

ITEM# 1.2

CONDITIONAL USE PERMIT: Drive-Thru Service Window – Dona Dulce Tortilleria
1702 E. Griffin Parkway, Ste. A
Being a 0.166 of an acre tract of land being out of and
forming a part of Lot 8B, Plat of Lots 8A, 8B, & 8C,
Stewart Village, Phase I
C-3
Dona Dulce Tortilleria
c/o Dulce De Anda

REVIEW DATA

The subject site is located near the SE corner of Stewart and F.M. 495 at the Stewart Village Commercial Plaza—see vicinity map. The applicant is leasing a 624 sq.ft. suite within the commercial plaza for a torilleria and would like to add a drive-thru window on the north side of the building. Access to the drive-thru service window would be off of East Griffin Parkway making an immediate right turn to the window. Customers will place the order in the window and will be directed to wait in the designated curbside parking stalls or just pick-up and leave. The dumpsters will have to be relocated to allow the use of the parking spaces.

- **Days/Hours of Operation:** Monday – Saturday from 7am to 9pm and Sunday from 5:00 a.m. to 8 p.m.
- **Staff:** 6 employees
- **Parking & Landscaping:** Based on the square footage of the suite, there are 5 parking spaces required. It is noted that the parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping complies to code.
- **Menu:** Tortillas, breakfast and lunch tacos, guisados 100% caseros, barbacoa and chicharrones on Saturdays & Sundays

Review Comments: Staff mailed out 22 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Staff cannot support this request for the following reasons: 1) not enough maneuvering space, 2) incoming traffic would be blocked, and 3) not enough room for cars to back out of curbside stalls. Staff notes that on August 23, 2021 the City Council considered the same request for La Cruda Restaurant at this specific location and it was denied.

RECOMMENDATION: Staff recommends denial.

200' H.C.I.D. No. 1 EDINBURG MA

ORMA
SUBD.
(L)
2

PEREZ
SUB.
2

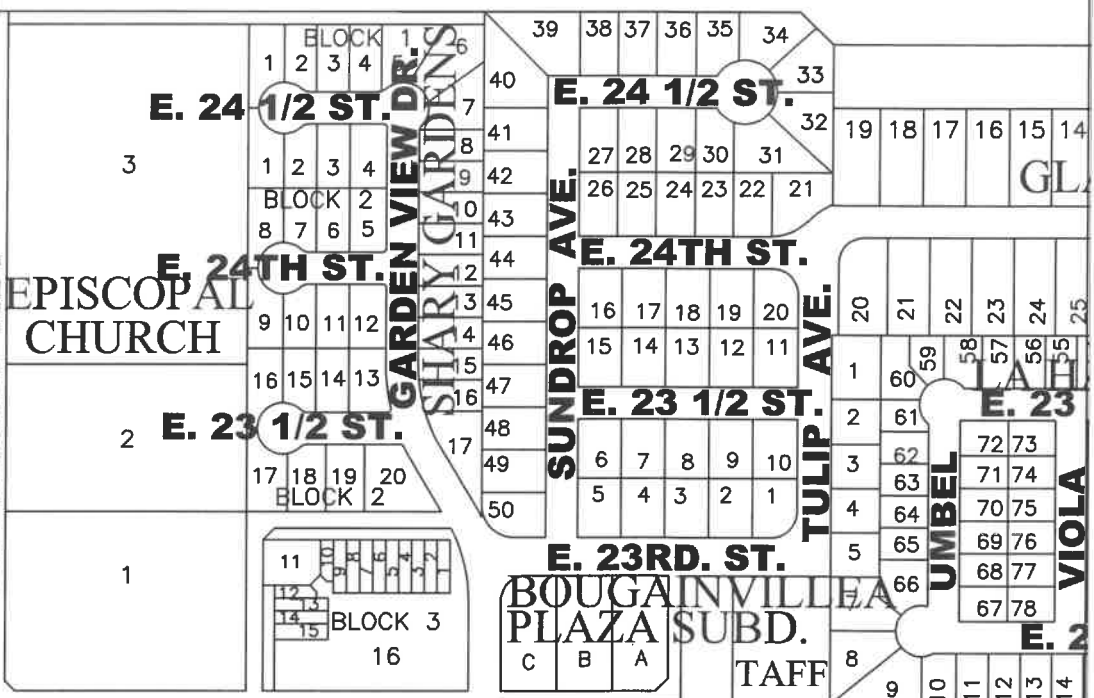
1A

1
2
3
4
5
6
7

STEWART PLACE II

DORA JEANNE DR.
STEWART PLACE I

8
9
10



E. GRIFFIN PARKWAY (F.M. 495)

2

LOT 1
YOUNG
COMMERCIAL
PLAZA

STEWART
PROFESSIONAL
CENTER

1

3

ESCONDIDA

22nd ST.

MELINDA DR.

26
25
24
23
22

MIGNET
3 2 1

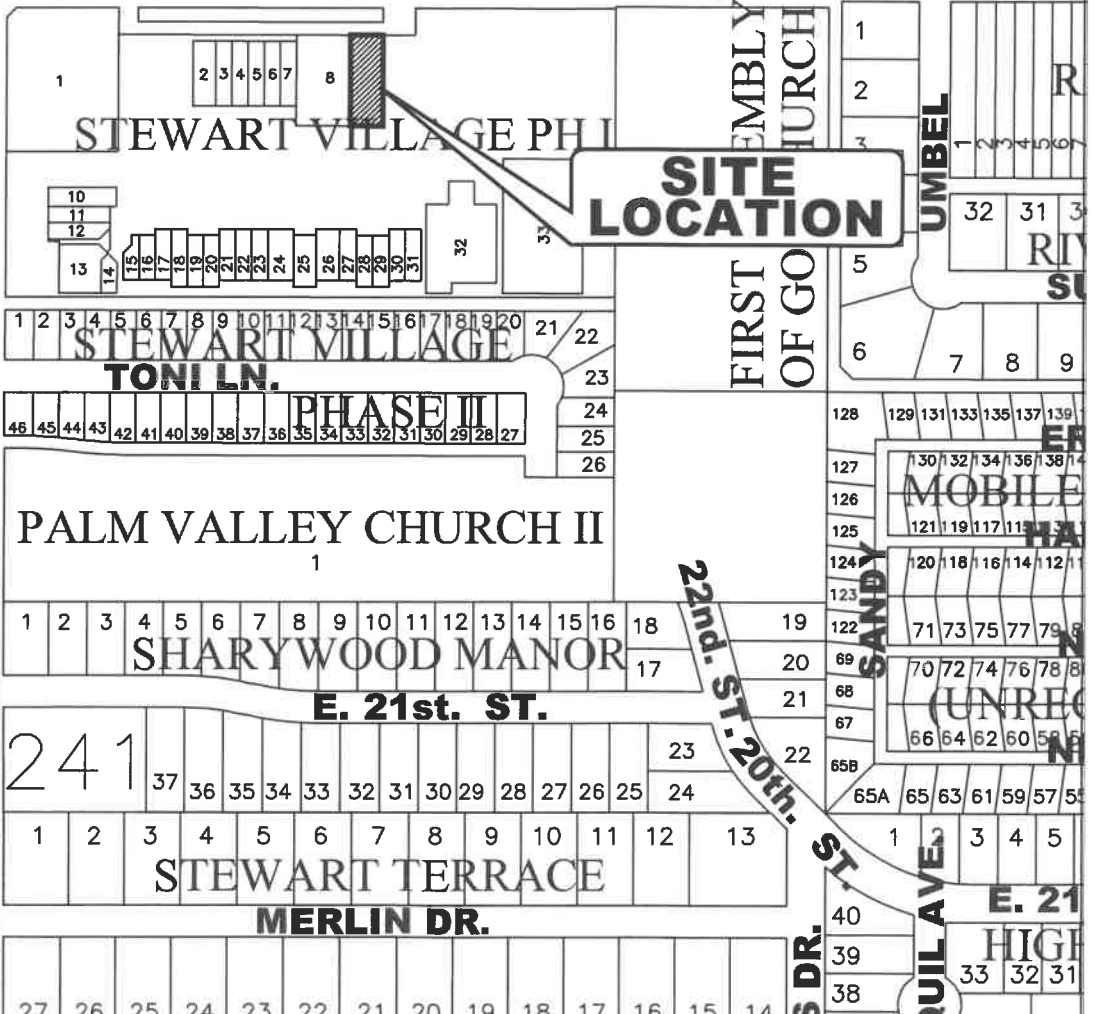
MIGNET CRT.

5 4 3 2 1

DR.

STATES

7 8 9 10 11 12



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

GRIFFIN PKWY (F.M. 495)

**SITE
LOCATION**



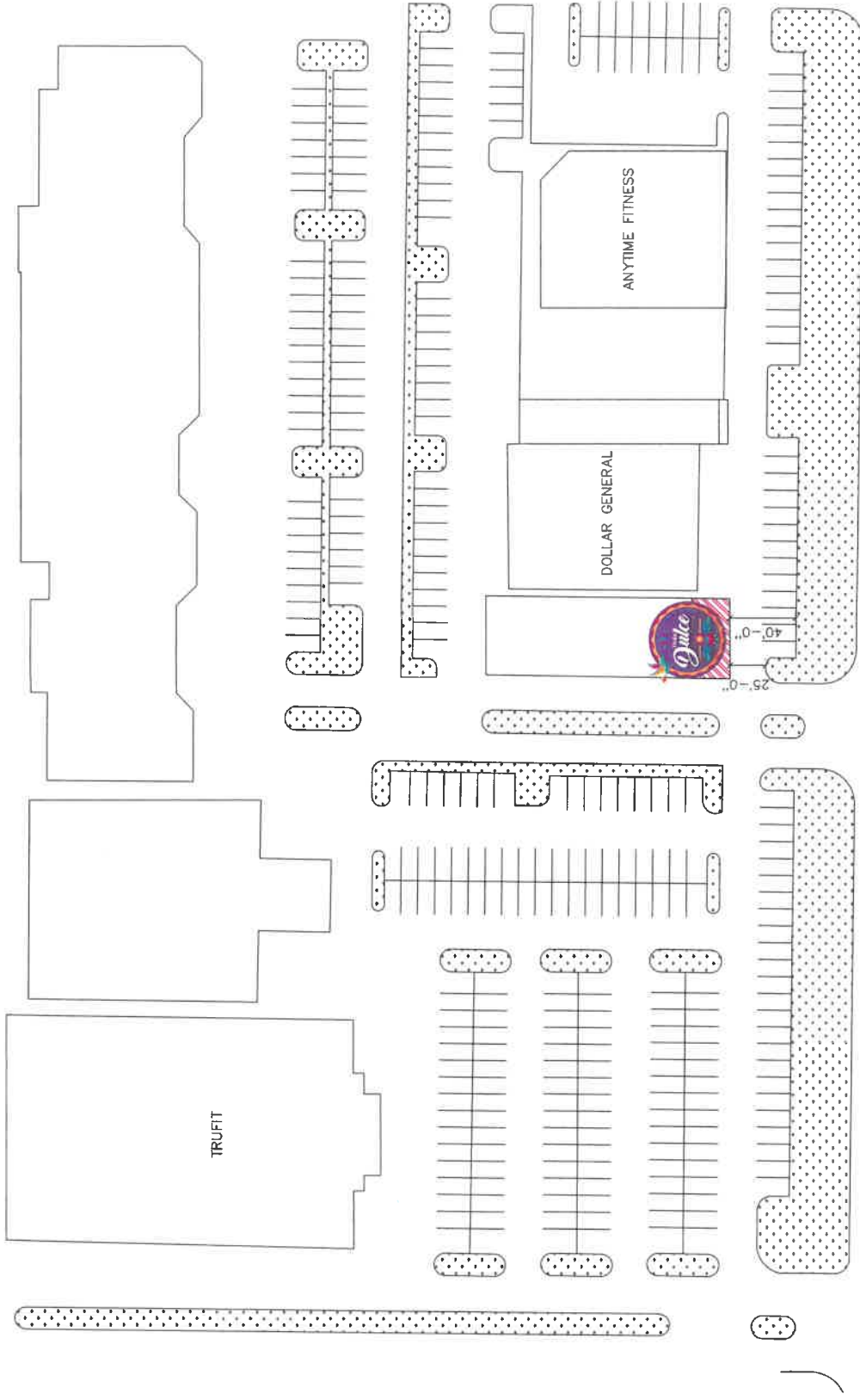


Salvador Gomez
956.483.0592
sgomez@firstclass.com
www.kfirstclass.com



1702 E Grin Prkw
Mission, TX 78572

Proposed Layout Dona dulce tortilleria Drive Thru



E GRIFFIN PKWY

E GRIFFIN PKWY

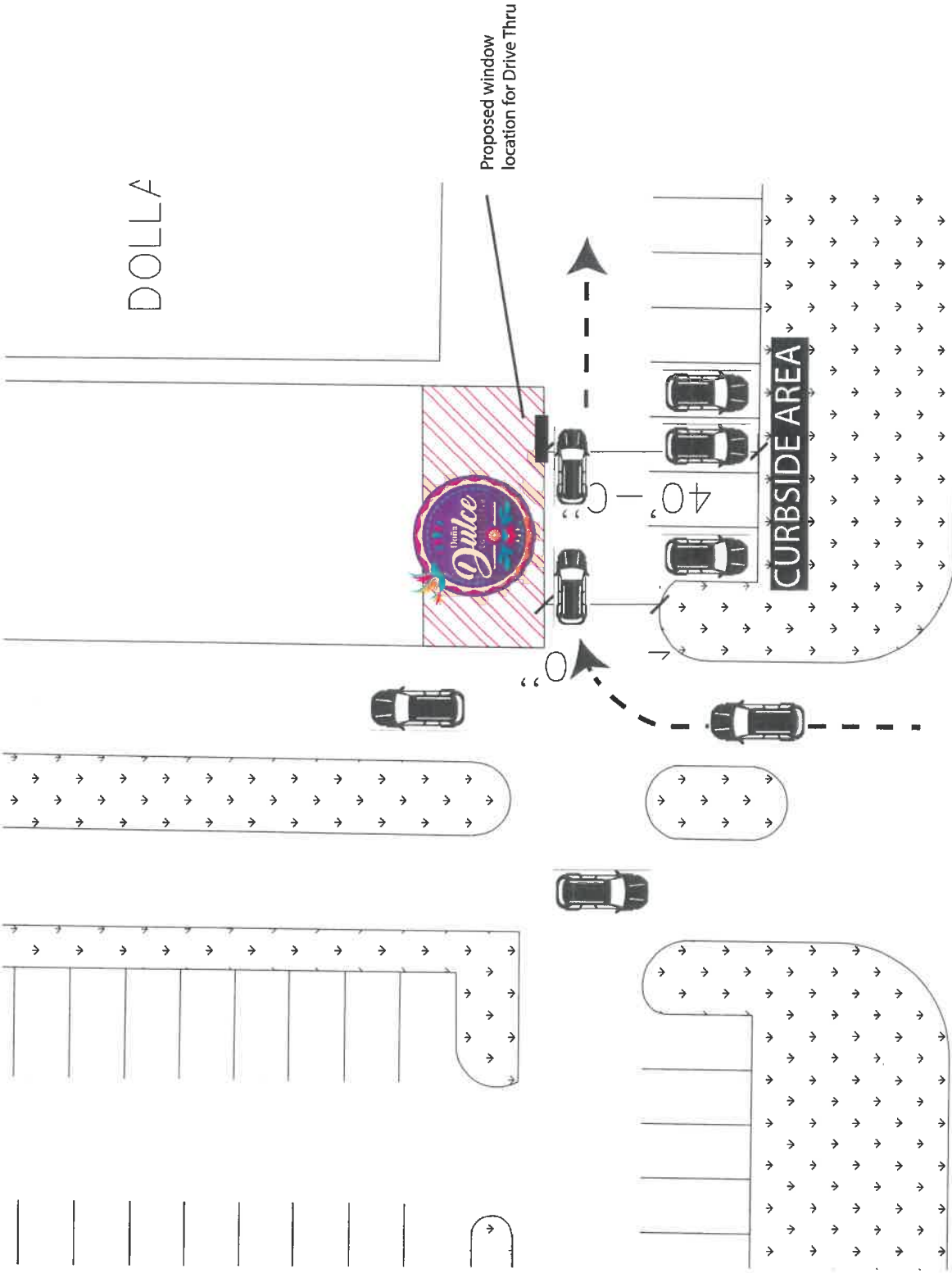


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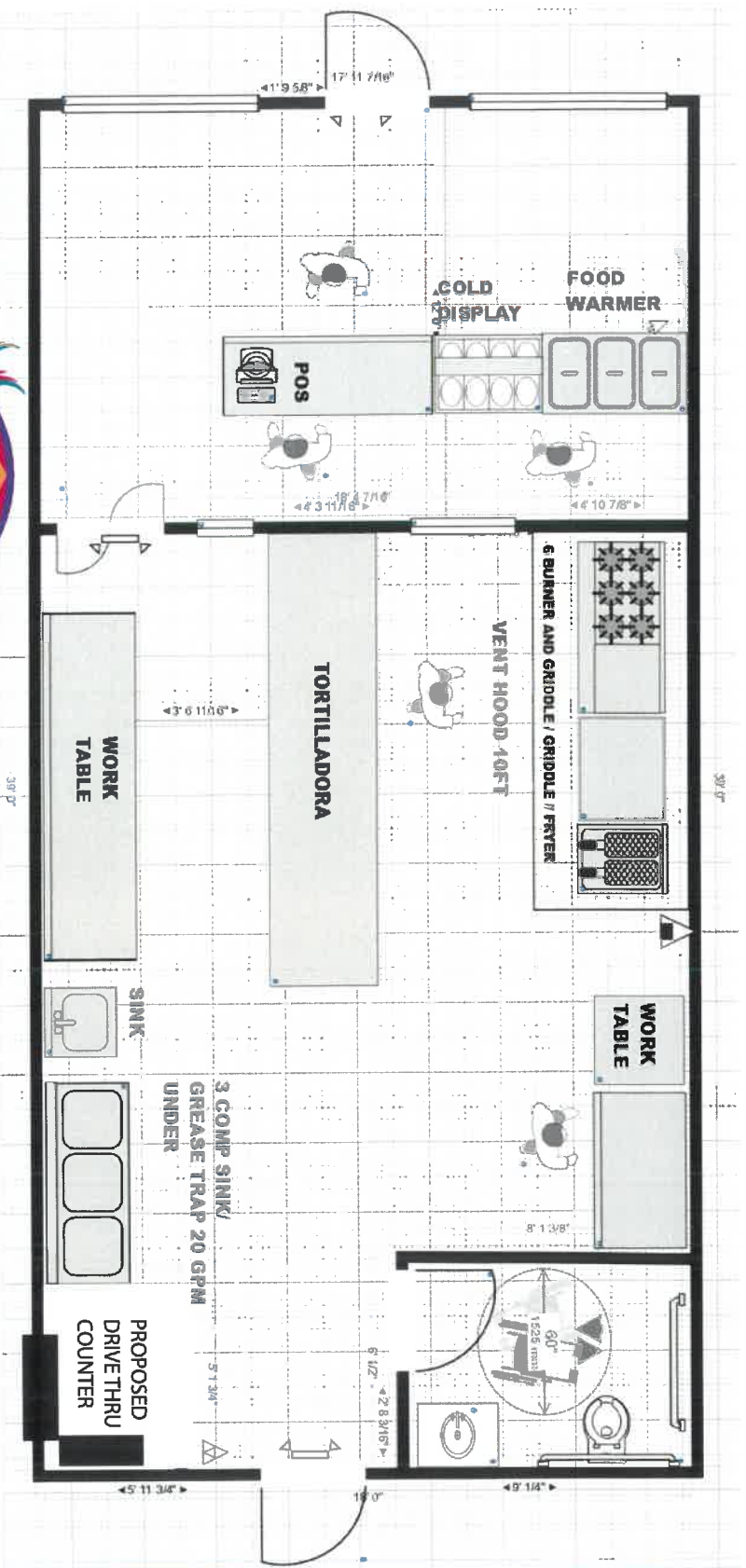


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Mission, TX 78572

Proposed Layout Dona dulce tortilleria Drive Thru



DOÑA DULCE TORTILLERIA



FLOOR PLAN

NUMBER OF EMPLOYEES: 6 EMPLOYEES
 HOURS OF OPERATION : 7 AM - 9PM
 MONDAY THRU SATURDAY
 SUNDAY FROM 5 AM TO 8 PM

Tacos

GUISADOS 100% CASEROS

- Chicharron con Huevo
- Nopales con Huevo
- Jamon con Huevo
- Tocino con Huevo
- Frijoles con Huevo
- Huevo en salsa
- Machado con huevo

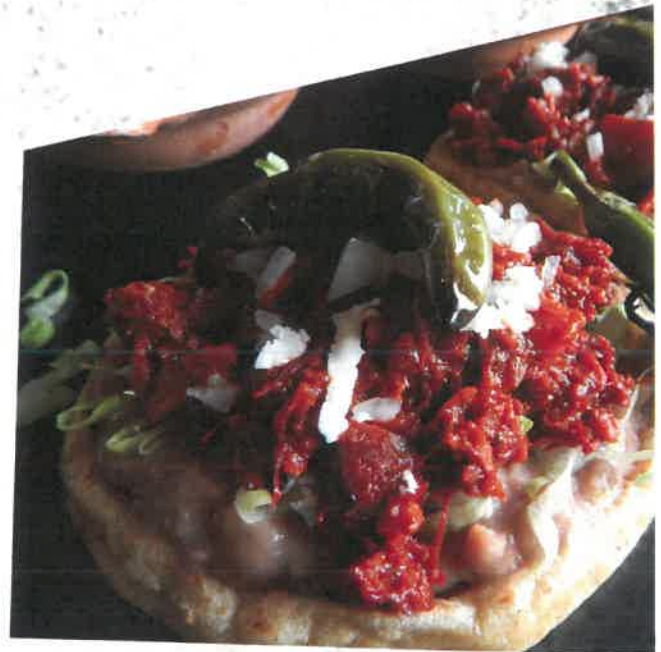
- Deshebrada
- Tinga de Pollo
- Chicharron Prensado
- Chicharron
- Picadillo
- Tripa
- Bistek Ranchero

**BARBACOA Y
CHICHARRON ESTILO
RAMOS**

SABADO Y DOMING

**.99 Breakfast Tacos
2.19 Lunch Taco**

**Combo
2 Tacos & Soda 2.99**



S2780-00-003-0016-00 (574186)
MAXLER INVESTMENTS LLC
2426 E 21ST ST
MISSION TX 78572

S6260-01-000-0002-00 (605551)
1626 GRIFFIN LLC
12625 TIERRA PERA CRT
EL PASO TX 79938

S6260-01-000-0006-00 (605555)
DELEON JORGE
2002 ROYAL PALM DR
MISSION TX 78572

S6260-01-000-0007-00 (605556)
DE LEON JORGE & MINERVA
2002 ROYAL PALM ST
MISSION TX 78572

S6260-01-000-0009-00 (605559)
PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0023-00 (605573)
LITTLE CRAYONS INT LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0024-00 (605574)
LITTLE CRAYONS INSTITUTE LLC
1640 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0026-00 (605577)
BALLI AARON H JR
1620 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0028-00 (605579)
SSB HOMES INC
321 S MAIN ST
MCALLEN TX 78501

S6260-01-000-0029-00 (605580)
SSB HOMES INC
321 S MAIN ST
MCALLEN TX 78501

S6260-01-000-0030-00 (605581)
MARIN EFRAILAN
5112 GUMWOOD AVE
MCALLEN TX 78501

S6260-01-000-0031-00 (605582)
JJAB LIMITRD PARTNERSHIP
PO BOX 279
MISSION TX 78573

S6260-01-000-0032-00 (605583)
ORNELAS ALBERT
1716 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0033-00 (605584)
STORE MASTER FUNDING I LLC
ATTN CORNERSTONE FITNESS
1201 E RIDGE ROAD STE E
MCALLEN TX 78503

S6260-01-000-009A-00 (605558)
PALM VALLEY CHURCH
1720 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008A-00 (670768)
RRCP CO INVESTMENTS HOLDINGS I LLC
8872 HSC PARKWAY STE 401
BRYAN TX 77807

S6260-01-000-008B-00 (670769)
BALLI AARON
1624 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008C-00 (670770)
BALLI AARON
1624 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-008B-05 (899158)
SPCD PROPERTIES LLC
PO BOX 6804
MCALLEN TX 78502

S2780-00-003-0016-05 (1020457)
VILLEGAS JOHN EDWARD
PO BOX 462
BENAVIDES TX 78341

S6260-01-000-0009-14 (1241245)
BALLI AARON H JR
2100 E GRIFFIN PKWY
MISSION TX 78572

S6260-01-000-0009-15 (1241246)
BALLI AARON H JR
2100 E GRIFFIN PKWY
MISSION TX 78572