

### ITEM# 1.3

**CONDITIONAL USE PERMIT:** Drive-Thru Service Windows – Taquero Mucho  
3501 N. Conway Avenue, Ste. 15  
Lot 2, IHOP Subdivision  
C-3  
Taquero Mucho, LLC

### REVIEW DATA

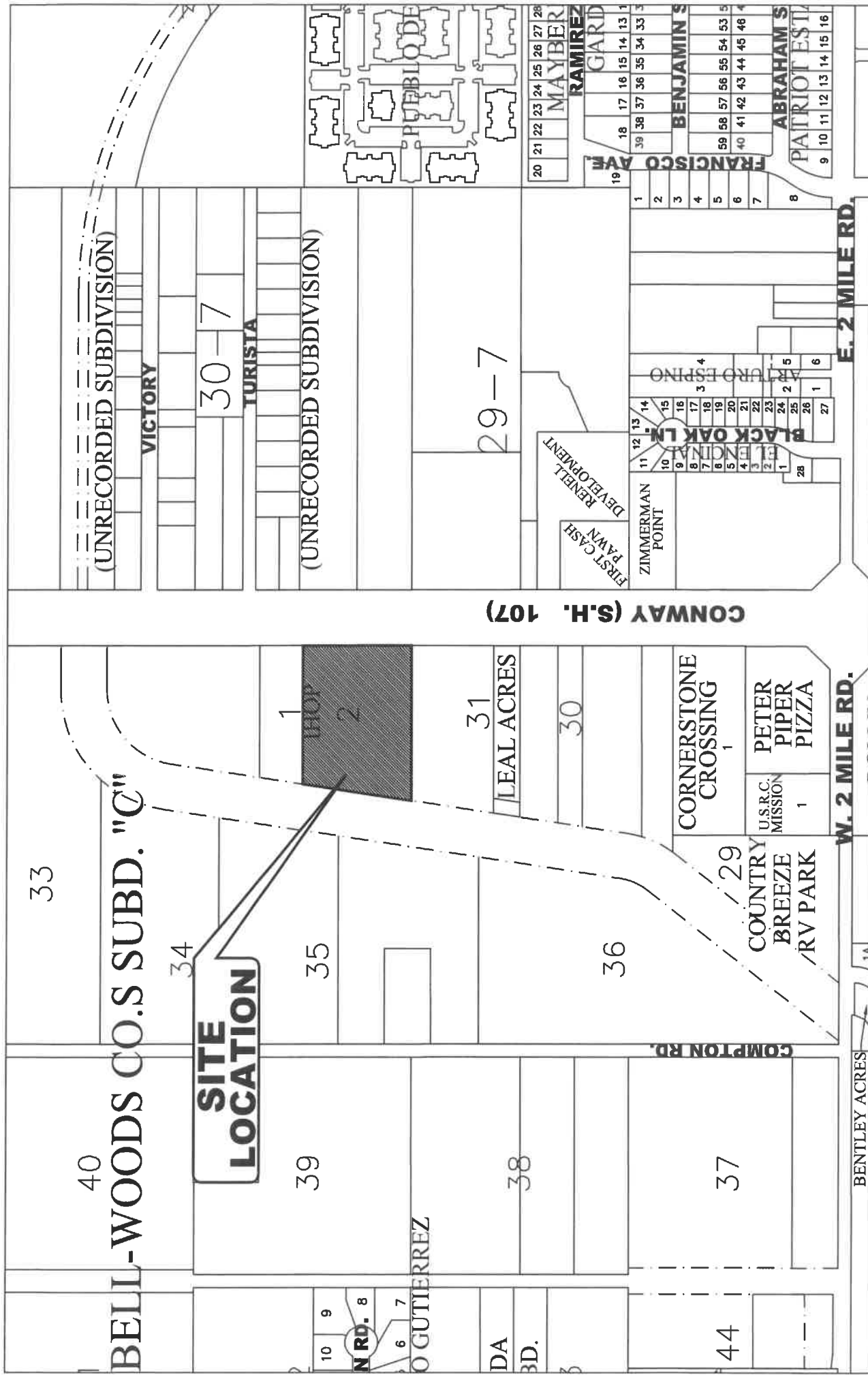
The subject site is located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. The applicant is leasing a 2,698 sq.ft. building for the proposed taqueria which will include an outdoor terrace and would like to add drive-thru windows on the east and west side of the building. Access to the drive-thru service windows would be off of Conway Avenue via a 24' driveway. They would place the order on the east side of the building and pick up the order on the west side. The drive-thru window's location allows stacking for approximately 2 vehicles.


- **Days/Hours of Operation:** Sunday – Thursday from 11am to 1am and Friday & Saturday from 11:00 a.m. to 4 a.m.
- **Staff:** 15 employees
- **Parking & Landscaping:** In reviewing the floor plan, there is a total of 23 tables with 4 chairs each for a total of 92 seating spaces proposed, which would require 31 parking spaces. (1 parking space for every 3 seats = 30.6). It is noted that the parking spaces are held in common for this commercial. There is a total of 130 parking spaces that will be shared with the other businesses. The applicant will have to comply with the landscaping requirements.

**Review Comments:** Staff recommends that proper signage be placed for the Drive-Thru Service Windows in order to avoid any confusion and that they install a speed bump to be located just before existing vehicles reach the access lane. Staff mailed out 15 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 1 year re-evaluation after obtaining the business license in order to assess this new business,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.),
- 3) Installation of a speed bump at the end of the ordering window,
- 4) Acquisition of a business license prior to occupancy, and
- 5) CUP not be transferable to others.





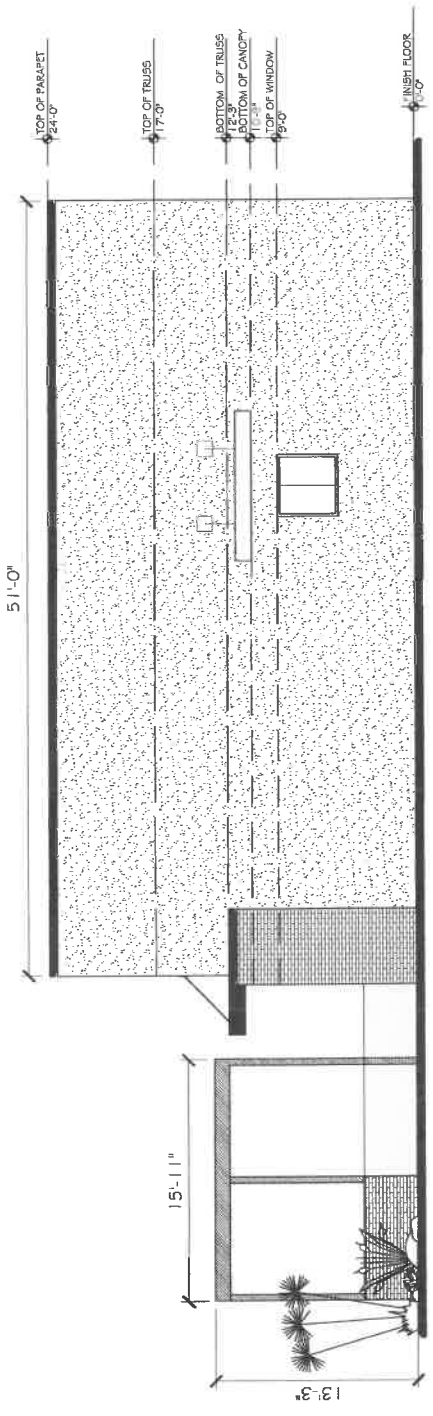
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

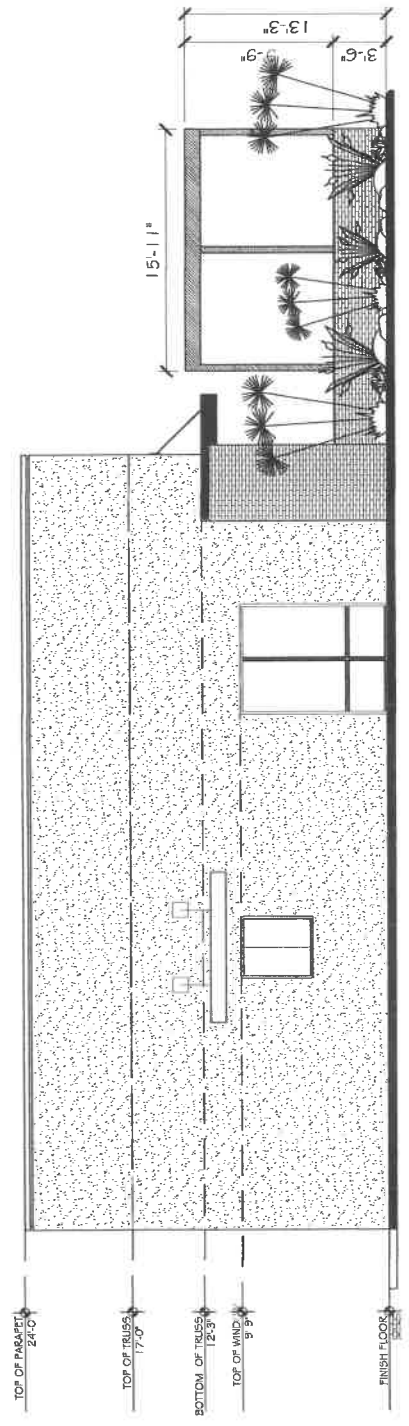


**SITE  
LOCATION**

**N. CONWAY AVE. (S.H. 107)**



3 WEST ELEVATION  
 Scale: 1/8" = 1'-0"



4 EAST ELEVATION  
 Scale: 1/8" = 1'-0"

ELEVATION  
PLAN

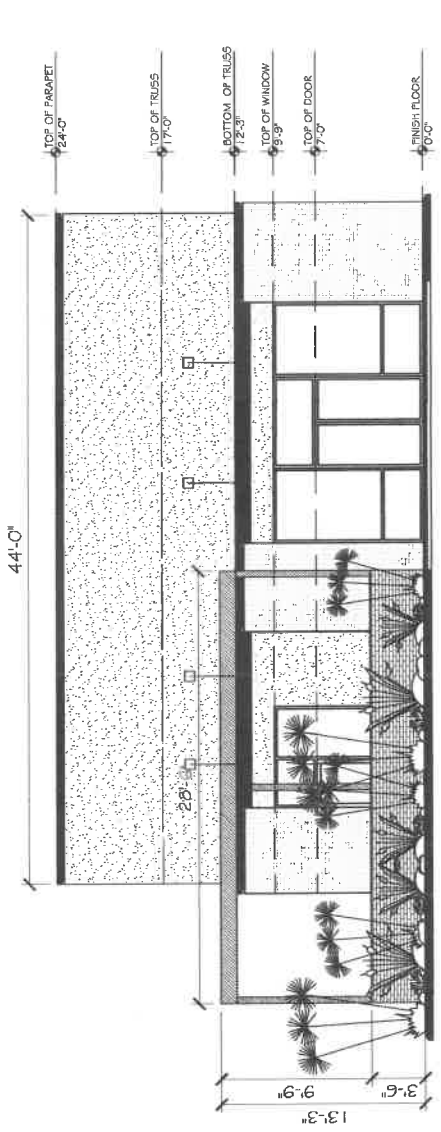
DATE: 10/18/23  
PROJECT NO: 2023090

PROJECT ADDRESS: 3921 N COMANT AVE., HOUSTON, TX  
LAWSON MOULTON ARCHITECTURE

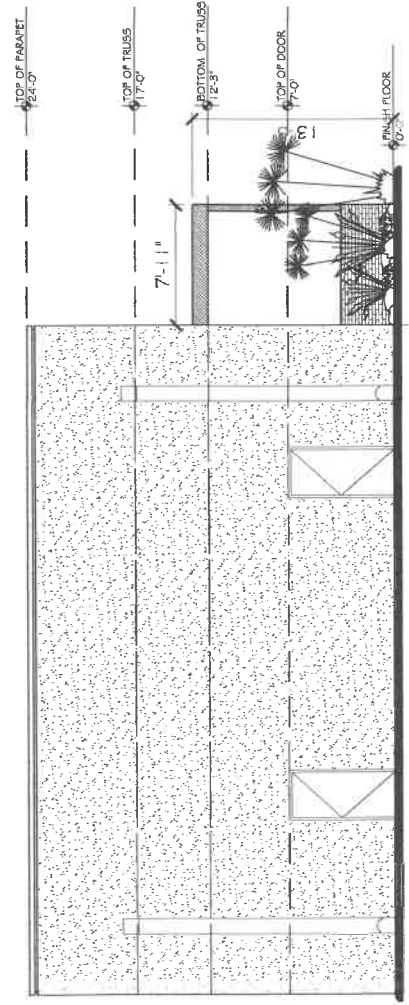
CLIENT CONTACT: MR. ARMAND R.  
T&C DESIGN CO., INC.  
1800 WESTHEIMER BOULEVARD, SUITE 100  
HOUSTON, TEXAS 77058  
TEL: 281.441.1111  
WWW.T&CD.COM

FROM CONCEPT TO CREATION  
**T&C**

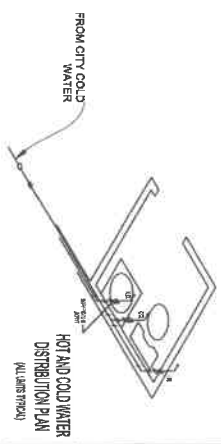
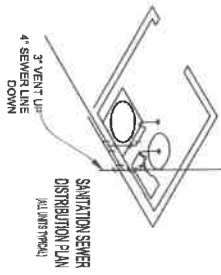
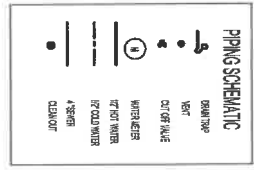
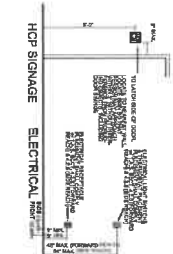
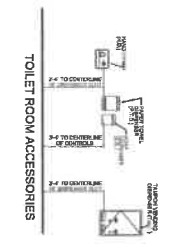
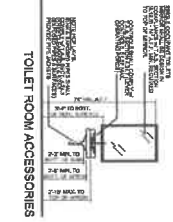
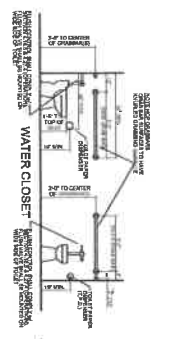
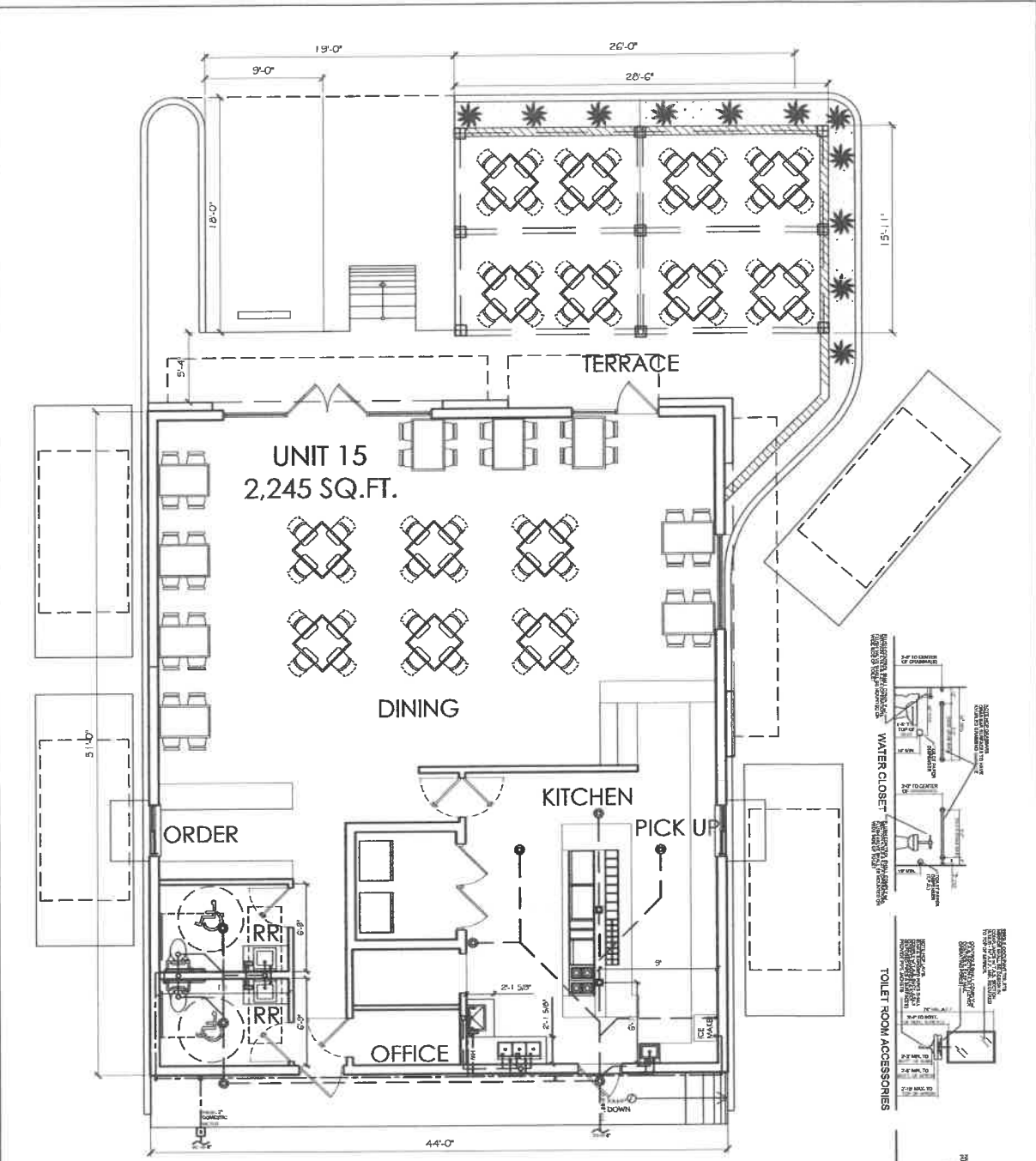
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION  
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/8" = 1'-0"



1. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH IN DIMENSIONS WITH PLUMBER.
2. FRAMING CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL CABINETS, CEILING FANS AND BATH ACCESSORIES INCLUDING BLOCKING FOR GRAB BAR LOCATIONS AT ALL GROUND FLOOR UNITS.
3. FRECESS CONNECTION BOXES FOR WASHERS TO BE LOCATED NO HIGHER THAN 40 INCHES FROM FINISH FLOOR TO TOP OF BOX.
4. VENT DRIVERS TO THE OUTSIDE.
5. PROVIDE BASE TRIM AT ALL DOORS.
6. PROVIDE BASE TRIM AT ALL STAIRWAY GYP BOARD ON ALL WALLS ADJACENT TO SHOWERS AND TUBS.
7. FRAMING THAT IS COVERED ON THE INTERIOR WITH PLASTER TILE OR SIMILAR MATERIALS AND SUBJECT TO WATER SPLASH SHALL BE PROTECTED WITH APPROVED WATER PROOF PAPER CONFORMING TO SECTION 23033 OF THE 1994 STANDARD BUILDING CODE.

AS.0

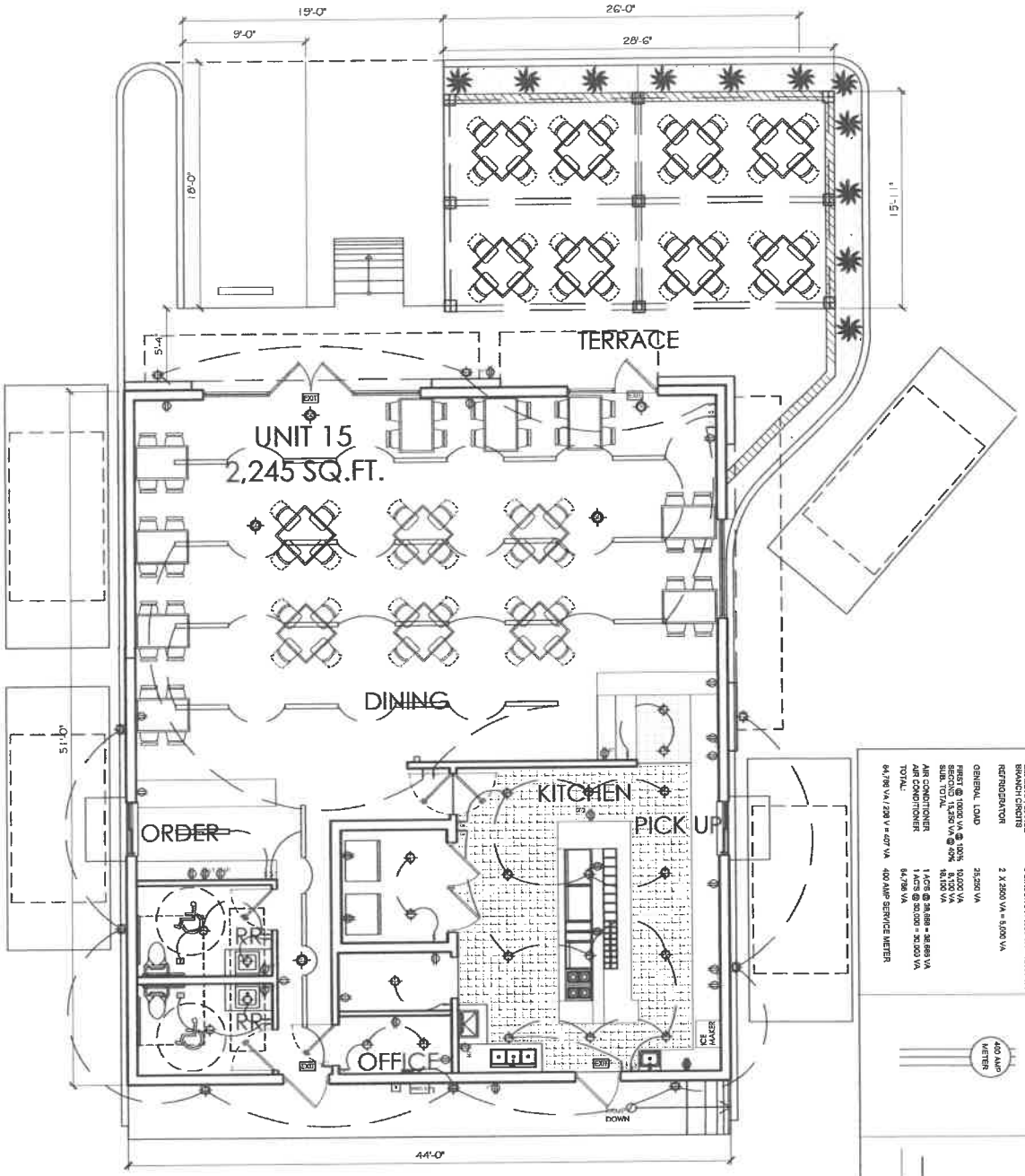
PLUMBING PLAN

ISSUED DATE: 10/18/23	PROJECT NO: 2023090	PROJECT ADDRESS: 3601 N CONWAY AVE. MISSION TX
DESIGNED BY: TREVINO	REVISION NO.: 01	REVISION DATE: 08/23/23

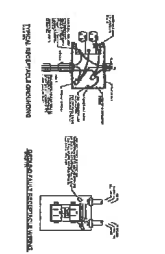
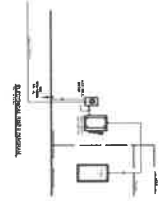
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<p>DESIGN CO. INFO: T&amp;T DESIGN CO. 222 N EMPY, 77683 Brownsville TX 591.511.4754</p>
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GENERAL LIGHTING	2,840 SQ-FT X 3 VA = 8,520 VA
SMALL APPLIANCE	8 CIRCUITS X 1500 VA = 12000 VA
REFRIGERATION	2 X 2500 VA = 5000 VA
GENERAL LOAD	25,000 VA
RECEPTACLES	1000 VA @ 100% = 10,000 VA
SMALL APPLIANCE	1000 VA @ 100% = 10,000 VA
SUB-TOTAL	81,000 VA
AIR CONDITIONER	1 FACT @ 30,000 = 30,000 VA
AIR CONDITIONER	1 FACT @ 30,000 = 30,000 VA
TOTAL	84,700 VA
400 AMP SERVICE METER	84,700 VA / 200 V = 424 VA



### ELECTRICAL NOTES

- 1- CONSULT LOCAL UTILITY AND LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS
- 2- RECEPTACLES SHALL BE SPACED ACCORDINGLY TO THE NATIONAL ELECTRICAL CODE. THE SPACING SHALL BE AT LEAST 12" FROM CEILING AND 36" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED PROTECT PER CODE.
- 3- ALL RECEPTACLES IN BATHROOMS OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (G.F.C.I.) AS NOTED ON THE DRAWINGS.
- 4- OUTLET BOXES IN WALL SHALL BE METAL OR U.L. APPROVED PLASTIC.
- 5- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CEILING AND 36" FROM DUCT OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED PROTECT PER CODE.
- 6- SWITCH PLATES TO BE PLACED AT 48" ABOVE FINISH FLOOR TO CENTER OR SWITCH.
- 7- AT LEAST 220 AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE OFFICE AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS, CONFORM TO N.E.C. ART 200-9(C)
- 8- ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING
- 9- PROVIDE 200 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIPMENT.
- 10- PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

EXISTING BEANS		NEW BEANS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊗	EXISTING SWITCH	⊗	NEW SWITCH
⊗	EXISTING RECEPTACLE	⊗	NEW RECEPTACLE
⊗	EXISTING LIGHTING	⊗	NEW LIGHTING
⊗	EXISTING AIR CONDITIONER	⊗	NEW AIR CONDITIONER
⊗	EXISTING WATER HEATER	⊗	NEW WATER HEATER
⊗	EXISTING RADIATOR	⊗	NEW RADIATOR
⊗	EXISTING FLOOR	⊗	NEW FLOOR
⊗	EXISTING WALL	⊗	NEW WALL
⊗	EXISTING CEILING	⊗	NEW CEILING
⊗	EXISTING DOOR	⊗	NEW DOOR
⊗	EXISTING WINDOW	⊗	NEW WINDOW
⊗	EXISTING STAIR	⊗	NEW STAIR
⊗	EXISTING ELEVATOR	⊗	NEW ELEVATOR
⊗	EXISTING HALLWAY	⊗	NEW HALLWAY
⊗	EXISTING BATHROOM	⊗	NEW BATHROOM
⊗	EXISTING KITCHEN	⊗	NEW KITCHEN
⊗	EXISTING OFFICE	⊗	NEW OFFICE
⊗	EXISTING RESTROOM	⊗	NEW RESTROOM

SC: 1/8" = 1'-0"

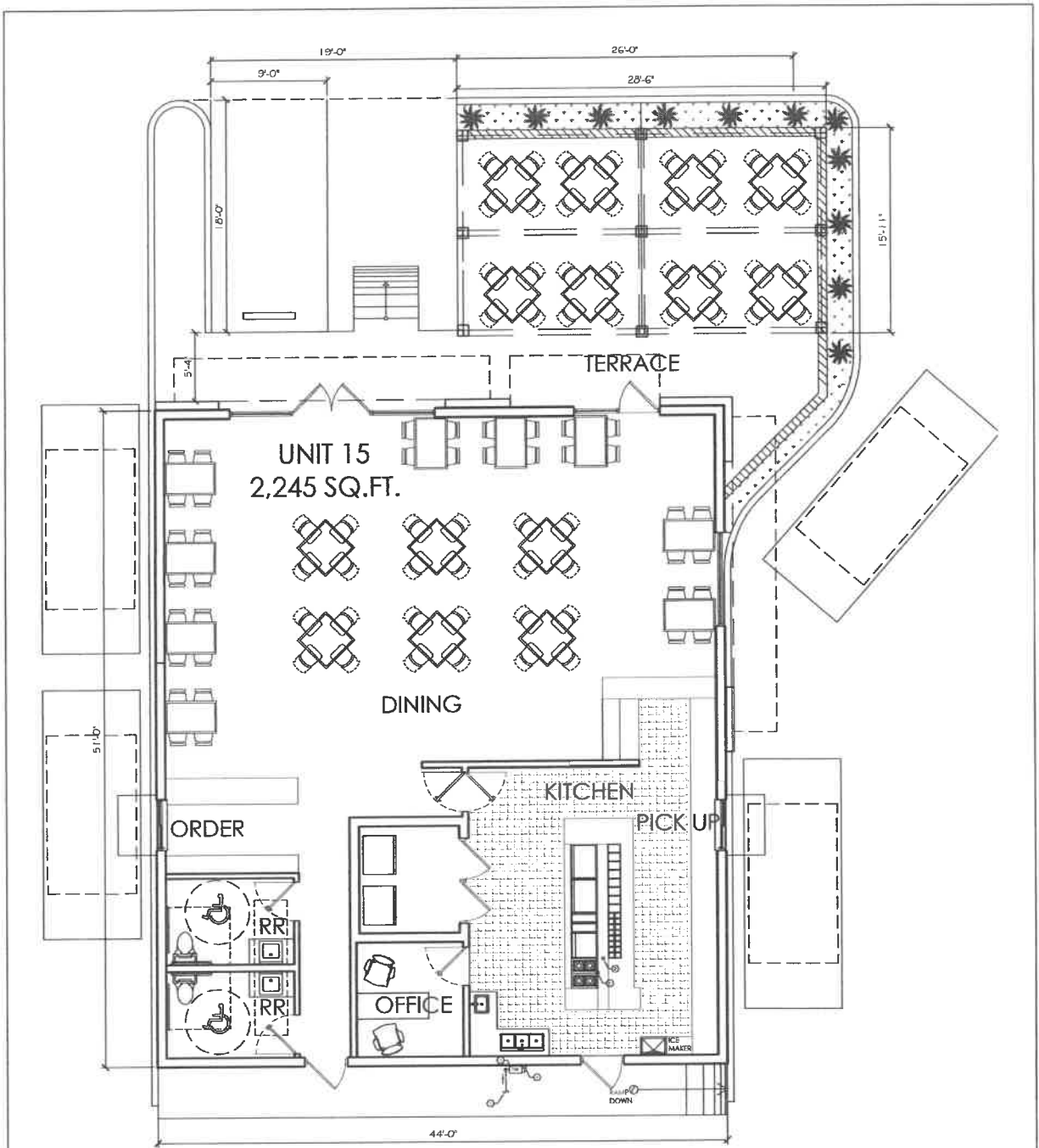
**ELECTRICAL PLAN**  
A4.0

ISSUED:	10/16/23	PROJECT NO:	2023090	PROJECT ADDRESS:	3651 N CONWAY AVE. MISSION TX
DATE:	10/16/23	REVISION NO:	01	REVISION DATE:	08/23/2023
DRAWN BY:	TRAVEL				

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CLIENT CONTACT:  
MR. ASHUARO R

DESIGN CO. INC.  
T&F DESIGN CO.  
222 N CONWAY  
Brownsville TX  
3615214754



UNIT 15  
2,245 SQ.FT.

DINING

KITCHEN

PICK UP

OFFICE

ORDER

DOWN

TERRACE

- SYMBOL DESCRIPTION**
1. REFER TO THE CIVIL PLANS FOR PROPOSED LOCATION OF THE GAS METER AND REGULATOR. COORDINATE THE COMPLETE INSTALLATION WITH THE LOCAL GAS UTILITY.
  2. 2" GAS LINE (0.5 PSI) DOWN FROM ROOF TO 1 1/4" GAS LINE MAINFOLD SERVING (3) WATER HEATERS AT 199 CFH EACH.
  3. ROUTE GAS PIPING UP ALONG WALL TO THE ROOF. REF: ARCH PLAN FOR CONTINUATION ON THE ROOF.
  4. PROVIDE GAS COCK & VENTLESS PRESSURE REGULATOR AT THE MECHANICAL PLUG VALVE SHALL BE FURNISHED WITH EXHAUST HOOD PACKAGE AND INSTALLED BY THE INSTALLER. PROVIDE VALVE SIGNAGE AND INSTALLED BY THE INSTALLER IN LOCATION ABOVE THE LATH CEILING IF ALLOWED BY LOCAL JURISDICTION.
  5. 3/4" G. COMPLETE W/ SOG AND UNION (108 CFH) FOR GRIDDLE. FLEXIBLE HOSE CONNECTION WITH QUICK DISCONNECT PROVIDED BY REG AND INSTALLED BY PLUMBING CONTRACTOR.
  6. THE MAIN GAS DISCONNECT SHALL BE IDENTIFIED BY A CITY APPROVED SIGN WHICH CONSISTS OF A PERMANENT, ALL-WEATHER SIGN SECURED TO THE BUILDING IMMEDIATELY ADJACENT TO THE PRIMARY SHUT OFF VALVE AT THE METER ASSEMBLY. THE SIGN SHALL READ: "MAIN GAS DISCONNECT". THE SIGN SHALL CONTAIN WHITE, REFLECTIVE LETTERING ON A RED BACKGROUND. THE SIGN SHALL BE 7 INCHES IN HEIGHT AND 10 INCHES IN WIDTH. LETTERING SHALL BE A MIN. OF ONE-INCH IN HEIGHT.

SC: 1/8" = 1'-0"

**GAS PLAN**  
A6.0

ISSUED DATE: 10/16/23	PROJECT NO: 2023090	PROJECT ADDRESS: 3601 N CONWAY AVE. MISSION TX
DRAWN BY: TTR/VNO	REVISION NO.: 01	REVISION DATE: 09/25/2023

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CLIENT CONTACT:  
MR. ARMANDO R

DESIGN CO. INFO:  
T&C DESIGN CO.  
222 N. EIGHTH, 71505  
BROWNSVILLE, TX  
361.521.4754





B2225-00-00C-0031-04 ( 574838)  
MCCLAIN DANIEL M JOSEPH  
3501 N CONWAY AVE  
MISSION TX 78573

B2225-00-00C-0032-00 ( 123506)  
VALDEZ PROPERTIES LLC  
2308 SILVERADO SOUTH  
MISSION TX 78573

B2225-00-00C-0034-10 ( 123511)  
VALDEZ DANIELLE A  
1901 S VOSS RD NO. 6  
HOUSTON TX 77057

B2225-00-00C-0035-20 ( 123512)  
SALINAS MA ESTER  
715 MILLER ST  
MISSION TX 78572

B2225-00-00C-0035-30 ( 123513)  
PENA BERNARDO JR  
C/O BERNARDO PENA SR  
306 DOHERTY AVE  
MISSION TX 78572

B2225-00-00C-0035-31 ( 123514)  
SALINAS MARIA ESTER  
715 MILLER AVENUE  
MISSION TX 78572

B2225-00-00C-0035-40 ( 123515)  
JACOBSON STANLEY & MARINA  
1505 DOHERTY AVE  
MISSION TX 78572

W0100-00-029-0007-13 ( 317266)  
SAENZ CONRADO & MARIA DEL CARMEN  
SAENZ FAMILY REVOCABLE LVN TRUST  
PO BOX 1914  
MISSION TX 78573

W0100-00-030-0007-00 ( 317360)  
3504 CONWAY SERIES A SERIES OF VM  
4600 TORONTO AVE  
MCALLEN TX 78503

W0100-00-030-0007-02 ( 317362)  
VMK INVESTMENTS GROUP LLC  
4600 TORONTO AVE  
MCALLEN TX 78503

W0100-00-030-0007-07 ( 317367)  
BORREGO JAVIER  
3516 N CONWAY AVE  
MISSION TX 78573

W0100-00-030-0007-08 ( 317368)  
GARZA ERICK I & DELLANIRA L GARZA  
3518 N CONWAY AVE  
MISSION TX 78573

B2225-00-00C-0031-06 ( 1014121)  
DOUBLE GS MOTORS LLC  
3315 N CONWAY  
MISSION TX 78573

I2080-00-000-0002-00 ( 1559739)  
HAIDAR PROPERTIES LLC  
1601 SOUTH CAGE BLVD SUITE B  
PHARR, TX 78577-5574

I2080-00-000-0001-00 ( 1559738)  
HAIDAR PROPERTIES LLC  
1601 SOUTH CAGE BLVD SUITE B  
PHARR, TX 78577-5574