

**ITEM# 1.8**

**CONDITIONAL USE PERMIT  
RENEWAL:**

2- Drive-Thru Service Doors  
- The Health Nut  
301 E. Expressway 83  
Lot 4, El Pueblo No. 1  
C-3  
Joaquin Pena

**REVIEW DATA**

The subject site is located approximately 840' off of Conway Avenue along the northside of the Frontage Road. —see **vicinity map**. The applicant is leasing a 360 sq. ft. building for a health nut business with two Drive-Thru Service Doors. The drive-thru service doors are along the east and west side of the building allowing for stacking for approximately 8 vehicles. The customers place their order on the east side of the building and wrap around to the west side for pickup. The last CUP approved for the two Drive-Thru Service Doors for this location was on July 26, 2021 for a period of 2 years.

- **Days/Hours of Operation:** Monday through Wednesday 6am to 9pm, Thursday 6am to 8pm, Friday 6am to 7pm, Saturday 9am to 6pm and Sunday 9am to 2 pm
- **Staff:** 6 employees
- **Parking & Landscaping:** It is noted that the parking spaces are held in common for this commercial plaza and it exceeds code. Landscaping requirements are meeting code.

**REVIEW COMMENTS:** Staff mailed out 18 notices to property owners within a 200' radius of this business where Staff has not received any comments in favor or against this request. Staff does not object to an extended approval term, since there have been no issues reported to PD.

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

1. 4 year re-evaluation to continue to assess this operation.
2. Compliance with all City Codes (Building, Fire, Health, etc.) and
3. CUP not to be transferable to others.



# U.S. EXPRESSWAY 83



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 580-8677  
 FAX: (956) 580-8660

No.



**SITE  
LOCATION**

**U.S. EXPRESSWAY 83 I2**





HEALTH NUT EXPRESS

MEAL PREP

SHAKES

WELCOME TO THE HEALTH NUT EXPRESS

SHAKES • JUICES • MEAL PREP

CALL TO ORDER  
1-800-888-7349





# HEALTH NUT EXPRESS



**MEAL PREP**

**SHAKES**

**OPEN**

**JUICES**

CALL IN TO ORDER  
 (956) 888-2949



SHAKES	JUICES	APPY
Apple Cider Vinegar	Apple Cider	Apple Cider
Blueberry	Blueberry	Blueberry
Cherry	Cherry	Cherry
... (many more rows) ...	... (many more rows) ...	... (many more rows) ...

2017 E  
 EXPRESSOR #3

DRIVE THRU



**OIL CHANGERS**







C4550-00-006-0001-01 ( 136210)  
DE LA GARZA ADELA A  
11117 N BRYAN RD  
ALTON TX 78573

C4550-00-006-0001-02 ( 558837)  
BARRERA DEMENCIO & JULIETA C  
301 DEL MAR  
MISSION TX 78572

C4550-02-000-0011-00 ( 136243)  
KITCHEN LETICIA & PATRICIA MELENDE  
514 W 12TH ST  
MISSION TX 78572

C4550-02-000-0012-00 ( 136244)  
CARROLL ESMERALDA  
205 DEL MAR ST  
MISSION TX 78572

C4550-02-000-0013-00 ( 136245)  
GARZA ALVARO & MA ESMERALDA  
207 DEL MAR ST  
MISSION TX 78572

C4550-02-000-0014-00 ( 136246)  
RORIGUEZ EDITH  
2017 W 21ST ST  
MISSION TX 78573

C4550-02-000-0015-00 ( 136247)  
GRANADOS GREGORIO  
211 DEL MAR ST  
MISSION TX 78572

C4550-02-000-0016-00 ( 136248)  
GUERRA MARIA VERONICA  
213 DEL MAR ST  
MISSION TX 78572

C4550-02-000-0017-00 ( 136249)  
GARZA MARIA ALICIA  
215 DEL MAR ST  
MISSION TX 78572

C4550-02-000-0018-00 ( 136250)  
MARTINEZ ESMERALDA  
2101 S STANDARD  
SAN JUAN TX 78589

E4650-01-000-0002-10 ( 167498)  
B-Y WESTERN VALLEY LTD  
4629 MACRO  
SAN ANTONIO TX 78218

E4650-01-000-0003-05 ( 167499)  
B-Y WESTERN VALLEY LTD  
4629 MACRO  
SAN ANTONIO TX 78218

E4650-01-000-0004-00 ( 167500)  
B-Y MISSION TEXAS WM LTD  
ATT: REAL ESTATE  
4629 MACRO  
SAN ANTONIO TX 78218

E4650-01-000-0005-00 ( 167501)  
MCDONALD'S REAL ESTATE COMPANY DBACLA FAMILY LP  
PO BOX 66207  
CHICAGO IL 60666

E4650-01-000-006A-00 ( 342862)  
PO BOX 1029  
OLMITO TX 78575

E4650-01-000-006D-00 ( 342865)  
VAQUERO EL PUEBLO PARTNERS LP  
2627 TILLAR ST STE 111  
FORT WORTH TX 76107

E4650-01-000-006E-00 ( 342866)  
PIZZA HUT OF SOUTH VALLEY INC  
PO BOX 96  
CUNNINGHAM TX 75434

M4940-00-000-0001-00 ( 630618)  
MISSION IND SCHOOL DISTRICT  
1201 BRYCE DR  
MISSION TX 78572