

ITEM# 1.2

CONDITIONAL USE PERMIT: Build a Drive-Thru Service Window
1500 W. Business Hwy 83, Ste. 110
Lot A, Mission Acres Subdivision
C-3
Azteca RGV Real State, LLC

REVIEW DATA

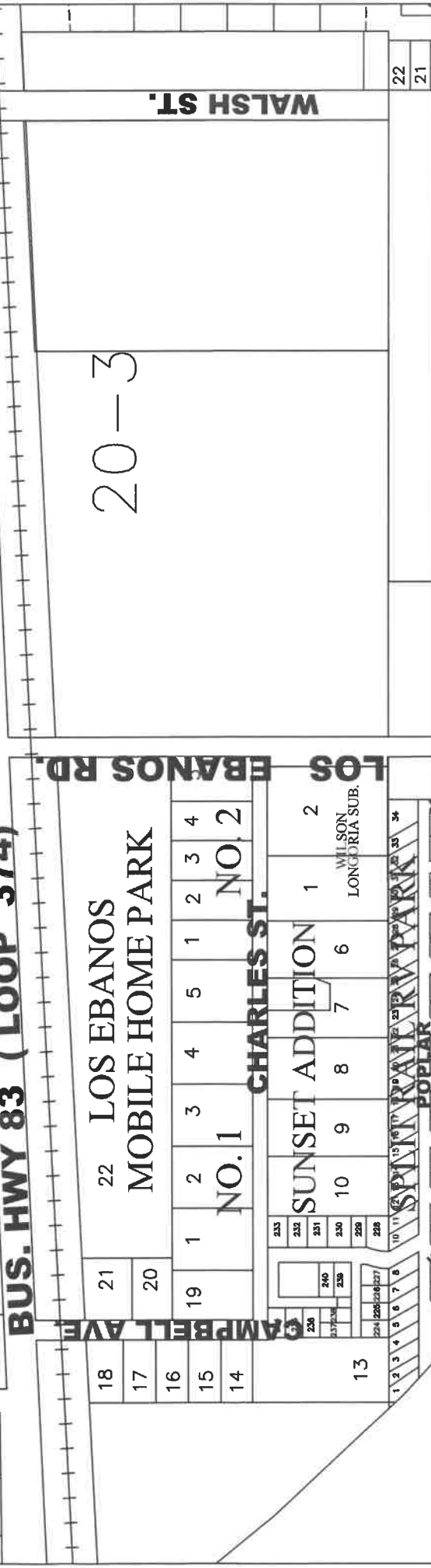
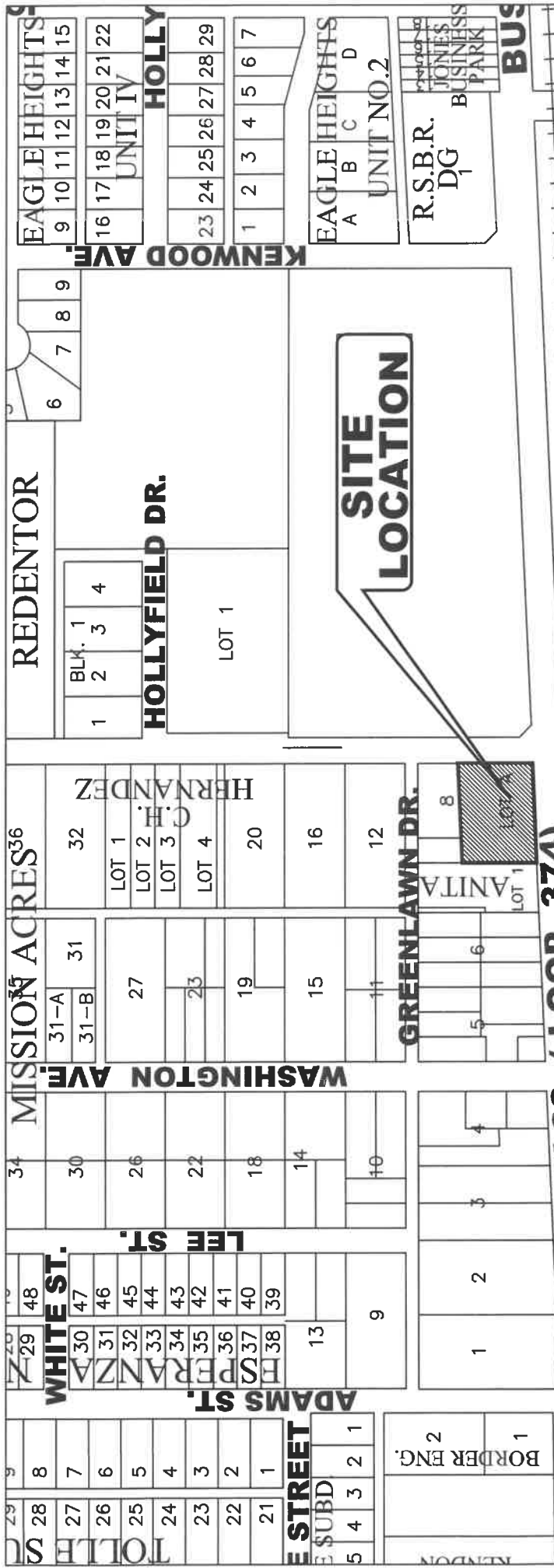
The subject site is located on the NW corner of Los Ebanos and Business Highway 83. – see vicinity map. The applicant recently purchased a 5,250 sq. ft. commercial building which includes a drive-thru window. The applicant would like to add 3 more suites totaling 2,150 square feet to the commercial building on the eastern side of the building. The existing drive-thru service window would have to be relocated, therefore the need for a new conditional use permit. Access to the site is from a driveway cut off of Business Highway 83 and exiting to Los Ebanos Road. The drive-thru service window is proposed along the east side of the building allowing for stacking for approximately 3 vehicles.

- **Parking:** Based on the total square footage of the building, a total of 38 parking spaces are required for the plaza. The applicant is proposing 35 parking including the handicap parking. Based on the site plan the drive-thru lane will allow stacking for 3 vehicles, thus complying with the parking requirements. It is noted that the parking spaces will be held in common for this commercial plaza.
- **Landscaping:** Landscaping is meeting code.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against this request. Staff notes that this commercial plaza currently has been working the drive-thru service window with no issues.

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

- 1) Acquisition of a building permit for the construction of the new addition & drive-thru service window,
- 2) Compliance with all City Codes (Building, Fire, Landscaping, etc.), and
- 3) Tenant will have to apply for their own CUP for the use of the Drive-Thru Service Window



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-8660

No.

**SITE
LOCATION**

LOS EBANOS RD.

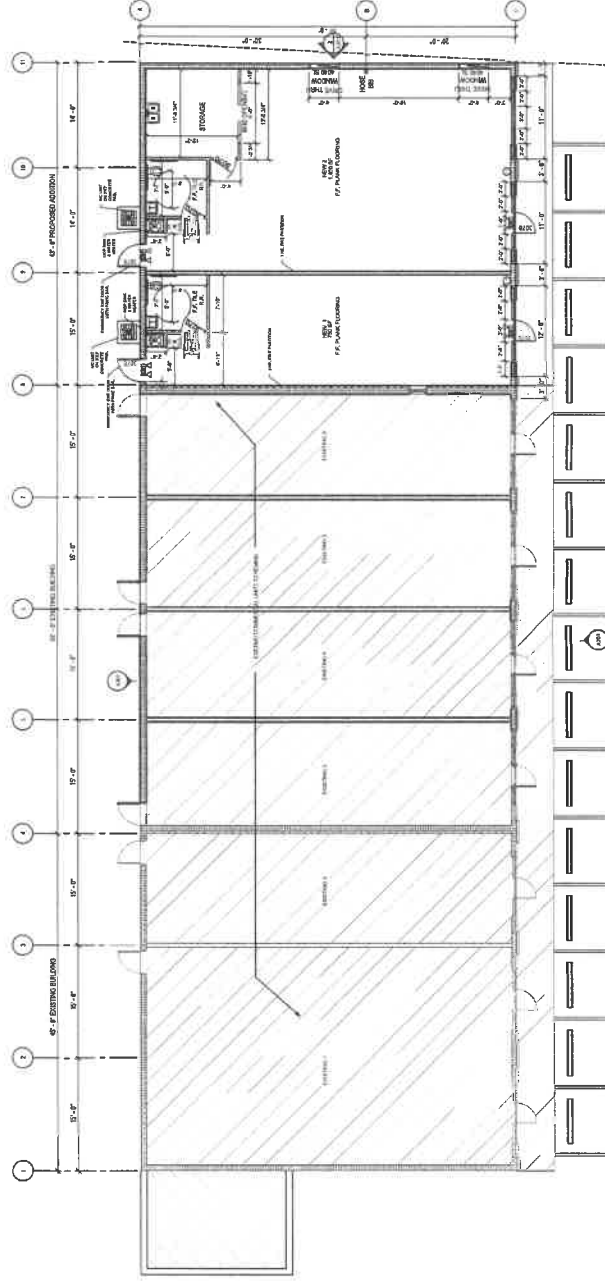
W. BUS HWY 83 (LOOP 374)



WALL LEGEND:
 5 1/2" EXTERIOR CMU BLOCK WALL (STONE FINISH)

WALL LEGEND:
 2X4 INTERIOR WOOD STUD WALL (6" PLUMBING WALLS)

EASTERN ADDITION
 2,150 SF



EZ PLAZA EXPANSION
 1500 W. BUSINESS HWY 83
 MISSION, TEXAS 78574

TREVINO



DRAFT DESIGNS
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 9900 N. 107th ST.
 MCALLEN, TX 78504
 (361) 291-2200
 www.draftdesigns.com
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REVISION	DATE

SHEET CONTENT:
 FLOOR PLAN
 PROJECT No.
 2020.10
 DATE
 10-02-20
 DRAWN BY:
 TREVINO DRAFT DESIGNS
 CHECKED BY:
 TREVINO DRAFT DESIGNS
 SHEET No.:

D-2.0





DRAFT DESIGNS
 Residential • Commercial
 4000 N. TOTT ST.
 MCAREN, TEXAS 78124
 (512) 333-1577

ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK AND THE 2015 INTERNATIONAL COMMERCIAL CODE BOOK, AS APPLICABLE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES.

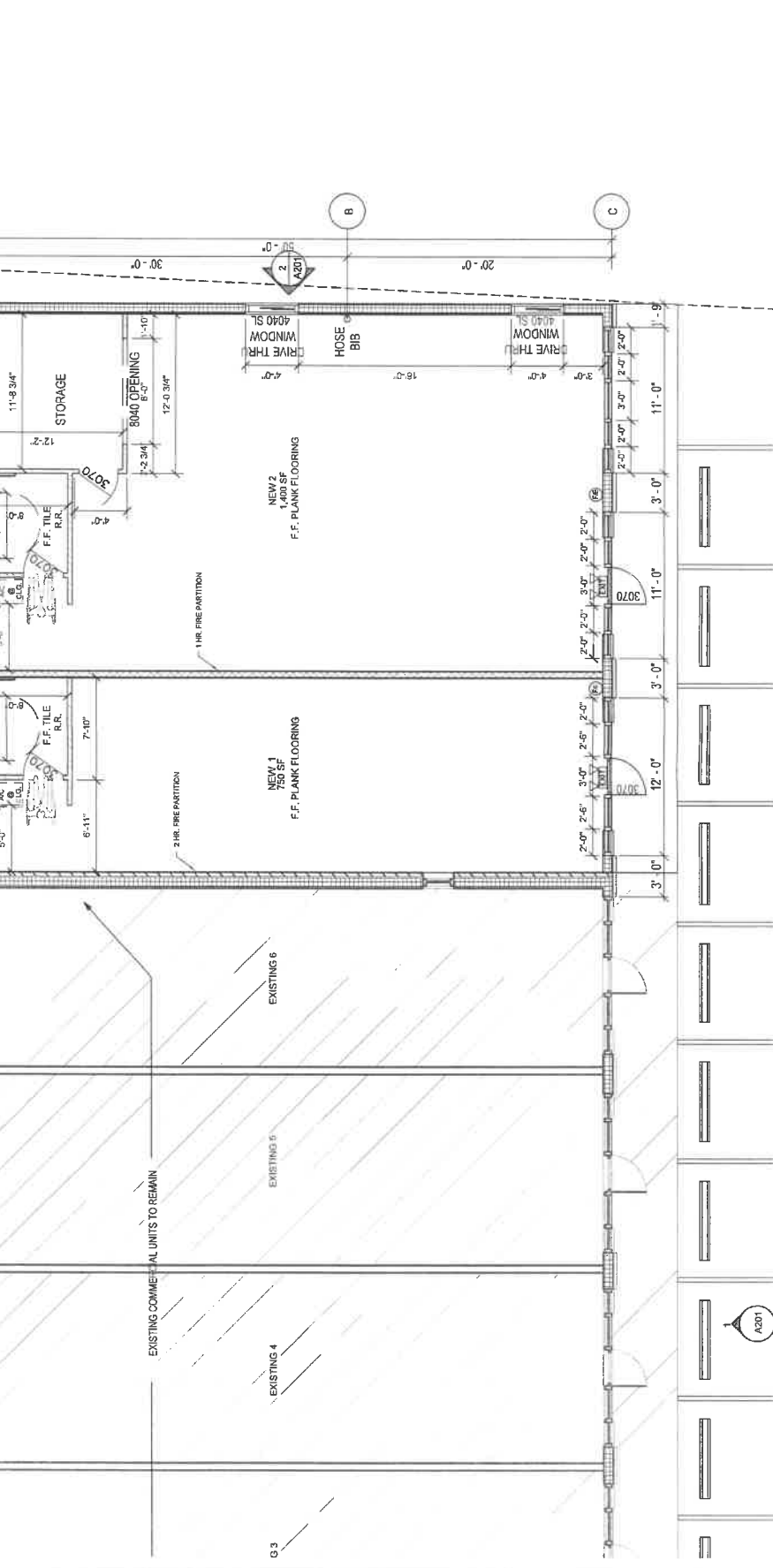
EZ PLAZA EXPANSION
 1500 W. BUSINESS HWY 83
 MISSION, TEXAS 78174

SHEET CONTENT:	FLOOR PLAN CLOSE UP
PROJECT NO.:	23105.10
DATE:	10/20/23
DRAWN BY:	TRINIDAD DRAFT DESIGNS
CHECKED BY:	TRINIDAD DRAFT DESIGNS
SHEET No.:	D-2.1

EASTERN ADDITION
 2,150 SF

WALL LEGEND:
 3/12" EXTERIOR CMU BLOCK WALL (STONE FINISH)
 2X4 INTERIOR WOOD STUD WALL (6" PLUMBING WALLS)

11	14'-0"
10	14'-0"
9	14'-0"
8	15'-0"
7	15'-0"
6	15'-0"
5	15'-0"



1 FLOOR PLAN CLOSE UP

A5350-00-000-0001-00 (457804)
GARCIA FAUSTINO & ORFELINDA
1801 W PALMA VISTA DR
PALMVIEW TX 78572

M4900-00-000-0005-04 (237837)
GARCIA ISAURO
1404 INSPIRATION RD
MISSION TX 78572

M4900-00-000-0006-00 (237839)
OBREGON GILBERTO & EDELMIRA
1520 W BUSINESS HIGHWAY 83
MISSION TX 78572

M4900-00-000-0006-01 (237840)
GARCIA ISAURO & MARIA CRIS RODRIGUEZ
1404 N INSPIRATION RD
MISSION TX 78572

M4900-00-000-0006-02 (237841)
CANTU LINDA LEE
811 E PEBBLE DR
MISSION TX 78574

M4900-00-000-0006-03 (237842)
DE LEON JESS ALLON & TERESA
1527 GREENLAWN DR
MISSION TX 78572

M4900-00-000-0006-04 (237843)
PEREZ JESUS IVAN DAVILA & SAN JUANA
703 LOS EBANOS RD TRLR 28
MISSION TX 78572

M4900-00-000-0007-00 (237844)
RUIZ REYNALDO
PO BOX 174
SULLIVAN CITY TX 78595

M4900-00-000-0007-01 (237845)
GARCIA FAUSTINO & ORFELINDA
1801 W PALMA VISTA DR
PALMVIEW TX 78572

M4900-00-000-0008-04 (237850)
GARCIA FAUSTINO & ORFELINDA
1801 W PALMA VISTA DR
PALMVIEW TX 78572

M4900-00-000-0011-02 (237858)
GARCIA MAURILIO JR
302 W GRIFFIN PARKWAY STE #5
MISSION TX 78572

M4900-00-000-0012-00 (237860)
GAVARAS MARY LOUISE
9361 SW 27TH ST
MIAMI FL 33165

M4905-00-000-000A-00 (238062)
AZTECA RGV REAL STATE LLC
6503 GREEN TOP DR
SAN ANTONIO TX 78233

S7500-00-000-0022-00 (292855)
LAS VIAS TRAILER PARKS LLC
9601 N 10TH UNIT 1
MCALLEN TX 78504

W0100-00-020-0003-03 (316755)
SEP LOS EBANOS LLC
706 N LOS EBANOS RD
MISSION TX 78572

W0100-00-020-0003-15 (719393)
KEN JONES CONST INC
1105 ELM ST
MISSION TX 78572