

**ITEM# 1.8**

**CONDITIONAL USE PERMIT:** Mobile Food Truck  
- FrizzFries  
2509 Colorado Street  
Lot 1, Block 2, Santa Lucia Development  
C-3  
Martha L. Ureña Reyes

**REVIEW DATA**

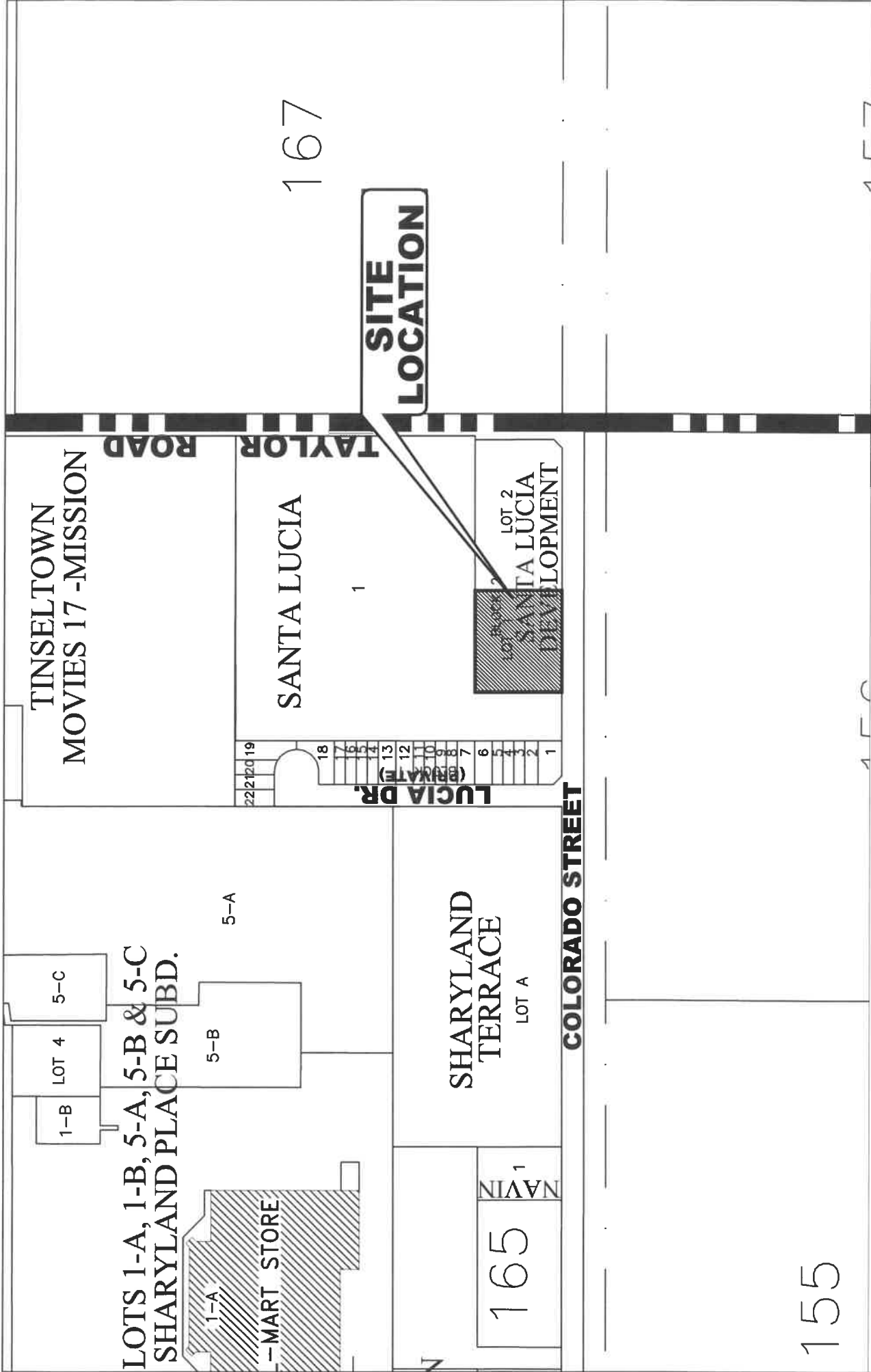
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place her mobile food truck to offer a variety of fries. Access to the site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

- **Days & Hours of Operation:** Tuesday – Sunday from 11:30am to 10pm
- **Employees:** 3-4
- **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) 580-8672  
 FAX: (956) 580-8680

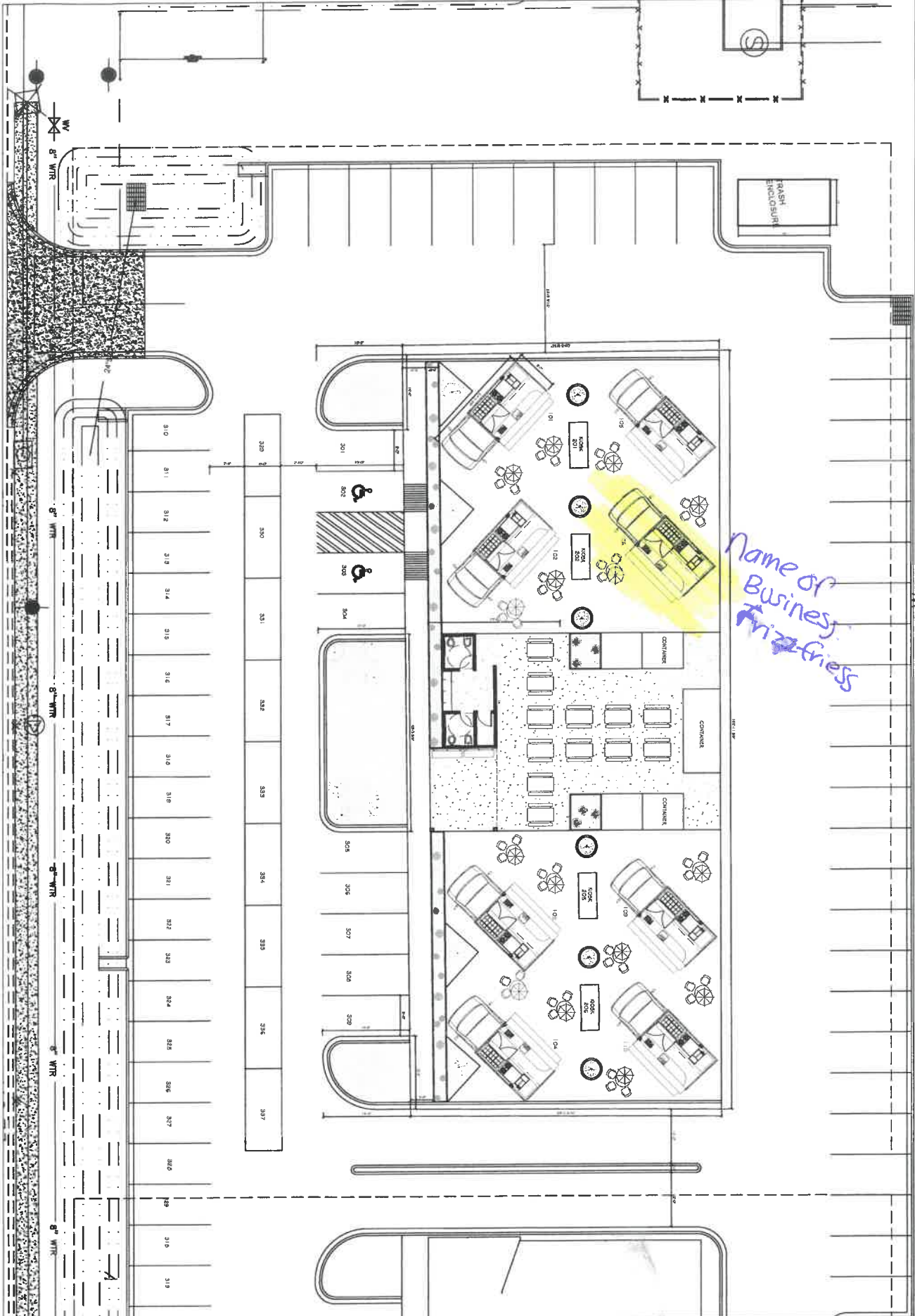
No.



TAYLOR RD.

COLORADO ST.

**SITE  
LOCATION**



*Name of Business  
Pizza-fries*

<b>PROJECT TITLE:</b> <b>FOOD TRUCK SANTA LUCIA</b>		
<b>PROJECT ADDRESS:</b> <b>2515 COLORADO ST.</b>		
<b>REVISION DATE:</b> 07/10/2023	<b>REVISION BY:</b> J.G. & J.T.	
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<b>SCALE:</b> 1/8" = 1'-0"	<b>FLOOR PLAN:</b> SITE PLAN	<b>MDM</b> Development + Construction

# MENU FRIZZ FRIES

## HOUSE SPECIALS

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TRUFFLE FRIES WITH PARMESAN

BIRRIA FRIES

CARBONARA FRIES

CHILI CHEESE FRIES

AIR FRIED SWEET PATATOES & BEETROOT  
WITH SPECIAL SAUCE

PARSELY GARLIC AND PARMESAN FRIES

### MAKE YOUR OWN

#### PICK YOUR FRY

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- WAFFLE
- REGULAR
- WEDGES
- CURLY
- TWIRL
- SWEET PATATO
- BEETROOT

#### PICK YOUR MEAT

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- BIRRIA
- BACON
- CHILI
- BARBACOA
- TINGA
- CHICARON DE RES
- MOLE

#### PICK A SAUCE/TOPPINGS

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- BURGER (S)
- CHEESE (T)
- BUTTER(T)
- SPICY MAYO (S)
- PICO DE GALLO
- PARSLEY, GARLIC, PARMESAN
- MOZZERELLA
- CLASSICS
  - KETCHUP
  - MEYO



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