



**MEETING DATE:** April 16, 2025  
**PRESENTED BY:** Xavier Cervantes, Director of Planning  
**AGENDA ITEM:** Conditional Use Permit to place a Mobile Food Unit at Pepe Noches, being Lot C, Girasol Estates Subdivision in a (C-3) General Business District, located at 1726 W. Griffin Parkway, C-3, Joaquin Diaz – Xavier Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- March 31, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- April 3, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract and notice of public hearings was published in the Progress Times.
- April 16, 2025 – Public hearing and consideration of requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public hearing and consideration of requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Northeast corner of W. Griffin Parkway and Salinas Drive.
  - Per Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
  - The applicant is requesting a conditional use permit to place an 8'x22' mobile food unit underneath the carport to sell Mexican food. His menu will include tacos, enchiladas, papas asadas, menudo among other items.
  - The proposed hours of operation are as follows: Monday – Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am
  - Staff: 3 employees
  - Parking: The applicant is proposing to have 2 tables with 6 chairs each for a total of 12 seating spaces. He will be required to have 4 parking spaces (1 parking space for every 3 seats =4). There is a total of 12 parking spaces available for this location to be shared with the existing carwash.
  - The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to surrounding property owners.
  - In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.
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**RECORD OF VOTE:**

|                     |       |
|---------------------|-------|
| <b>APPROVED:</b>    | _____ |
| <b>DISAPPROVED:</b> | _____ |
| <b>TABLED:</b>      | _____ |

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

## VICINITY MAP

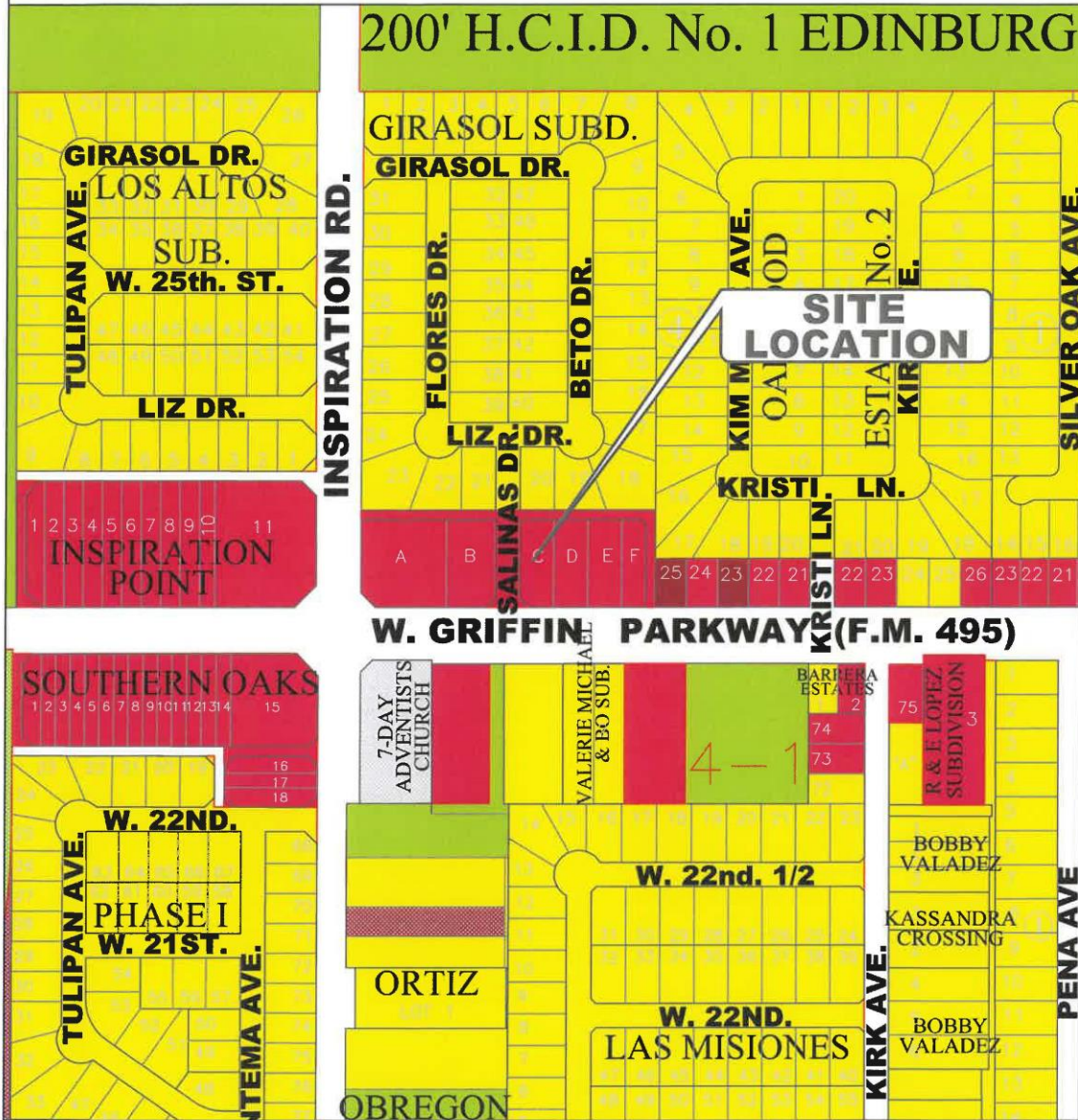


## ARIEL MAP





# ZONING MAP



## ZONING LEGEND

|  |                                  |  |                                 |  |                              |
|--|----------------------------------|--|---------------------------------|--|------------------------------|
|  | A0-I AGRICULTURAL OPEN INTERIM   |  | R-3 MULTI-FAMILY RESIDENTIAL    |  | C-4 HEAVY COMMERCIAL         |
|  | A0-P AGRICULTURAL OPEN PERMANENT |  | R-4 MOBILE & MODULAR HOME       |  | C-5 ADAPTIVE COMMERCIAL      |
|  | R-1A LARGE LOT SINGLE FAMILY     |  | R-5 HIGH DENSITY MFCT'D HOUSING |  | I-1 LIGHT INDUSTRIAL         |
|  | R-1T TOWNHOUSE RESIDENTIAL       |  | C-1 OFFICE BUILDING             |  | I-2 HEAVY INDUSTRIAL         |
|  | R-1 SINGLE FAMILY RESIDENTIAL    |  | C-2 NEIGHBORHOOD COMMERCIAL     |  | PUD PLANNED UNIT DEVELOPMENT |
|  | R-2 DUPLEX-FOURPLEX RESIDENTIAL  |  | C-3 GENERAL BUSINESS            |  | P PUBLIC                     |



## PICTURES

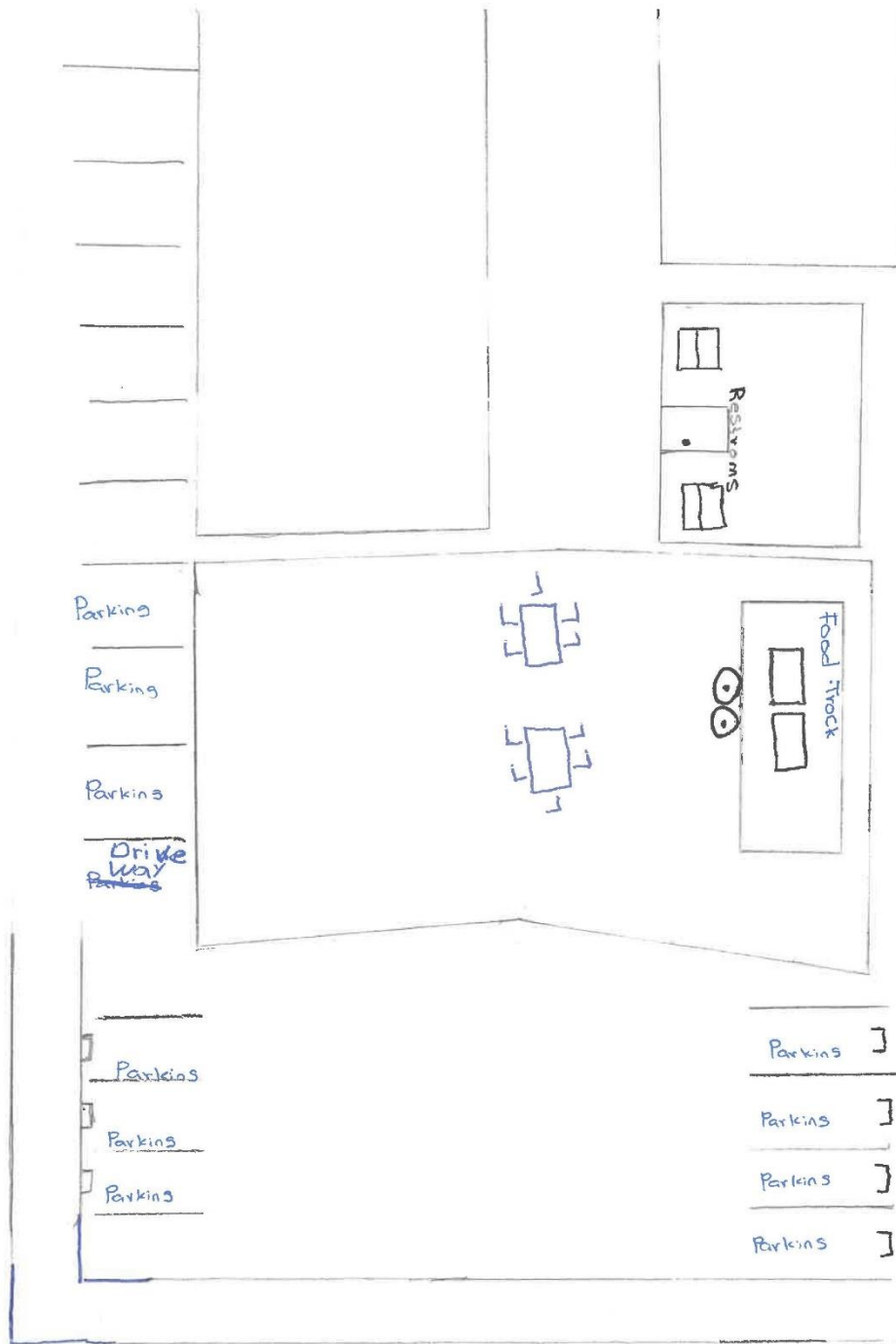




## ATTACHEMENTS (PICTURES)



# SITE PLAN



W GRIFFIN PKWY



## MENU

### MENU

Horario: Lunes-Jueves 5pm-12am  
viernes y Sabado 5pm-1am

#### • Tacos (Harina ó maiz)

- carne
- tripa
- mixtos

\*Orden incluye 5 tacos  
y frijoles charros

#### • Piratas

#### • Piratitas

(carne, queso, aguacate)

#### • Enchiladas

- carne
- queso
- mixtas

\*Orden incluye 4 enchiladas,  
papa, zanahoria, y lechuga

#### • Menudo

- 1L \*orden incluye tortillas (harina ó maiz)  
y verdura

#### • Frijoles Charros

- Sencillos
- Especiales (carne y queso)

#### • Papa Asada

- Especial (carne, queso, tocino, crema)

#### Entradas:

- Tostitos (verdes ó morados)  
con queso y carne asada
- Papas fritas  
con queso y carne asada

#### Bebidas:

- Agua
- Soda Lata
- Soda Mexicana

## STAFF RECOMMENDATION

Staff recommends approval of the request subject to compliance with the following conditions:

- 1 year re-evaluation to assess this new operation.
- Must comply with all City Codes (Building, Fire, Health, and Sign, etc.)
- Install landscaping with drip irrigation system prior to obtaining the business license.
- Restrooms must be accessible to employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP not transferable to others.
- Hours of operation are Monday - Thursday from 5:00 pm to 12:00 am, and Friday & Saturday from 5:00 pm to 1:00 am

## MAILOUT LIST

| PROP_ID | Property Owner                  | addrDeliveryLine     | addrCity | addrState | addrZip    |
|---------|---------------------------------|----------------------|----------|-----------|------------|
| 560369  | MADKRIS LTD                     | 3712 SANTA INEZ ST   | MISSION  | TX        | 78572-2817 |
| 648369  | GARZA MARIA ISABEL              | 1715 W GRIFFIN PKWY  | MISSION  | TX        | 78572-7306 |
| 560367  | REYES ISMAEL                    | 1410 COCONUT PAL AVE | SAN JUAN | TX        | 78589-3936 |
| 560372  | ESPINO JESUS GARZA              | 9551 N MOOREFIELD RD | MISSION  | TX        | 78574-4618 |
| 560366  | PRIMO REAL ESTATE LLC           | 707 W SIOUX RD       | SAN JUAN | TX        | 78589-3475 |
| 560319  | BERNAL PAULINA & MANUEL CARDOZA | 1701 LIZ DR          | MISSION  | TX        | 78574      |
| 560323  | LEAL DIANA                      | 1709 LIZ DR          | MISSION  | TX        | 78574-7321 |
| 560321  | RAMOS HILARIO JR & ARSELIA G    | 1705 LIZ DR          | MISSION  | TX        | 78574-7321 |
| 560368  | MARTINEZ JOSE S                 | 710 W 24TH PL        | MISSION  | TX        | 78574-2751 |
| 560320  | VENECIA JOHN & NORMA            | 1703 LIZ DR          | MISSION  | TX        | 78574-7321 |
| 560318  | PLASCENCIA ELBA G               | 2302 BETO DR         | MISSION  | TX        | 78574-7316 |
| 560322  | GUZMAN PABLO JR                 | 2309 BETO DR         | MISSION  | TX        | 78574-7319 |
| 590226  | GARCIA ELSA NORA & ALEJANDRO    | 1900 W 17TH ST       | MISSION  | TX        | 78572-0732 |
| 305839  | DUQUE CESAR TREVINO             | 839 RICARDO AVE      | PALMVIEW | TX        | 78574-5210 |
| 648368  | ALVAREZ RAFAEL                  | 1704 W 18TH ST       | MISSION  | TX        | 78572-7330 |
| 305837  | OBREGON MONICA                  | 1721 W GRIFFIN PKWY  | MISSION  | TX        | 78572-7306 |

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A  
CONDITIONAL USE PERMIT TO PLACE A MOBILE FOOD TRUCK - PEPE NOCHES, 1726 W.  
GRIFFIN PARKWAY, BEING LOT C, GIRASOL ESTATES SUBDIVISION**

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of April 16, 2025, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Monday, April 28, 2025, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED:

| <b>Legal Description</b>   | <b>Type</b>                                  | <b>Conditions of Approval</b>  |
|--|--|--|
| 1726 W. Griffin Parkway<br>Lot C, Girasol Estates<br>Subdivision | To Place a Mobile Food<br>Unit - Pepe Noches | <ol style="list-style-type: none"><li>1. 1 year re-evaluation to assess this new operation</li><li>2. Must comply with all City Codes (Building, Fire, Health, Sign, etc.)</li><li>3. Install landscaping with drip irrigation system prior to obtaining the business license.</li><li>4. Restrooms must be accessible to employees and patrons at all times</li><li>5. Acquisition of a business license prior to occupancy</li><li>6. CUP not transferable to others</li><li>7. Hours of operation are Monday – Thursday from 5:00 pm to 12:00 am, and Friday &amp; Saturday from 5:00 pm to 1:00 am</li></ol> |

READ, CONSIDERED AND PASSED, this the 24<sup>th</sup> day of March, 2025.

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Norie Gonzalez Garza, Mayor

ATTEST:

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Anna Carrillo, City Secretary