

ITEM# 1.1

CONDITIONAL USE PERMIT & SITE PLAN REVIEW: Drive-Thru Service Window – Duck Donuts
911 E. 9th Street
Being a 0.38 acre tract of land out of
Lot 4, Resubdivision of Blocks L & G,
of Wright Addition
C-3
Duck Donuts
c/o Alberto Vela

REVIEW DATA

The site is located approximately 360' west of Highland Park Avenue along the north side of Business Highway 83 - **see vicinity map**. The applicant is proposing to construct an 1,815' square foot building for his donut shop. Access to the site is off of Business Highway 83 via a 24' driveway that wraps around the building. The drive-thru service window is located behind the building. Staff notes that the wrap around to the drive-thru window will allow stacking for up to 3 vehicles.

Hours of Operation: Monday – Thursday 7am to 7pm, Friday from 7am to 9pm,
Saturday 8am – 9pm and Sunday 9am to 7pm

Staff: 12 employees in different shifts

Parking: Based on the square footage of the building, there are 8 parking spaces required. The applicant is proposing 12, exceeding code by 4. (Might change depending of number of tables & chairs proposed)

Landscaping and Buffering: The applicant will be complying with the landscaping, lighting and buffering requirements.

REVIEW COMMENTS: Applicant will have to comply with all Building, Health, Sign, and Fire Codes for their Business License.

RECOMMENDATION: Staff recommends approval subject to:

1. 1 year re-evaluation to assess this new operation,
2. Must comply with all City Codes (Building, Fire, Health Codes, etc.),
3. CUP not to be transferable to others, and
4. Must acquire a new Business License

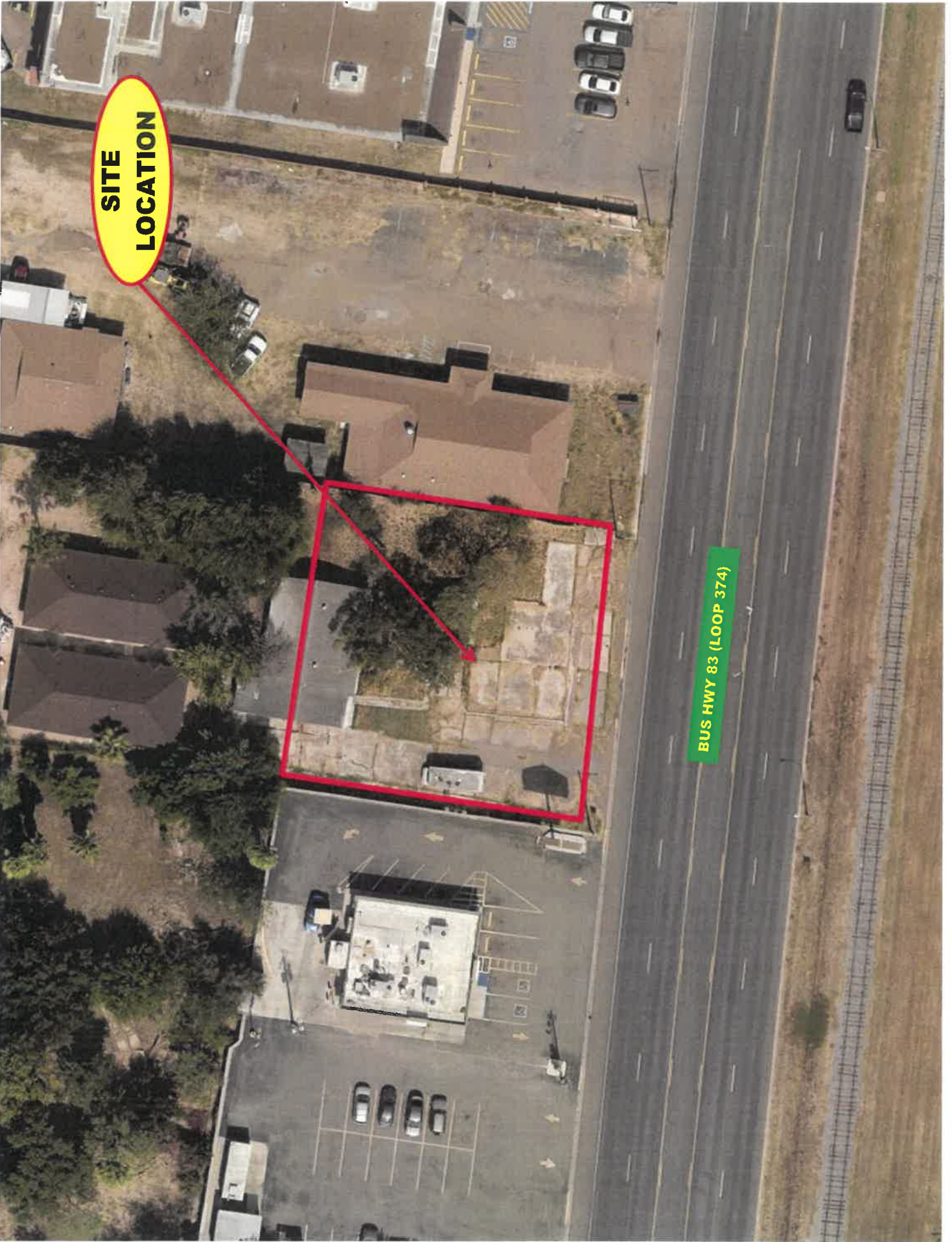


CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

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

No.



**SITE
LOCATION**

BUS HWY 83 (LOOP 374)



BUILD YOUR BOX

START WITH A FRESH VANILLA CAKE DONUT

BARE DONUTS 210 cal each

PICK A COATING 10-50 cal each

Powdered Sugar, Vanilla, Cinnamon Sugar, Chocolate, Maple Strawberry, Lemon, Glaze, Peanut Butter, Blueberry

SELECT A TOPPING 10-30 cal each

Chopped Bacon, Peanuts, OREO® Cookie Pieces, Rainbow Sprinkles
Chocolate Sprinkles, Graham Cracker Crumbs, Shredded Coconut

ADD A DRIZZLE (Or any of the coating choices above) 5-15 cal each

Hot Fudge, Raspberry, Marshmallow, Salted Caramel

DONUTS

SINGLE \$2.25 ½ DOZEN \$12.50 DOZEN \$22.50

SANDWICHES

EGG & CHEESE 280-500 cal **\$5.79**

BACON, EGG & CHEESE 250-570 cal **\$6.79**

SAUSAGE, EGG & CHEESE 510-730 cal **\$6.79**

ICE CREAM

DONUT SUNDAE 280-500 cal **\$6.95**

MILKSHAKES (Add a donut \$1.00) 450-670 cal **\$6.95**

COFFEE & DRINKS

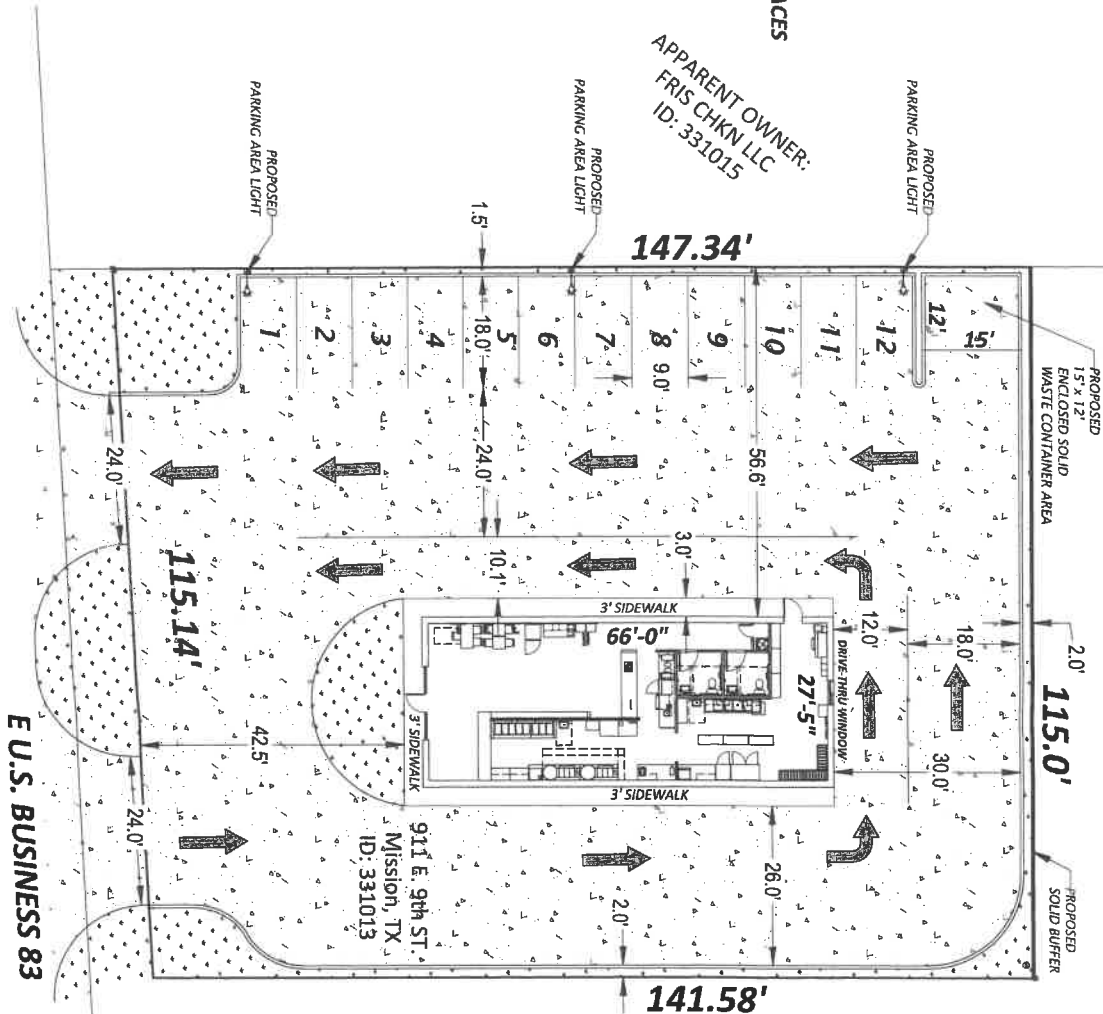
	BUCKET	SM	MED	L
COFFEE <small>0-5 cal</small>	\$19.99	\$2.89	\$3.49	\$3.89
COLD BREW <small>0-5 cal</small>			\$3.79	\$4.49
FRAPPE <small>370-940 cal</small>			\$5.75	\$6.75
HOT CHOCOLATE <small>320-490 cal</small>		\$3.09	\$3.59	\$3.89





12 TOTAL PARKING SPACES

APPARENT OWNER:
FRIS CHKN LLC
ID: 331015



APPARENT OWNER:
ASIAN EXPRESS LLC
ID: 331011

E.U.S. BUSINESS 83

911 E. 9th ST.
Mission, TX
ID: 331013

IZAGUIRRE
Engineering Group LLC.

2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554
MISSION TEXAS, 78574 FAX (956) 584-0049

No.	Revision/Name	Date

911 E. 9th St.
Mission, TX
DUCK DONUTS
PRELIMINARY
SITE PLAN

Project	Sheet
Date	E1
Scale	
Drawn	
Roll: 15-0894A5-1-30'	

W0100-00-020-0009-00 (316771)
HOUSING AUTHORITY OF THE
CITY OF MISSION
906 E 8TH ST
MISSION TX 78572

W8100-00-00F-0006-00 (331004)
CAVAZOS JOE D
923 E TOM LANDRY
MISSION TX 78572

W8100-00-00G-0001-00 (331010)
MISSION CISD
1201 BRYCE DR
MISSION TX 78572

W8100-00-00G-0003-00 (331011)
ASIAN EXPRESS LLC
8019 BELLAIRE BLVD
HOUSTON TX 77036

W8100-00-00G-0004-00 (331012)
ABREGO JULIO
1005 N 45TH ST
MCALLEN TX 78501

W8100-00-00G-0004-01 (331013)
D.A.D VELA INVESTMENTS LLC
1242 E BUS HWY 83 NO 7
MISSION TX 78572

W8100-00-00G-0004-03 (331014)
STATE OF TEXAS
C/O DIST RIGHT OF WAY ENGR
PO BOX E
PHARR TX 78577

W8100-00-00G-0005-00 (331015)
FRIS CHKN LLC
C/O CAJUN OPERATING COMPANY
980 HAMMOND DR STE 1100
ATLANTA GA 30328

W8100-00-00G-0005-01 (331016)
FRIS CHKN LLC
C/O CAJUN OPERATING COMPANY
980 HAMMOND DR STE 1100
ATLANTA GA 30328

W8100-00-00G-0005-02 (331017)
GARCIA SANTA S FERNANDEZ
4343 N 27TH LN
MCALLEN TX 78504

W8100-00-00G-0006-00 (331018)
FQSR RE LLC
10950 GRANDVIEW DRIVE SUITE 300
OVERLAND PARKWAY KS 66210

W8100-00-00K-0001-02 (331036)
CASTILLO BRENDA VERONICA G T &
6711 BECK CANYON
HOUSTON TX 77084

W8100-00-00K-0001-03 (331037)
OBREGON TERESA MENDOZA
915 E 11TH ST
MISSION TX 78572

W8100-00-00K-0002-00 (331038)
CAMBERO ERIKA TAMEZ
306 S BRYAN RD SUITE 286
MISSION TX 78572

W8100-00-00K-0003-01 (331040)
CASTILLO OSCAR
1017 E TOM LANDRY ST
MISSION TX 78572