

ITEM# 1.5

CONDITIONAL USE PERMIT: Drive-Thru Service Window - IHOP
3501 N. Conway Avenue
Lot 32, Bell-Woods Co's Subdivision
C-3
Issac Garza

REVIEW DATA

The subject site is located approximately 1,355' north of Mile 2 Road along the west side of Conway Avenue. – see vicinity map. The applicant is proposing to construct a 4,625 sq. ft. building for an IHOP Restaurant with a curbside pickup drive-thru service window. The primary access to the building will be from Conway Avenue through a proposed 30' common access easement. The curbside pickup drive-thru service window will be on the south side of the building

- **Days/Hours of Operation:** Open 24hours – Everyday.
- **Staff:** 45 to 50 employees in different shifts
- **Parking & Landscaping:** In reviewing the floor plan, the 4,625 sq. ft. building will have a total of 256 seating spaces inside the restaurant and 16 seating spaces in the patio area. A total of 91 parking spaces will be required. It is noted that in total there will be 195 parking spaces that will be held in common with the future development. Landscaping & Lighting will be in compliance with City Codes.

REVIEW COMMENTS: Staff mailed out 18 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATIONS: Staff recommends approval for life of use subject to:

- 1.) Must comply with all City Codes (Building, Fire, Health, etc.)
- 2.) Must acquire a business license prior to occupancy.
- 3.) CUP not to be transferable to others.

BELL-WOODS CO.S SUBD. "C"
40

**SITE
LOCATION**

39

35

32

31

30

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37

29

COUNTRY
BREEZE
RV PARK

U.S.R.C.
MISSION
PETER
PIPER
PIZZA

CORNERSTONE
CROSSING

LEAL ACRES

CONWAY (S.H. 107)

(UNRECORDED SUBDIVISION)

VICTORY

30-7

TURISTA

(UNRECORDED SUBDIVISION)

29-7

FIRST CASH
PAVN
RENNELL
DEVELOPMENT

ZIMMERMAN
POINT

BLACK OAK LN
EL ENCINO
ARTURO ESPINO

W. 2 MILE RD.

BENTLEY ACRES

E. 2 MILE RD.



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)



BLACK ANGUS BEEF

BUTTERMILK CRISPY CHICKEN

SEASONED GRILLED CHICKEN

Burgers & Chicken

CHOOSE YOUR PROTEIN
• Black Angus Beef Steakburger
• Buttermilk Crispy Chicken
• Seasoned Grilled Chicken

Hand-Crafted Sandwiches

▼ **Sides** Choice of French Fries (320 cal), Onion Rings (530 cal), Fresh Fruit (50 cal) or 2 Buttermilk Pancakes (310 cal). Add Side Salad 2.29 (60-320 cal).

The Classic 520-670 cal | 8.69
American, lettuce, tomato, red onion, pickles & IHOP® Sauce.

The Classic with Bacon 620-770 cal | 8.99
Bacon, American, lettuce, tomato, red onion, pickles & IHOP® Sauce.

Mega Monster *Chicken options not available.* 1060 cal | 9.99
Two steakburger patties, American and White Cheddar cheeses, lettuce, tomato, red onion, pickles & IHOP® Sauce.

Cowboy BBQ 800-950 cal | 9.99
Onion rings, bacon, American, lettuce, tomato & tangy BBQ sauce.

Jalapeño Kick 850-1000 cal | 9.99
Spicy blend of sautéed jalapeños, Serranos & onion, bacon, Pepper Jack, lettuce, tomato & mayo

★ **Big Brunch** 850-1000 cal | 9.99
Bacon, fried egg*, crispy potato pancake, American & IHOP® Sauce.

55+ Breakfast

55+ Breakfast Sampler 630-680 cal | 5.99
1 egg*, 1 bacon strip, 1 pork sausage link, 1 thick-cut piece of ham, hash browns & 1 buttermilk pancake.

55+ 2 x 2 x 2 520-710 cal | 5.69
2 buttermilk pancakes, 2 eggs* & 2 bacon strips or 2 pork sausage links.

55+ Rise 'N Shine 650-960 cal | 5.99
2 eggs*, hash browns, 2 bacon strips or 2 pork sausage links & toast.

55+ French Toast 610/700 cal | 5.69
4 triangles & 2 bacon strips or 2 pork sausage links.

55+ Buttermilk Pancakes 430 cal | 3.79
3 buttermilk pancakes with butter.

★ **Philly Cheese Steak Stacker** 800 cal | 9.99
Grilled sirloin steak, onions & American on a grilled roll.

BLTA 1160 cal | 8.99
6 hickory-smoked bacon strips, lettuce, tomato, avocado & mayo on grilled sourdough.

Turkey Cheddar Club 1180 cal | 9.79
Roasted turkey breast, White Cheddar, bacon, lettuce, tomato & mayo on grilled sourdough.

★ **Ham & Egg Melt** 960 cal | 8.99
Grilled sourdough filled with scrambled eggs, sliced ham, Swiss & American.

★ **Spicy Buffalo Chicken Sandwich** 630 cal | 9.59
Buttermilk crispy chicken breast tossed in Frank's RedHot® Buffalo sauce, lettuce, tomato, red onion, pickles & ranch on a Brioche bun.

SPECIAL VALUES FOR GUESTS AGES 55+

55+ Lunch

▼ **Sides** Choice of French fries (320 cal), Onion Rings (530 cal), 2 Buttermilk Pancakes (310 cal) or Side Salad (60-320 cal).

55+ BLT 410 cal | 7.59
Bacon, lettuce, tomato & mayo on toasted white bread.

55+ Turkey & Swiss 550 cal | 7.59
Turkey breast, Swiss, lettuce, tomato & mayo on wheat bread.

SIMPLE & FIT SUBSTITUTIONS

• Cage-Free Egg Whites subtracts 25-80 cal per egg | 1.09
• Turkey Bacon subtracts 35 cal per piece | .99

Apps & Salad

Chicken & Veggie Salad 600/790 cal | 8.99
Grilled or crispy chicken, tomato, red onions, avocado & mushrooms on lettuce blend tossed in balsamic vinaigrette.

Mozza Sticks 630 cal | 6.29
6 sticks with marinara.

Appetizer Sampler 1640-1710 cal | 7.99
Mozza Sticks, Onion Rings & Buttermilk Crispy Chicken Strips. Served with marinara & choice of sauce.

Entrées

▼ **Add Side Salad** 2.29 (60-320 cal) or 2 Buttermilk Pancakes 1.99 (310 cal)
• Excludes buttermilk & buffalo chicken strips & fries, which are served as described.

Sirloin Steak Tips* 1020 cal | 11.99
Sautéed with grilled onions & mushrooms, served with corn, red skin mashed potatoes & garlic bread.

Buttermilk Crispy Chicken 1140 cal | 11.99
Two crispy chicken breast fillets with corn, red skin mashed potatoes & garlic bread. Add country gravy adds 80 cal | .99

Grilled Tilapia 670 cal | 10.99
With steamed broccoli, red skin mashed potatoes & garlic bread.

Roasted Turkey 900 cal | 11.99
Topped with turkey gravy, served with steamed broccoli, red skin mashed potatoes & garlic bread.

Buttermilk Crispy Chicken Strips & Fries 1110-1180 cal | 7.99
5 strips served with choice of sauce.

▼ **Boneless Buffalo Crispy Chicken Strips & Fries** 1140-1210 cal | 8.59
5 strips tossed in Frank's RedHot® Buffalo sauce. Served with choice of sauce.

55+ Dinner

▼ **Add Side Salad** 1.99 (60-320 cal) or 2 Buttermilk Pancakes 1.99 (310 cal).

55+ Crispy Chicken Strips 930 cal | 8.99
3 strips served with corn, red skin mashed potatoes & garlic bread.

55+ Roasted Turkey 820 cal | 8.99
Topped with turkey gravy, served with steamed broccoli, red skin mashed potatoes & garlic bread.

55+ Grilled Chicken 740 cal | 8.99
Served with corn, red skin mashed potatoes & garlic bread.

55+ Grilled Tilapia 550 cal | 8.99
With steamed broccoli, red skin mashed potatoes & garlic bread.

Beverages

★ All beverages are Gluten-Friendly.

★ **International House Roast® Coffee**
Free refills. Regular or Decaf 0 cal per cup | 2.19 per person

Hot Chocolate 130 cal | 2.39 each

100% Premium Orange Juice
Regular 110 cal | 2.49 • Large 180 cal | 2.99

Apple Juice
Regular 120 cal | 2.49 each • Large 200 cal | 2.99 each

2% Milk
Regular 130 cal | 2.49 each • Large 210 cal | 2.99 each

Chocolate Milk
Regular 210 cal | 2.49 each • Large 340 cal | 2.99 each

Revolution® Premium Loose-Leaf Hot Tea
Free refills. 0 cal | 2.29 Ask for available varieties.

Freshly Brewed Iced Tea Free refills 5 cal | 2.39

Lemonade Iced Tea Free refills 70 cal | 2.49

Lemonade Free refills 130 cal | 2.39

Fountain Drinks Free refills (2.39)
Pepsi® 130 cal • Diet Pepsi® 0 cal
Sierra Mist® 120 cal • Mountain Dew® 140 cal

★ Milkshakes

3.99 each

★ **Vanilla** 590 cal

★ **Strawberry** made with real fruit 580 cal

★ **HERSHEY'S Chocolate** 660 cal
OREO® 740 cal



Kids Menu 12 & Under

▼ **Kids drinks** 1.99 2% Milk (160 cal), Chocolate Milk (250 cal), Hot Chocolate (130 cal), Juice (130/150 cal).

Silver 5 450 cal | 4.99
Five silver dollar pancakes, 1 scrambled egg & 1 bacon strip

★ **Jr. Cupcake Pancake Combo** 570 cal | 4.99
With 1 scrambled egg, 1 bacon strip & 1 pork sausage link.

Funny Face® Pancake Combo 530 cal | 4.99
Chocolate Funny Face® Pancake with 1 scrambled egg, 1 bacon strip & 1 pork sausage link.

★ **Jr. Chicken & Waffles** 560 cal | 4.99

Jr. Cheeseburger 660 cal | 4.99
All-natural black Angus steakburger with Mott's® Applesauce.

Jr. Chicken Strips Dinner 700/830 cal | 4.99
With corn or French fries & a side of ranch.

Kraft® Macaroni & Cheese 370 cal | 4.99
Served with Mott's® Applesauce.

CO_0420_M_P_S_AO_037

IHOP cannot ensure items do not contain ingredients that might cause an allergic reaction or impact other dietary restrictions. Allergen information is available upon request.

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.

NOTICE: ITEMS MARKED WITH AN * MAY CONTAIN RAW OR UNDERCOOKED INGREDIENTS. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

All steakburgers are perfectly cooked to a minimum of 155° F.
Frank's RedHot is a registered trademark of McCormick & Co. and used under license by IHOP.
MOTT'S is a registered trademark of Mott's LLP. Kraft is a registered trademark of Kraft Foods.
Revolution® is a registered trademark of Revolution Tea, LLC. OREO® and the OREO® Wafer Design are trademarks of Mondelez International group, used under license. The HERSHEY'S trademark is used under license from The Hershey Company.
Sorry, no coupons or discounts on 55+ menu items.

A1700-01-000-0060-00 (109808)
SANCHEZ GUADALUPE & MARIO CHAVEZ
1300 MAGDALENA AVE
MISSION TX 78572

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-0032-10 (123507)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR TX 78577

B2225-00-00C-0032-11 (123508)
HAIDAR PROPERTIES LLC
1601 SOUTH CAGE BLVD SUITE B
PHARR TX 78577

B2225-00-00C-0034-00 (123510)
VALDEZ JAIME ANTONIO
1015 W KIKA DE LA GARZA ST
MISSION TX 78572

B2225-00-00C-0034-10 (123511)
VALDEZ JAIME A CUSTODIAN FOR
DANIELA A VALDEZ
1015 W KIKA DE LA GARZA ST
MISSION TX 78572

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-0035-40 (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

W0100-00-030-0007-06 (317366)
HIDALGO COUNTY R/O/W DEPT
RR 1 BOX 323
EDINBURG TX 78542

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

W0100-00-030-0007-08 (317368)
SANCHEZ LUIS J PERALES
3518 N CONWAY AVE
MISSION TX 78573

W0100-00-030-0007-17 (317377)
ORDAZ RIGOBERTO FELIX & HILDA ESTER
3602 N CONWAY AVE
MISSION TX 78573

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