

ITEM# 1.8

CONDITIONAL USE PERMIT RENEWAL: Drive-Thru Service Window – Little Caesars
2306 E. Expressway 83, Ste. 12
Lot 1, Cimarron Crossing Subdivision, Ph. I
C-3
Jose Arturo Diaz

REVIEW DATA

The subject site is located at the SW corner of Expressway 83 Frontage Road and Cecilia Lane along the west side of Cecilia Lane – see vicinity map. The applicant is running a Little Caesars Pizza with a drive-thru service window. The last conditional use permit for this location was approved by P&Z on March 10, 2021 for a period of 1 year. The applicant would like to renew his permit. Access to the site is being proposed from a 10' driveway from Cecilia Lane. The drive-thru service window will allow for 5 vehicles to be easily stacked. There have been no reported issues with the drive-thru.

- **Hours of Operation:** Monday – Thursday from 10:30 a.m. to 11 p.m., and Friday – Sunday from 10:30 a.m. to 11:30 p.m.
- **Staff:** 35 employees in different shifts
- **Parking:** A total of 105 parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping is existing and in compliance to code.

REVIEW COMMENTS: Notices have been sent out to surrounding property owners within a 200' radius and as of this write-up no comments in favor or against this request have been forwarded to the Planning Department.

RECOMMENDATION: Staff recommends approval for life of use subject to: 1) CUP not being transferrable to others, and 2) Must comply with all Building, Fire, Health and Sign Codes.

ESTATES

BERT OGDEN
MAZDA
SUBD.

LOT 12
BLOCK A

LOT 11
BLOCK A

LOT 1-B
BLOCK A

DING
GALLAGHER
SUB. LOT 2

**SITE
LOCATION**

EXPRESSWAY 83

LOT 1
CROSSING
PH I
CROSSING
PH II
YVETTE AVE.

TREME
LOT 1

LOT 3

CIMARRON
CROSSING
PH II

LOT 2

LOT 5A
CIMARRON
CROSSING
PH II

LOT 4

LOT 5
CROSSING
PH II

94) S. SHARY ROAD F.M. 494

LOTS 1 & 5 OF
SHARYLAND PLACE

LOTS 1-A, 1-
SHARYLAN

WAL-MART STORE

COLORADO
SUBDIVISION



CITY OF MISSION
PLANNING DEPARTMENT

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

DATE:02-23-21

No.





Apr 21, 2022 11:09:22 AM



Apr 21, 2022 11:07:08 AM

Apr 21, 2022 11:07:31 AM



C4443-01-000-0001-00 (629915)
SEPEC LLC
2306 E EXPRESSWAY 83 STE 5
MISSION TX 78572

C4443-02-000-0005-00 (629920)
QUIRICO LTD &
JOSE R & SYLVIA Y CARRERA
210 S BRYAN RD STE 5-A
MISSION TX 78572

C4443-01-000-0002-00 (629916)
QUIRICO LTD &
JOSE R & SYLVIA Y CARRERA
210 S BRYAN RD STE 5-A
MISSION TX 78572

P1650-01-000-0000-05 (840959)
CARRERAS JOSE R & SYLVIA Y
1016 E GRIFFIN PKWY
MISSION TX 78572

C4443-02-000-0003-00 (629917)
OOS INVESTMENTS LLC
3107 MOSSHALL WAY
SAN JOSE CA 95135

B1865-00-000-000J-00 (1129591)
MOPAVA LLC
2210 E IH2
MISSION TX 78575