

ITEM# 1.9

CONDITIONAL USE PERMIT: Drive-Thru Service Window
– Chick-Po on the Grill
301 N. Shary Road, Ste. 200
Lot 2, Shary Town Plaza Subdivision
C-3
Reynaldo Bueno

REVIEW DATA

The subject site is located approximately 565' north of E. 1st street along the west side of N. Shary Road. The applicant is leasing a 2,276 sq. ft. suite for a restaurant which will include a drive-thru window on the south side of the building. Access to the drive-thru service windows would be off of N. Shary Road via a 34' driveway. They would place the order on the west side of the building and pick up the order on the south side. The drive-thru window location allows stacking for approximately 7 vehicles.

- **Days/Hours of Operation:** Monday – Sunday from 10:30am to 10pm.
- **Staff:** 18 employee's different shifts.
- **Parking & Landscaping:** In reviewing the floor plan, there is a mix of 9 tables and 10 booths with a total of 82 seating spaces being proposed, which would require 27 parking spaces. (1 parking space for every 3 seats = 27.33). It is noted that the parking is held in common for this commercial plaza. There is a total of 135 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 for life of use subject to:

- 1) Must comply with all City Codes (Building, Fire, Health, etc.),
- 2) Installation of a speed bump at the end of the ordering window,
- 3) Acquisition of a business license prior to occupancy, and
- 4) CUP not transferable to others

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

HOFLAND SUBDIVISION

SHARY STORAGE
SUBDIVISION No.2

L. RICE
SUB.

**SITE
LOCATION**

JASON ST.

TWIN LAKES MOBILE
HOME SUBD. #2

L A K E

GUTIERREZ
ALVAREZ
SOUTHSHARY
COMMERCIAL
TRES RIOS

E. 1st ST.

ANGO

NAMAR

DENNY'S @
SHARYLAND

SHARYLAND

SHARY RD. (F.M.494)

NAVY ARMY
COMMUNITY
CREDIT UNION

TREATS & EATS
No. 2

E. 4th ST.

53	52	51	50	49	48	47	46	45	44
63	62	61	60	59	58	57	56	55	54
73	72	71	70	69	68	67	66	65	64

CHRISTINA
AVE.

HAIDAR
SUNDANCE
CROSSING

EL LUGAR

195

NORTH SHARY AND
COMMONS
LOTS 4,5 & 6

RUBY RED BLVD.

MISSION
EVENT CENTER

RE-SUBDIVISION OF LOT 1
NORTH SHARY AND
COMMONS

D.C. VISION
IT BLVD.



CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

No.

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

HOFLAND SUBDIVISION
LOT 1

SHARY STORAGE SUBDIVISION No.2

L. RICE SUB.
LOT 1

(F.M.494)

NAVY ARMY COMMUNITY CREDIT UNION
1

TREATS & EATS
No. 2

53	52	51	50	49	48	47	46	45	44
63	62	61	60	59	58	57	56	55	54
73	72	71	70	69	68	67	66	65	64

CHRISTINA AVE.

E. 4th ST.

SITE LOCATION

JASON ST.

SHARY RD.

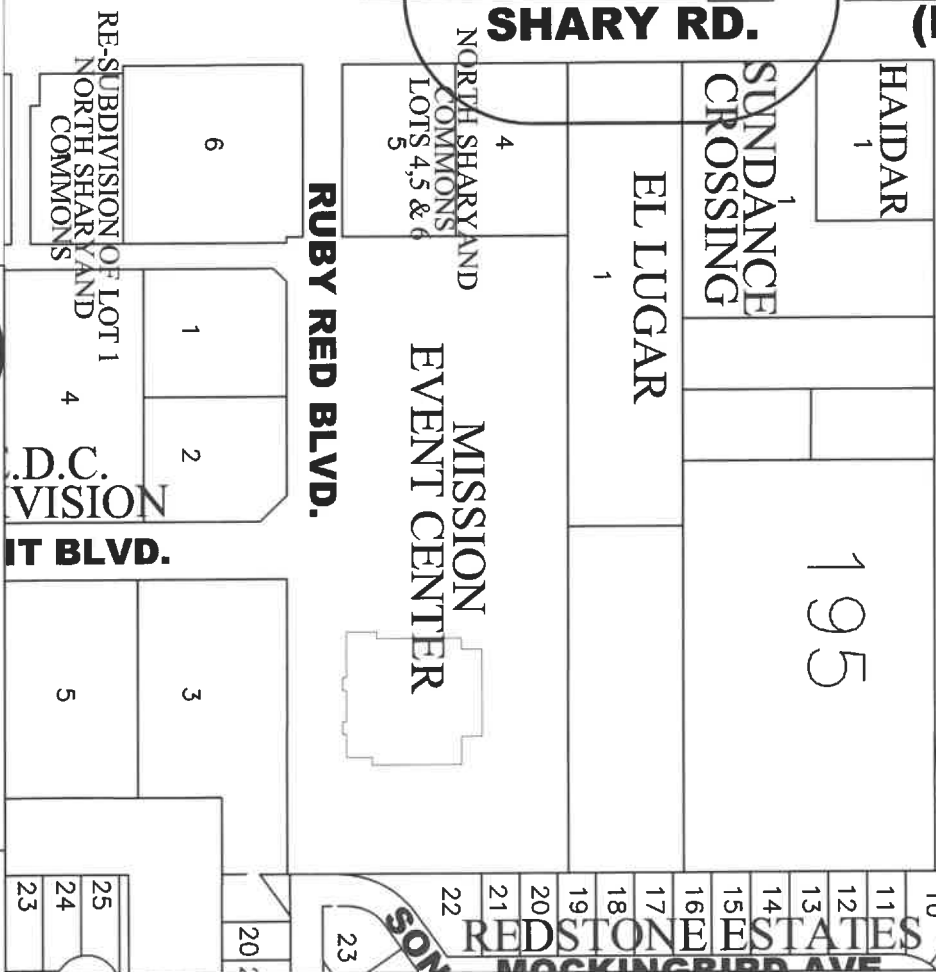
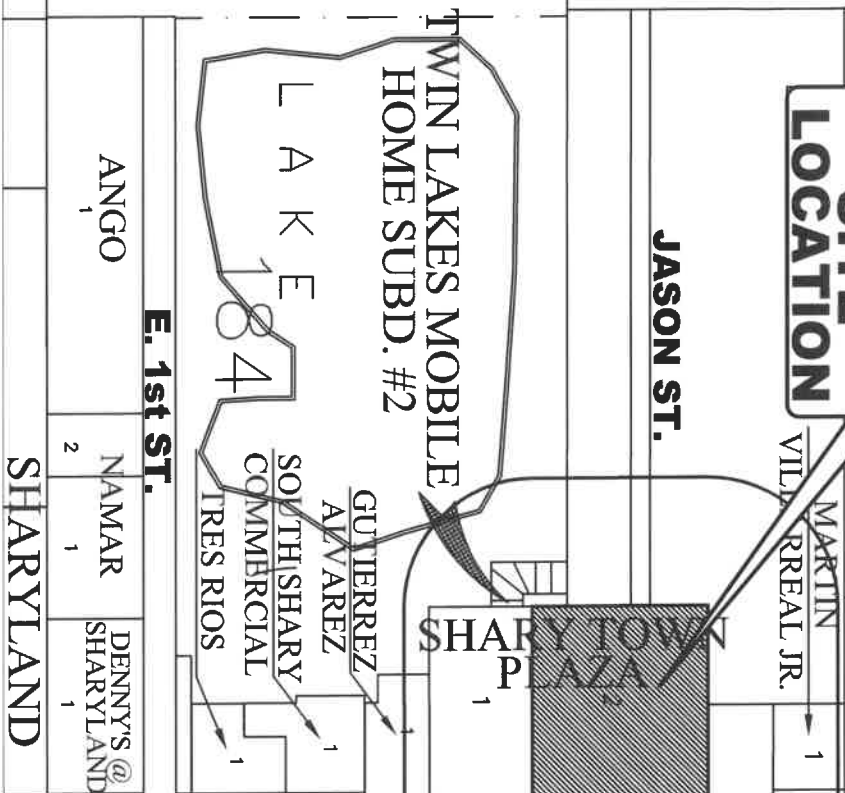
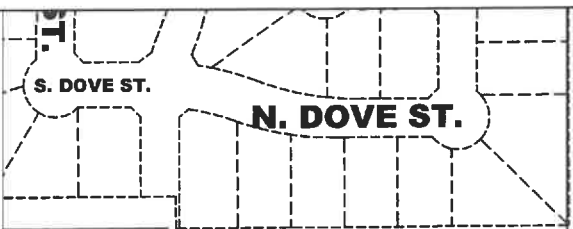
EL LUGAR

195

TWIN LAKES MOBILE HOME SUBD. #2

RUBY RED BLVD.

MISSION EVENT CENTER



200' RADIUS MAILOUT MAP



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No.



**SITE
LOCATION**

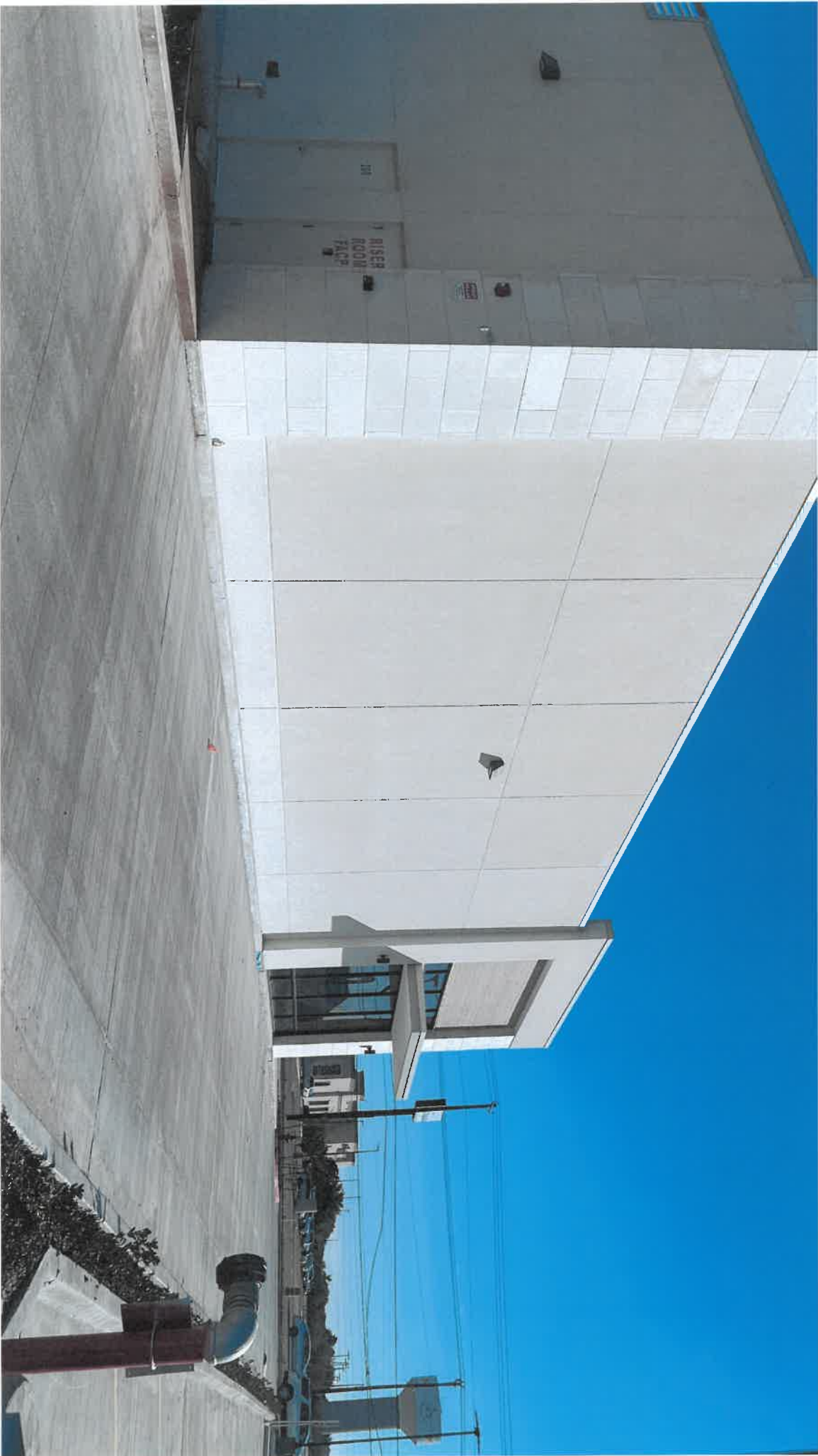
N. SHARY RD. (F.M. 494)

Chick-Pc
ON THE GO!
COMING SOON

UMETA
TEA & SNACKS
COMING SOON







Chick-Po Burguers

- **A la Parilla**
Pechuga de Pollo A la parrilla , Jamón , Queso Asadero , Chile Morrón , acompañada de Papas Fritas
- **Empanizada**
Pechuga de Pollo frita , empanizada, con lechuga tomate y condimentos ,acompañia de Papas fritas
- **La Regia , A la Parrilla**
Pechuga de Pollo a la Parrilla , con 1 huevo frito encima , salchicha asada , cebolla asada , y condimentos ,acompañia de Papas fritas
- **Chick-Po Fit**
Pechuga de Pollo a la Parrilla , con lechuga , tomate y condimentos ,acompañia de Papas fritas
- **Flamming Hot Burguer A la Parilla**
Pechuga de Pollo A la parrilla , bañada en Salsa Habanero , Aguacate, Cebolla Asada y condimentos

Chick-Po Tortas

- **Chick-Po Special a la Parilla**
Tiras de Pollo a la parrilla , bañadas con Salsa al gusto Acompañadas con lechuga , tomate y condimentos.
- **La Tradicional**
Torta de pollo deshebrado , con aguacate , lechuga , tomate y condimentos.
- **Pollo-Guacamole**
Tiras de Pollo a la parrilla , con una capa de guacamole , cebolla Asada chile morrón y condimentos.
- **Al Chipotle**

Chick-Po Alitas

- Chick-Po Alitas Tradicionales - a la Parilla

Alitas Tradicionales , Asadas a la parrilla, acompañadas
Con totopos y guacamole.

- Búfalo Style

Alitas estilo Búfalo , bañadas en salsa al gusto o lemon Pepper.

- Empanizadas

Alitas empanizadas , acompañadas con papas fritas .

- Alitas en salsa de Mango

Alitas cocidas a la Plancho , bañadas en salsa de Mango picositas

Chick-Po CHICKEN

- Chick-Po Pollo rostizado- a la Parilla

Rico pollo rostizado a la parrilla , acompañado de papa al horno
Y frijoles charros

- Chick-Po Pollo a la Mostaza

Rico pollo Asado , bañado a la mostaza , acompañado de papa al horno
Y frijoles a la charra

- Chick-Po Pollo al Chipotle a la Parilla

Rico pollo a la parrilla bañado en salsa de chipotle, acompañado de papa
al horno Y frijoles charros

Chick-Po Pechuga de Pollo

- Pechuga de Pollo a la Parilla

Jugosa Pechuga de Pollo a la parrilla , acompañada de ensalada
Y dos guarniciones

- Pechuga de Pollo tipo Gordon blue

Pechuga de Pollo rellena con Jamón y queso, enredada en tocino
acompañada de ensalada Y dos guarniciones

- Pechuga de Pollo Empanizada

Pechuga de Pollo empanizada, cocinada a la plancha
acompañada de ensalada Y dos guarniciones

- Pechuga Flamming Hot

Pechuga de Pollo Bañada en salsa de Habanero , acompañada
Con guacamole y Papa al Horno

- Chick-Po Fit Pechuga y espárragos

Pechuga cocida al Vapor , acompañada con espárragos y
Dos guarniciones

- Pechuga Lemon Pepper

Jugosa Pechuga Lemon Papper a la Parrilla, acompañada de
Papas Fritas.

Chick-Po Tiras de Pollo

- Titas de Pollo

Empanizadas , o a la parrilla , acompañadas con papas fritas.

Chick-Po +

- Tostadas Rey Special

Ricas Tostadas de pollo y queso , espolvoreadas con Chile serrano

- Rollos de Pollo con tocino

Ricos rollos de pollo enredados con tocino , a la parrilla o plancha

- Tacos de Pollo

Tacos de Pollo al Vapor , con una capa de lechuga y tomate
Acompañados de guacamole

- Ensalada de Pollo

Fresca ensalada de Pollo y elote , acompañada de 2 guarniciones

- Quesadillas

Ricas quesadillas con pollo a la Plancha , acompañadas con
y salsa y guacamole

Chick-Po Mar

- Salmon a la Parrilla

Salmon a la parrilla , acompañado de ensalada

- Medallón de Atún

Rico medallón de atún , acompañado de ensalada y elote cocido

Chick-Po Guarniciones

-Ensalada fresca

-Ensalada de Coditos

-Maíz

-Frijoles a la charra

-Sopa de fideo

-Vegetales cocidos

-Pasta de Tornillo

-Pasta con crema

S2950-00-000-0184-15 (280961)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0194-05 (281053)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

S2950-00-000-0194-10 (281054)
ELIZONDO DOLLY L
305 N SHARY RD
MISSION TX 78572

S2950-00-000-0194-15 (281055)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

T9100-02-000-0001-00 (514708)
DRAGONFLY 6265 LLC
305 A N SHARY RD
MISSION TX 78572

G9955-00-000-0001-00 (716978)
MPJ GROUP LLC
400 W NOLANA AVE STE N2
MCALLEN TX 78504

M1455-00-000-0001-00 (711991)
DEERFIELD ACQUISITION GROUP LLC
305 N SHARY RD
MISSION TX 78572

H0652-00-000-0001-00 (729298)
HAIDAR PROPERTIES LTD
1601 SOUTH CAGE BLVD SUITE B
PHARR TX 78577

E4397-01-000-0001-00 (20829990)
SARAM DEVELOPMENT LLC
300 N SHARY RD
MISSION TX 78572

S2950-00-000-0184-43 (1179904)
MPJ GROUP LLC
400 W NOLANA AVE STE H2
MCALLEN TX 78504

N6761-00-001-0004-00 (1236067)
WEINGARTEN SHARY NORTH JV
500 N BROADWAY STE 201
JERICO NY 11753

N6761-00-001-0005-00 (1236070)
MDC COASTAL 5 LLC
7400 E ORCHARD ROAD 2605
GREENWOOD VILLAGE CO 80111

S7035-00-000-0001-00 (1236061)
GUERRERO JUAN DAVID & DARIELA G
JESUS ARMANDO GUERRERO
960 FALL CRK
GRAPEVINE TX 76051

S2965-00-000-0002-00 (1569218)
AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN TX 78504

S2965-00-000-0001-00 (1569217)
AURIEL INVESTMENTS LLC
1200 AUBURN AVE STE 250
MCALLEN TX 78504