

ITEM# 1.4

CONDITIONAL USE PERMIT: Drive-Thru Service Window - Kayala Coffee Company
2138 E. Griffin Parkway
Lot 20, Block 2, Springfield Ph. I Commercial Subdivision
C-3
Juan Angel Rivera III

REVIEW DATA

The subject site is located on the southwest corner of Helen Avenue and E. Griffin Parkway along the south side of Griffin Parkway. The applicant would like to reapply for the conditional use permit to continue using the existing drive-thru service window for this coffee shop. The site has an access point off of Helen Avenue. Drive-thru customers use the Helen Avenue access in order to utilize the drive-thru service window and exit either to the parking lot or Helen Avenue. The location of the window allows enough stacking for at least 3 vehicles. The last CUP approved for this location was on December 12, 2022 for a period of 1 year.

- **Days/hours of operation:** Monday – Friday from 6:30 a.m. – 4:30 p.m., closed on Saturday & Sunday
- **Staff:** 3 employees
- **Parking:** It is noted that the parking area is held in common (76 existing parking spaces) and will be shared with other businesses. Based on the square footage of the building this business requires 7 parking spaces, thus meeting code.
- **Landscaping:** Landscaping requirements are being met.
- **Menu:** coffee, teas, breakfast and lunch croissants

Review Comments: Staff notes that this business has been in existence since August 2020 with no complaints, however there have been different owners and that the reason it has been reconsidered several times. Staff mailed out 20 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. Since there have been no complaints, staff does not object to a longer CUP tenure for this business.

RECOMMENDATION: Staff recommends approval subject to:

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

SSCOCK PRIMARY SCHOOL SUBD.

LOT 1

John Shary
Elementary School

253

HOUND DR.

1 2 3 4 5 6 7
FOX RUN SUBDIVISION No.

9 10 11 12 13 14 FOX R

FOX RUN DR.

FOX RUN SUBDIVISION

ATTIC No. 5

JASEN HARDISON

1

16 HARDISON INV. 9 8

ELIZONDO RGV
495 PLAZA PIZZA HUT

CITRUS
BIG C
6 SU
5

LONE STAR BANK SUBDIVISION

PHASE II

SITE LOCATION

PHASE III

E. GRIFFIN PARKWAY (F.M. 495)

SPRINGFIELD SUBDIVISION

PHASE I

GLENWOOD SUB.

T.R.B. MISSIO

SPRINGFIELD SUBDIVISION

GLENWOOD TERRACE

QUAIL LN.

BROCK ST.

PHASE II

OAK GLE

LAWDALE ROAD
BREEZE
LILLY COVE
MORNING LN.

SHARY OAKS

TURTLE LN.
PHASE III

SHARY PALMS IV

E. 22nd. ST.

E. 22nd. ST.

3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

19 20 21 22 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46

E. 21st. ST.

E. 21th ST.

SUNRISE MEADOWS

SHARY PALMS UNIT II



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

No.



**SITE
LOCATION**

E. GRIFFIN PKWY (F.M. 495)

HELEN AVE.



KAYALA COFFEE CO.

2138

Treat the world with coffee



KAYALA COFFEE CO.

First coffee & then the world

2138

222





Non-Espresso Menu



Hot/Iced/Blended

- Chai5-7
- Matcha5.5-7

Aventimax Protein Shakes 6.5

- Aventi Beast
(AventiMax, Banana, Peanuts, Cocoa, Milk)
- Aventi Berry
(AventiMax, Blueberries, Banana, Strawberries, Milk)
- Aventi Sunset
(Aventimax, Banana, Pineapple, Orange Juice)

Wellness Shakes 6.5

- D'Green Shake
- D'Yellow Shake

Smoothies 5.5-6

- Tropical
(Mango and Orange Juice)
- Banaberry
(Strawberries, Banana, Milk)
- Chocobanana
(Banana, Cocoa, Milk)
- VeryBerry
(Strawberries, Blueberries, Milk)

Smoothie Bowl 7

- Banaberry Smoothie Topped
with Granola, Honey & Fresh
Bananas



Espresso-Based Menu



Flavors: Caramel, Mocha, Dark Mocha, White Mocha, Hazelnut, Vanilla, Lavender
Sugar Free Vanilla, Sugar Free Caramel, Sugar Free Brown Sugar Cinnamon
Sugar Free Cinnamon Vanilla!

Brew Methods

- Chemex.....5
- V60 Pour Over.....5
- French Press.....5
- Fresh Brew....3.5-4.5

Ice Blends

- 16oz..... 5.5
- 20oz.....6
- 24oz.....6.5

Iced Coffee

- 16oz.....5
- 20oz.....5.5
- 24oz.....6

Espresso Based Hot Drinks

- Cappuccino.....5.5
- Mochaccino.....5.5-6
- Flat White.....5.5
- Americano.....3.5-4.5
- Latte.....4.5-6
- Dirty Chai.....6-6.5
- Cafe Cortado.....5.5
- Rojo Ojo.....5-5.5

Add-ins

- Extra Shot.....0.5
- Sweet Foam.....0.75
- Extra Sweet Foam.....0.25
- Whipped Cream.....0.5
- Drizzle.....0.25
- Milk Alternative1-1.5

Specialty Drinks



Iced Specials

| | |
|--------------------------------|-----------|
| Kayala Special..... | 5.5-6.5 |
| Nutella Over Ice..... | 5.5-6.5 |
| Brown Shaken Espresso..... | 6-6.75 |
| Honey Oatmilk Latte..... | 6.25-7.25 |
| Coconut Mocha..... | 6-7 |
| Cafe Abuelita..... | 5.5-6.5 |
| White Chocolate Raspberry..... | 5-6 |
| White Chocolate Strawberry.... | 5-6 |
| White Chocolate Matcha..... | 6.5-7 |

Blended Specials 6-7

| |
|--------------------------------|
| White Chocolate Cookie |
| White Chocolate Caramel Cookie |
| White Chocolate Matcha |
| White Chocolate Raspberry |
| White Chocolate Strawberry |
| Mocha Crunch |
| Nutella Blend |



Breakfast & Lunch Menu



Breakfast Bagels

Egg and Cheese on an
Everything Bagel Bun
4.5 each or 8 with combo!

Snack-Time Bagels

Blueberry Bagels with Sliced
Almonds, Bananas, Honey
& your choice of spread
Half Bagel 3 ; Full Bagel 5.5

Cream Cheese Bagel
Strawberry Cream Cheese Bagel
4.5 each or 8 with combo!

Breakfast Croissants

Egg and Cheese
4.5 each or 8 with combo!
Turkey Egg and Cheese
5 each or 8.5 with combo!

Lunch Croissants

Turkey and Cheese
Chicken Salad
4.5 each or 8 with combo!

Overnight Oats 3

Topped with Chocolate Chips,
Granola & Honey

Refreshers

Flavors: Strawberry, Cherry, Raspberry, Green-Apple,
Lavender, Sugar Free Peach!



Lemonade

| | |
|--|---------|
| Lemonade (Flavored or Unflavored)..... | 4.5-5.5 |
| Frosted Lemonade..... | 5.5-6 |
| Green Tea Lemonade..... | 5.5-6.5 |
| Black Tea Lemonade..... | 5.5-6.5 |
| Hibiscus Tea Lemonade..... | 5.5-6.5 |
| Peach Green Tea Lemonade | 5.5-6.5 |

Ice Cream Floats 5.5

| |
|-----------------|
| Cold Brew Float |
| Americano Float |
| Matcha Float |
| Chai Float |

Iced Teas

| | |
|--------------------------|---------|
| Hibiscus Tea..... | 5.5-6.5 |
| Black Tea..... | 5.5-6.5 |
| Green Tea..... | 5.5-6.5 |
| Raspberry Black Tea..... | 5.5-6.5 |
| Strawberry Black Tea.... | 5.5-6.5 |
| Peach Green Tea..... | 5.5-6.5 |
| Strawberry Green Tea... | 5.5-6.5 |

Hot Teas

| | |
|----------------------|-----|
| Chamomille Tea..... | 4-5 |
| Tila Tea..... | 4-5 |
| Green Tea..... | 4-5 |
| Black Tea..... | 4-5 |
| Hibiscus Tea..... | 4-5 |
| Peach Green Tea..... | 4-5 |

G4300-00-000-0007-00 (179618)
GARCIA DOLORES NANY LEE
PO BOX 1116
MISSION TX 78573

G4300-00-000-0009-00 (179620)
LUGO JOSE E & ARCELIA T CO-TRUSTEES
LUGO LIVING TRUST
7301 N 5TH ST
MCALLEN TX 78504

G4400-00-000-0020-00 (179638)
SAYAVEDRA ALFONSO
2205 BROCK ST
MISSION TX 78572

G4400-00-000-0021-00 (179639)
CANTU TOMAS JR & MARIA
2308 BROCK ST
MISSION TX 78572

G4400-00-000-0022-00 (179640)
REYNA PETE
PO BOX 1553
MISSION TX 78573

O0550-00-000-0001-00 (545423)
VIDAURRI FRANCISCA
2200 BROCK ST
MISSION TX 78572

O0550-00-000-0002-00 (545425)
GUILLOT CECILIA ANN
2202 BROCK ST
MISSION TX 78572

S5450-01-002-0012-00 (534355)
ALIGN INVESTMENTS LTD
500 E DOVE AVE
MCALLEN TX 78504

S5450-01-002-0013-00 (534357)
ALIGN INVESTMENTS LTD
500 E DOVE AVE
MCALLEN TX 78504

S5450-01-002-0015-00 (534359)
SABAR FAMILY LIMITED PTRNSHP
613 CARDINAL AVE
MCALLEN TX 78504

S5450-01-002-0017-01 (544662)
RICHMAR INVESTMENTS LTD
2132 E GRIFFIN PKWY
MISSION TX 78572

S5450-01-002-0018-00 (534363)
THIRD WIND ENTERPRISES LTD
PO BOX 2105
MISSION TX 78573

S5450-01-002-0020-00 (534366)
SERIES 4 - 1712 MARIGOLD
2220 E GRIFFIN PKWY
MISSION TX 78572

S5451-02-000-0023-00 (536998)
BAUTISTA EDGAR ARROYO
2220 MORNING LN
MISSION TX 78572

S5451-02-000-0024-00 (536999)
VARNEY HOWARD J & GRACE A
2222 MORNING LN
MISSION TX 78572

S5451-02-000-0025-00 (537000)
PADILLA BELINDA
2113 QUAIL LN
MISSION TX 78572

S5451-02-000-0026-00 (537001)
TREVINO JOSE ANGEL
2420 E 20TH ST
MISSION TX 78572

P7520-00-000-002A-00 (717894)
IZAGUIRRE EDUARDO ALEJANDRO
2121 E GRIFFIN PKWY STE 2
MISSION TX 78572

S2950-00-000-0254-40 (960877)
ORNELAS INVESTMENTS LLC
3308 SAN ANGELO
MISSION TX 78572

S5450-01-002-0011-00 (534354)
MORON VELA INC
1242 E BUSINESS HIGHWAY 83 STE 7
MISSION TX 78572