North Shary Road, Mission, TX 78572
 5750 Garfield, C. 5010-100, Texas 75024
MAIN & MAIN
CAPITAL GROUP, LLC



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 DRAWN BY: MATT E. HANSEN, P.E.
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SITE PLAN

C2.1



Site Summary Table

Item	Quantity	Unit
Building Area	42,110	Sq. Ft.
Parking Area	2,110	Sq. Ft.
Site Area	44,220	Sq. Ft.
Site Area	1.01	Acres

Legend

- Light Gray: General Building
- Dark Gray: Heavy Duty Concrete Section (H)
- Medium Gray: Heavy Duty Concrete Section (H)
- White: Heavy Duty Concrete Section (H)

Notes

1. Building Area
2. Parking Area
3. Site Area
4. Site Area



DUTCH BROS
BLUE REBEL® ENERGY DRINK



AFTERSHOCK
Strawberry, Blackberry, Raspberry & Lime
MEDIUM | Cal. - ICED 230 BLENDED 410

ELECTRIC BERRY
Blue Raspberry & Lime
MEDIUM | Cal. - ICED 230 BLENDED 410

STRAWBERRY
MEDIUM | Cal. - ICED 230 BLENDED 410

BLUE RASPBERRY
MEDIUM | Cal. - ICED 240 BLENDED 420

TEA
ORGANIC GREEN OR PARIS BLACK

PEACH
MEDIUM | Cal. - HOT 70 ICED 140

TROPICAL
Passion Fruit, Coconut & Blue Raspberry
MEDIUM | Cal. - HOT 90 ICED 170

PALM BEACH
Peach & Pomegranate
MEDIUM | Cal. - HOT 80 ICED 160

POMEGRANATE
MEDIUM | Cal. - HOT 90 ICED 180



DUTCH CLASSICS
AVAILABLE AS LATTES, MOCHAS & BREVES



SOFT TOP™ SWEET CREAM | +\$04
SOY, ALMOND OR COCONUT MILK | +\$04
EXTRA SHOT | +\$06
ADDED WHIP OR ADDITIONAL FLAVOR | FREE

HOT, ICED OR BLENDED DUTCH FREEZE®

KICKER®
Irish Cream Breve
MEDIUM | Cal. - HOT 540 ICED 440
| Cal. - BLENDED 620

CARAMELIZER®
Caramel Mocha
MEDIUM | Cal. - HOT 450 ICED 360
| Cal. - BLENDED 660

WHITE MOCHA
MEDIUM | Cal. - HOT 430 ICED 340
| Cal. - BLENDED 640

911®
Irish Cream Breve with 6 SHOTS ESPRESSO
MEDIUM | Cal. - HOT 450 ICED 310
| Cal. - BLENDED 580

COCOMO®
Coconut Mocha
MEDIUM | Cal. - HOT 410 ICED 340
| Cal. - BLENDED 620

PRIVATE RESERVE AMERICANO
MEDIUM | Cal. - HOT 2 ICED 2

DUTCH BROS® COLD BREW



ANNIHILATOR®
Chocolate Macadamia Nut with Cream
MEDIUM | Cal. - ICED 180

GOLDEN EAGLE™
Vanilla & Caramel with Caramel Drizzle & Cream
MEDIUM | Cal. - ICED 175



PREMIUM NITRO COLD BREW
Nitro Infused & Fully Charged
MEDIUM | Cal. - ICED 20

DUTCH FROST®
A DUTCH TAKE ON A CLASSIC SHAKE



BIRTHDAY CAKE
Almond Bloss & White Chocolate with Confetti Sprinkles
MEDIUM | Cal. - 620
COTTON CANDY
Blue Raspberry & White Chocolate
MEDIUM | Cal. - 640

LEMONADE
ICED OR BLENDED



TIGER'S BLOOD
Strawberry & Coconut
MEDIUM | Cal. - ICED 280
| Cal. - BLENDED 320
STRAWBERRY
MEDIUM | Cal. - ICED 275
| Cal. - BLENDED 310

SMOOTHIE
Made with Real Fruit
MEDIUM | Cal. - 450 - 555

CHAI
Hot or Iced with Any Flavor
MEDIUM | Cal. - 210 - 410

DUTCH COCOA
Hot or Iced with Any Flavor
MEDIUM | Cal. - 250 - 505

DUTCH SODA
Infuse with Any Flavor
MEDIUM | Cal. - 0 - 405

KIDS



NOT-SO-HOT®
Cocoa with Whip for the Kiddos
KIDS | Cal. - 250

2,000 CALORIES A DAY IS USED FOR GENERAL NUTRITION ADVICE, BUT CALORIE NEEDS VARY.
STATED AMOUNTS ARE TOTALS OF PRICE AND SALES TAX; SALES TAX SEPARATELY STATED ON RECEIPT.

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ADDITIONAL NUTRITION INFORMATION AVAILABLE UPON REQUEST.

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SUPERIOR GRANITE & MARBLE BY VIVALDI
3205 PAISAJE DR
MISSION TX 78573

S2755-01-000-0023-00 (684427)
ORTEGON OSCAR GALVAN
JULIA REYES NAVARRO
2421 CARIANA AVE
MCALLEN TX 78502

S2755-01-000-0033-00 (684437)
MARITNEZ MARIA ELENA
2420 CARIANNA AVE
MISSION TX 78572

S2755-01-000-0043-00 (684447)
MARTINEZ FRANCISCO G & ALMA C
3404 SAN RICARDO
MISSION TX 78572

S2755-01-000-0080-00 (684484)
MARTINEZ JUAN MANUEL & IRMA MARISELA
HERNANDEZ JOSE
803 TIMOR LN
HOUSTON TX 77090

S2755-01-000-0081-00 (684485)
HERNANDEZ JOSE
503 SYCAMORE AVE
MISSION TX 78572

S2755-01-000-0082-00 (684486)
RODRIGUEZ ROSA JULIA
505 SYCAMORE
MISSION TX 78572

S2755-01-000-0083-00 (684487)
ZUNIGA SERGIO
ELIZABETH GAUNA
507 SYCAMORE AVE
MISSION TX 78572

S2755-01-000-0084-00 (684488)
VEGA SILVANO RAFAEL
514 HACKBERRY AVE
MISSION TX 78572

S2755-01-000-0085-00 (684489)
MARES JOSE M & 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

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

M4937-00-000-0001-00 (962409)
STORE MASTER FUNDING IX LLC
2175 FRANCISCO BLVD EAST SUITE G
SAN RAFAEL CA 94901

M4937-00-000-0002-00 (962410)
BLUEWAVE EXPRESS DEVELOPMENT II
2175 FRANCISCO BLVD EAST STE G
SAN RAFAEL CA 94901

N0321-00-000-0001-00 (958828)
NAVY ARMY COMMUNITY CREDIT UNION
ATTN: ACCOUNTING DEPT
2730 RODD FIELD RD
CORPUS CHRISTI TX 78414

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