

ITEM# 1.8

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Matuul
2006 E. Griffin Parkway
Lot 2, Block 1, Springfield Ph. I Commercial
C-3
Judith A. Ponce

REVIEW DATA

The subject site is located on the southeast corner of E. Griffin Parkway (FM 495) and Glasscock Road (east of Circle K)—see vicinity map. The restaurant is part of an existing building wherein several businesses operate from. The applicant recently obtained a business license to open a Mexican restaurant but would like to add the drive-thru service to her business. The last CUP for the Drive-Thru Service Window was approved by P&Z on September 28, 2022 for a period of 1 year. Since the use is not transferable to others a new CUP must be considered. Access to this site is off of Griffin Parkway (FM 495). All vehicles using the drive-thru service window must exit through the rear and back onto Glasscock.

Days/Hours of operation: Monday – Sunday from 7 am to 9pm

Staff: 8 employees will man this operation

Parking: There is a total of 72 seating spaces proposed, which require 24 parking spaces (72 seats/ 3 seats = 24 parking spaces). It is noted that the parking areas is held in common in this commercial plaza (40 parking spaces) and are shared with other businesses. Access to the common parking is derived off of two ingress/egress points.

Landscaping: Landscaping already exists and exceeds the City's requirements.

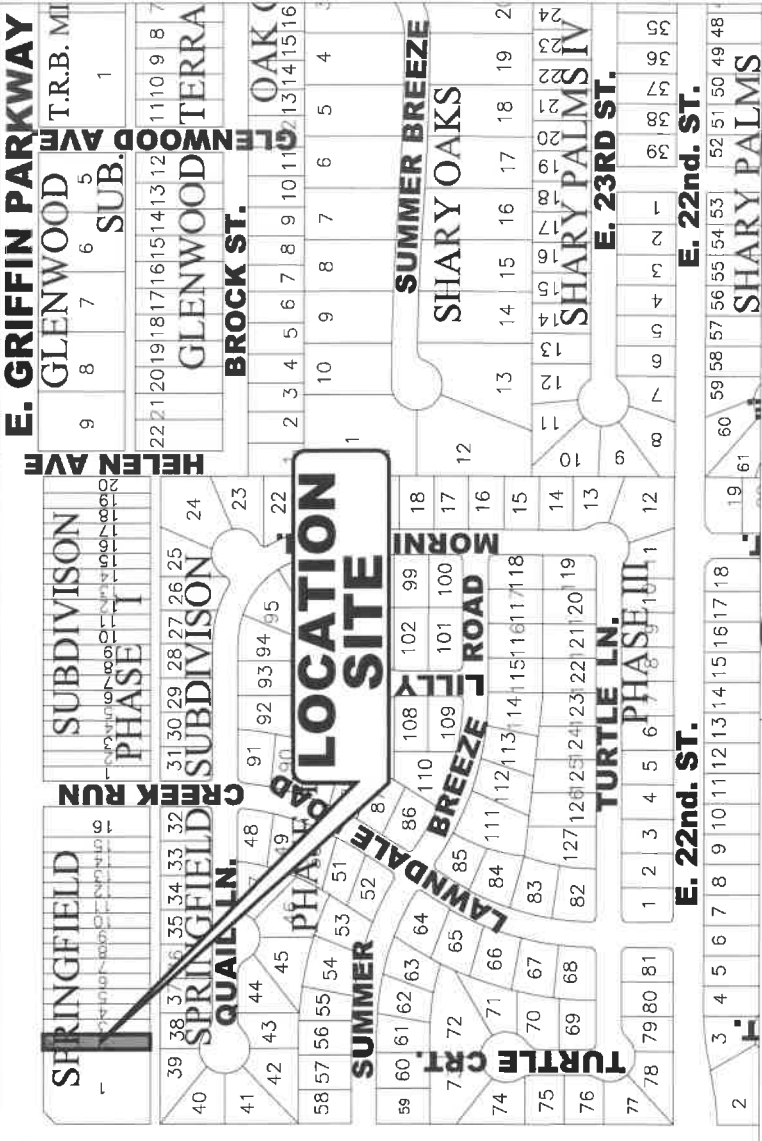
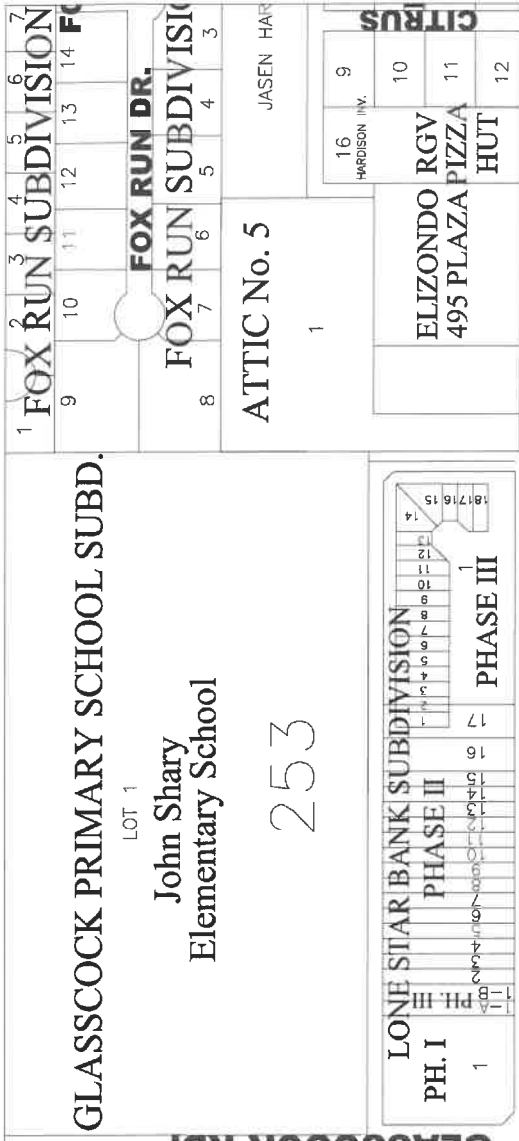
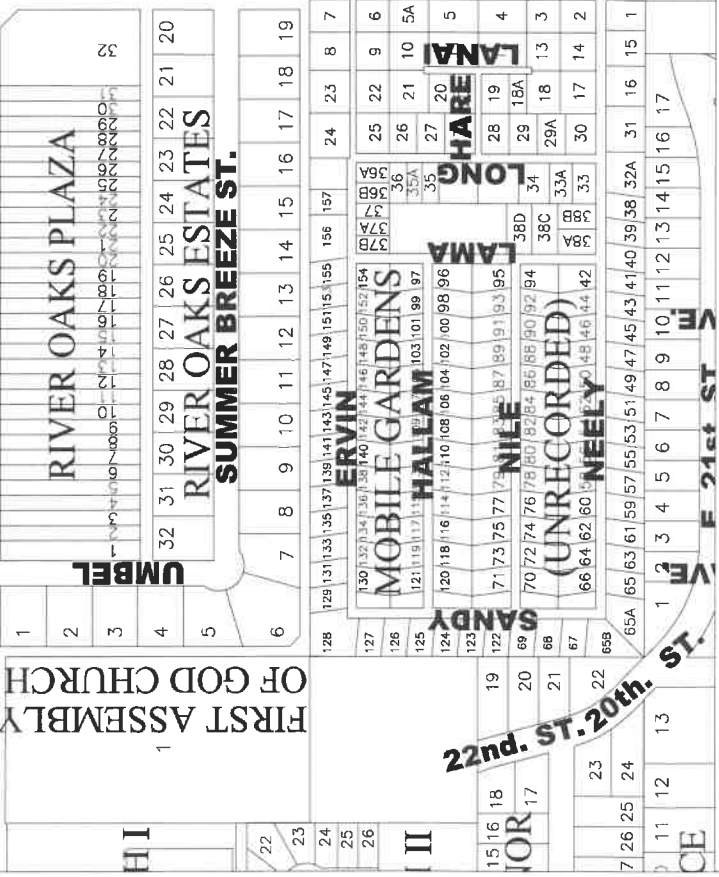
REVIEW COMMENTS: Staff mailed out 27 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 year re-evaluation to assess the new business,
- 2) Compliance with all City Codes (Building, Health, Fire, etc.), and
- 3) CUP not to be transferable to others



E. GRIFFIN PARKWAY (F.M. 495)



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

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No.

GRIFFIN PKWY (F.M. 495)

**LOCATION
SITE**

GLASSCOCK RD.





MATUUL
956 600 9595
matuul.net/shop

MATUUL
956 600 9595
matuul.net/shop

NOW OPEN

2006



MENÚ

MATÜUL
SABORES DEL ALMA

Desayunos

- Chilaquiles Verdes ó Rojos con Chicharrón ranchero y Huevo al gusto.
- Chilaquiles Colorados con Pulled Pork y Huevo al gusto.
- Chilaquiles Suizos con Fajita, Queso gratinado, Frijol Refrito y Huevo al gusto.
- Chilaquiles enchipotlados con Pollo a la Plancha y Huevo al gusto.

Guisos (Acompañados de arroz y frijoles refritos)

- Chicharrón a la Mexicana.
- Chilorio.
- Cochinita Pibil.
- Pollo en crema de Chipotle.
- Pulled Pork.
- Rajas con Queso.
- Costilla en chile colorado y nopales.
- Bistec Ranchero.
- Milanesa de Res Empanizada.
- Picadillo.

Flautas (2 Piezas de tortilla raspada)

- Chilorio.
- Cochinita Pibil.
- Pulled Pork.
- Deshebrada con papa.

Sopes (1 pieza de masa)

- Chilorio.
- Cochinita Pibil.
- Picadillo.
- Deshebrada con papa.
- Chicharrón a la mexicana.

Quesadillas Fritas (incluyen queso)

- Chilorio.
- Cochinita Pibil.
- Pulled Pork
- Champiñones al ajillo.
- Chicharrón a la mexicana.
- Rajas con queso.

Pan Dulce

- Variedad de Pan Dulce.

L5355-01-000-0001-00 (574249)
LONE STAR NATIONAL BANK
PO BOX 1127
PHARR TX 78577

L5355-02-000-0002-00 (574254)
UN BUEN AMANECER HOME HEALTH INC
2005 E GRIFFIN PARKWAY STE B
MISSION TX 78572

L5355-02-000-0003-00 (574255)
RAFOLS INVESTMENTS LLC
101 EAGLE AVE
MCALLEN TX 78504

L5355-02-000-0004-00 (574256)
RODGAR GROUP LLC
1312 PALMER RD
MISSION TX 78573

L5355-02-000-0005-00 (574257)
BROWN ENCILE ROY & MARLENE C
3321 N SHARY RD
MISSION TX 78573

S5450-01-001-0001-00 (534327)
VALLEY SHAMROCK INC
PO BOX 52085
DC-17
PHOENIX AZ 85072

S5450-01-001-0002-00 (534328)
HEAD MONA LEE
9717 LAS PALMAS
MCALLEN TX 78504

S5450-01-001-0003-00 (534329)
HEAD MONA LEE
9717 LAS PALMAS
MCALLEN TX 78504

S5450-01-001-0004-00 (534330)
PARVID LLC
2805 SANTA ERICA
MISSION TX 78572

S5450-01-001-0006-00 (534332)
GUARDIA FMY LTD PARTNERSHIP
802 W INSPIRATION DR
PHARR TX 78577

S5450-01-001-0007-00 (534333)
AML PARKWAY LTD
2016 E GRIFFIN PKWY
MISSION TX 78572

S5450-01-001-0008-00 (534334)
INVESTEM LLC
2018 E GRIFFIN PKWY
MISSION TX 78572

S5450-01-001-0009-00 (534335)
IZA-IZA ENTERPRISES LLC
2121 E GRIFFIN PKWY STE 2
MISSION TX 78572

S5450-01-001-0010-00 (534336)
MARTINEZ JOEL & NORMA
600 N MAIN ST
MCALLEN TX 78501

S5450-01-001-0011-00 (534337)
MARTINEZ JOEL & NORMA
600 N MAIN ST
MCALLEN TX 78501

S5450-01-001-0012-00 (534338)
MARTINEZ JOEL & NORMA
600 N MAIN ST
MCALLEN TX 78501

S5451-02-000-0035-00 (537010)
DIANA IZAGUIRRE
2121 E GRIFFIN PARKWAY STE 2
MISSION TX 78574

S5451-02-000-0037-00 (537012)
LOPEZ JOSE L & MARIA D
2007 QUAIL LN
MISSION TX 78572

S5451-02-000-0038-00 (537013)
DE AVILA ELISA I
2005 QUAIL LN
MISSION TX 78572

S5451-02-000-0039-00 (537014)
FLORES EUSEBIO & OFELIA
2003 QUAIL LN
MISSION TX 78572

S5451-02-000-0040-00 (537015)
SUAREZ NOEL R & DALILA
640 S SADDLE RD
OTHELLO WA 99344

S5451-02-000-0041-00 (537016)
HONEYCUTT LILIANA ELIZABETH ETAL
& ANA LILIA DE HOYOS RODRIGUEZ DE
2000 QUAIL LN
MISSION TX 78572

S5451-02-000-0042-00 (537017)
LOPEZ ELIA
2002 QUAIL LN
MISSION TX 78572

S5451-02-000-0043-00 (537018)
GARZA JUAN DE DIOS & IRENE
2004 QUAIL LN
MISSION TX 78572

S5451-02-000-0044-00 (537019)
SOLIS NORMA
2006 QUAIL LN
MISSION TX 78572

L5355-02-000-001A-00 (895437)
OAPG LLC
2521 E GRIFFIN PKWY STE B
MISSION TX 78572

L5355-02-000-001B-00 (895438)
GONZALEZ JOSE R & VERONICA L
1710 W 21ST ST
MISSION TX 78572