

ITEM# 1.9

CONDITIONAL USE PERMIT: Mobile Food Truck
- Midtown Ceviche Bar
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
Juan Pinera

REVIEW DATA

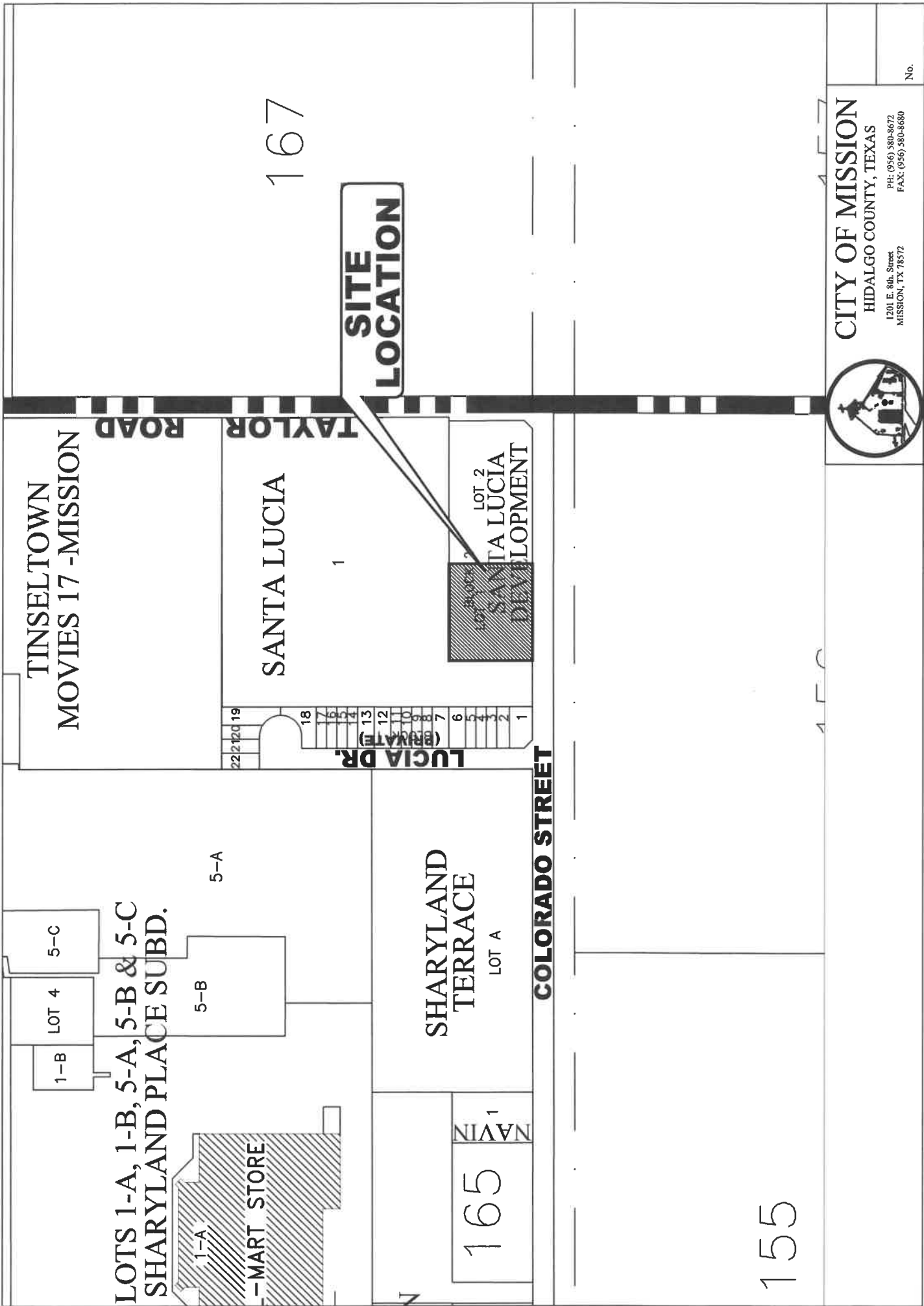
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place his mobile food truck to offer ceviche, shrimp cocktails among other seafood. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Thursday from 11am to 10pm and Friday – Sunday from 11am to 11pm
- **Employees:** 4 employees in total 2 per shift
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 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 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 380-8672
 FAX: (956) 380-6680

No.



TAYLOR RD.

**SITE
LOCATION**

COLORADO ST.

SCALE

SITE PLAN

FLOOR PLAN

DESCRIPTION:

DESIGNER: J.G. & J.T.

PROJECT NUMBER: YYDDMM

DATE: 01/10/2023

ISSG

PROJECT TITLE: FOOD TRUCK SANTA LUCIA
PROJECT ADDRESS: 2515 COLORADO ST.

REVISION DATE:	REVISION BY:	COMMENTS:
REVISION DATE:	REVISION BY:	COMMENTS:

MDM
Development + Construction
1505 W. WINDING ST.
SUITE 5
DALLAS, TX 75272





CEVICHE

ceviche peruano \$12.99

White fish with fresh lime juice, tossed with red onions, cilantro and our chef signature sauce. Garnished with choclo, cancha and sweet potato.

ceviche lima \$12.99

White fish marinated with fresh lime juice, tossed with red onions, cilantro and aji amarillo sauce. Garnished with choclo, cancha and sweet potato.

machu pichu \$12.99

White fish marinated with fresh lime juice, tossed with red onions, cucumber, fresh mango cubes and a touch of serrano pepper to give it some heat!

ceviche midtown \$12.99

White fish marinated with fresh lime juice, tossed with cucumber, jcama, red onions, tomatoes, mango, cilantro and habanero pepper. Garnished with avocado.

ceviche mexico \$12.99

The perfect combination of white fish marinated with lime juice tossed with cilantro, red onion, tomatoes, cucumber, serrano pepper, a dash of clam and tomato juice and our midtown touch house sauce to give it that extra body of flavor. Topped off with slices of avocado.



FRESH & TASTY



aguachile sierra \$18

Traditional Aguachile recipe with a Peruvian fusion twist.

aguachile mango habanero \$18

Shrimp marinated in fresh lime juice. Tossed with red onions, cucumber, fresh mango cubes, and a touch of habanero to give it great heat!

coctel de camarón \$12.99

Shrimp fully cooked marinated in Midtown cocktail sauce that will give you craving more! Tomatoe, onion, cilantro and serrano pepper to bring a bit of heat. Topped off with a little avocado.

ASK ABOUT UPGRADES: OCTOPUS, SCALLOPS, OYSTERS, ETC.

palta de camarones \$14.99

Fresh avocado stuffed with shrimp, diced red onions, tomatoes, cilantro and our chef signature sauce.



quinoa salad \$12

Quinoa, red onions, tomatoes, cucumbers, radish, cilantro, avocado, fresh lime juice and extra virgin olive oil.



MIDTOWN'S NEW

midtown lomo \$14.99

A Peruvian staple dish done the Midtown Way! Delicious ste featuring mouth watering ribeye, red onions, tomatoes and french fries served over rice.

midtown lobster brioche \$16

Midtown brings a little lobster into your world! Try this buttery flavor packed lobster brioche! We give it our own touch with our secret house sauce! (Served chilled).



*PRICE SUBJECT TO CHANGE DEPENDING ON MEAT

DRINKS

- soft drink \$3
- inca kola \$4
- bottled water \$3
- chicha morada \$4
- jugo de maracuyá \$4

SPECIAL DESSERT

- mousse de maracuyá \$7

*Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of foodborne illness.

S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS ASSOCIATIC
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
329 S MCCOLL RD
MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA A
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL ROAD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL ROAD
MCALLEN TX 78501