



MEETING DATE: April 15, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Sushi Crunch in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 W. Tom Landry Street, Space A. Applicant: Janeth Mendez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- March 25, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- April 1, 2026 – Following State and local law, notice of the required public hearings was mailed to all property owners within 200 feet of the subject tract.
- April 15, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- May 12, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Park requires the approval of a conditional use permit by the City Council.
- The applicant proposes to place an 8-foot by 18-foot mobile food unit in a mobile food park to sell Sushi.
- The proposed hours of operation are as follows: Monday through Sunday from 10:00 a.m. to 12:00 am.
- Staff: 2 employees
- Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) legal notices to the 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.

STAFF RECOMMENDATION:

- Approval for a 1-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 10:00 am to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



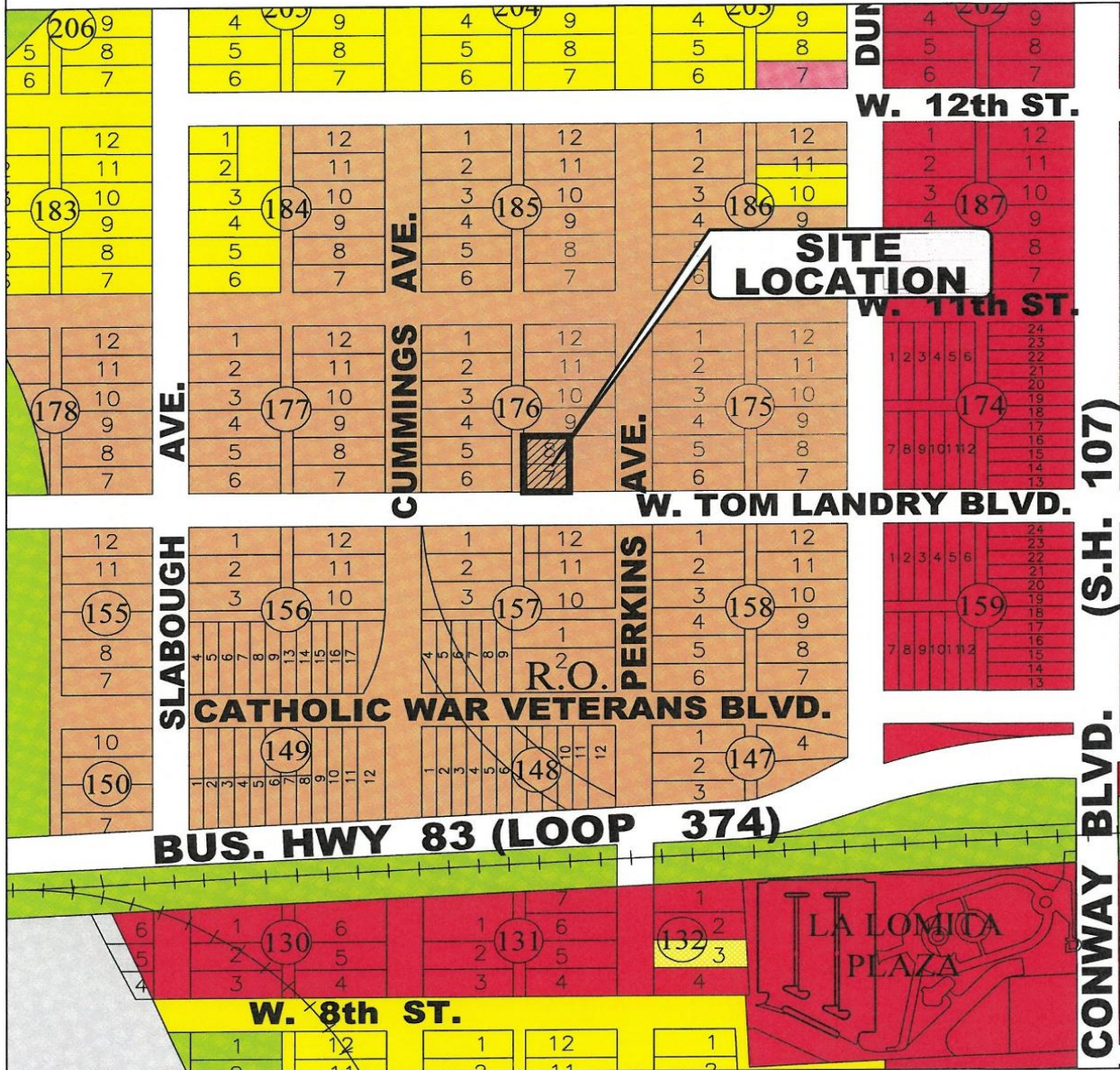
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



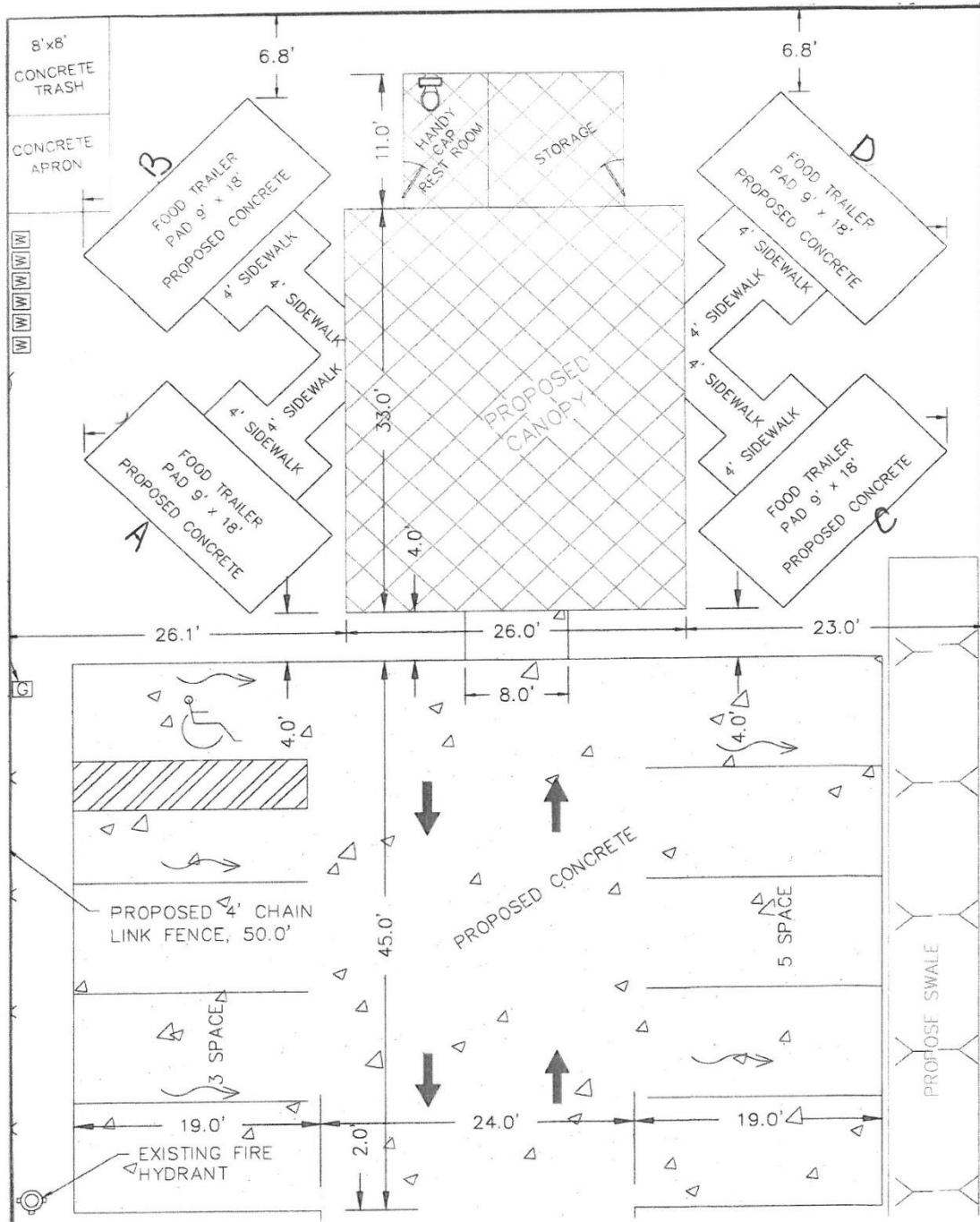
ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| AO-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 |

SITE PLAN



PICTURES



PICTURES




PICTURES



PICTURES



MENU



Individual Roll \$9
Combos \$24 : side of cucumber salad and fried rice

MENU

SPECIAL ROLLS

AVOCADO ROLL
Tempura shrimp, cream cheese & spicy crab topped with avocado, sweet soy, spicy mayo & sesame seeds

CALI ROLL
Crab, avocado, cucumber topped with sesame seeds

CHESTER ROLL
Breaded shrimp, avocado, cream cheese, wrapped with hot Cheetos topped with spicy mayo

TEXAS ROLL
Tempura shrimp, cream cheese, spicy crab and fresh salmon topped with avocado, salmon, Serrano, spicy mayo & sweet soy

SHARY ROLL
Tempura shrimp, avocado, cream cheese, spicy crab topped with fresh salmon, serrano & spicy mayo

TEMPTATION
Tempura shrimp, avocado, cream cheese, soy paper topped with crab, spicy mayo & sweet soy

MONKEY ROLL
Fresh salmon, avocado, cream cheese, kanikama & soy paper topped with furikake, spicy mayo & sracha

FRIED/TEMPURA ROLLS

FRIED ROLL
Breaded shrimp, avocado, cream cheese topped with Tempico paste

TEMPURA ROLL
Cream Cheese and crab, tempura topped with spicy crab with rice inside

SHAGGY ROLL
Crab, cream cheese, avocado, tempico paste, sracha, tempura with rice inside

SPIDER ROLL
Breaded, Cream cheese, avocado, crab & cucumber topped it eel sauce and sesame seeds

SIDES

Fried rice \$6

Cucumber salad \$6

ADDITIONAL PARKING PICTURE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
239868	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239689	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX	77379
239852	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239860	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940
239865	WLS INC	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239863	RIVAS RUBEN	313A W TOM LANDRY ST	MISSION	TX	78572-3911
239864	WEST LIQUOR	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239866	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX	78572-3022
239867	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239861	SALINAS GUADALUPE	319 WEST TOM LANDRY	MISSION	TX	78572
239686	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO	80601-0444
239685	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX	78501-3473
239681	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239687	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX	78573-9166
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239870	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935
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