



MEETING DATE: July 1, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Truck Park – 307 Food 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. Applicant: Roberto Gonzalez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 18, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 28, 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.
- Per Code of Ordinances, designating an area as a mobile food park for the operations of mobile food units requires the approval of a conditional use permit by the City Council.
- The applicant has established a mobile food truck park that offers truck owners the opportunity to offer their products. The applicant has constructed 4 mobile food truck pads, a unisex restroom, an office, and a 26ft x 33ft canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry.
- The proposed days and hours of operation are as follows: Every day from 10:00 am to 12:00 am.
- Staff: 1 employee
- 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:

- Life of Use with the understanding the permit can be revoked for noncompliance;
- 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
- CUP is not transferable to others.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

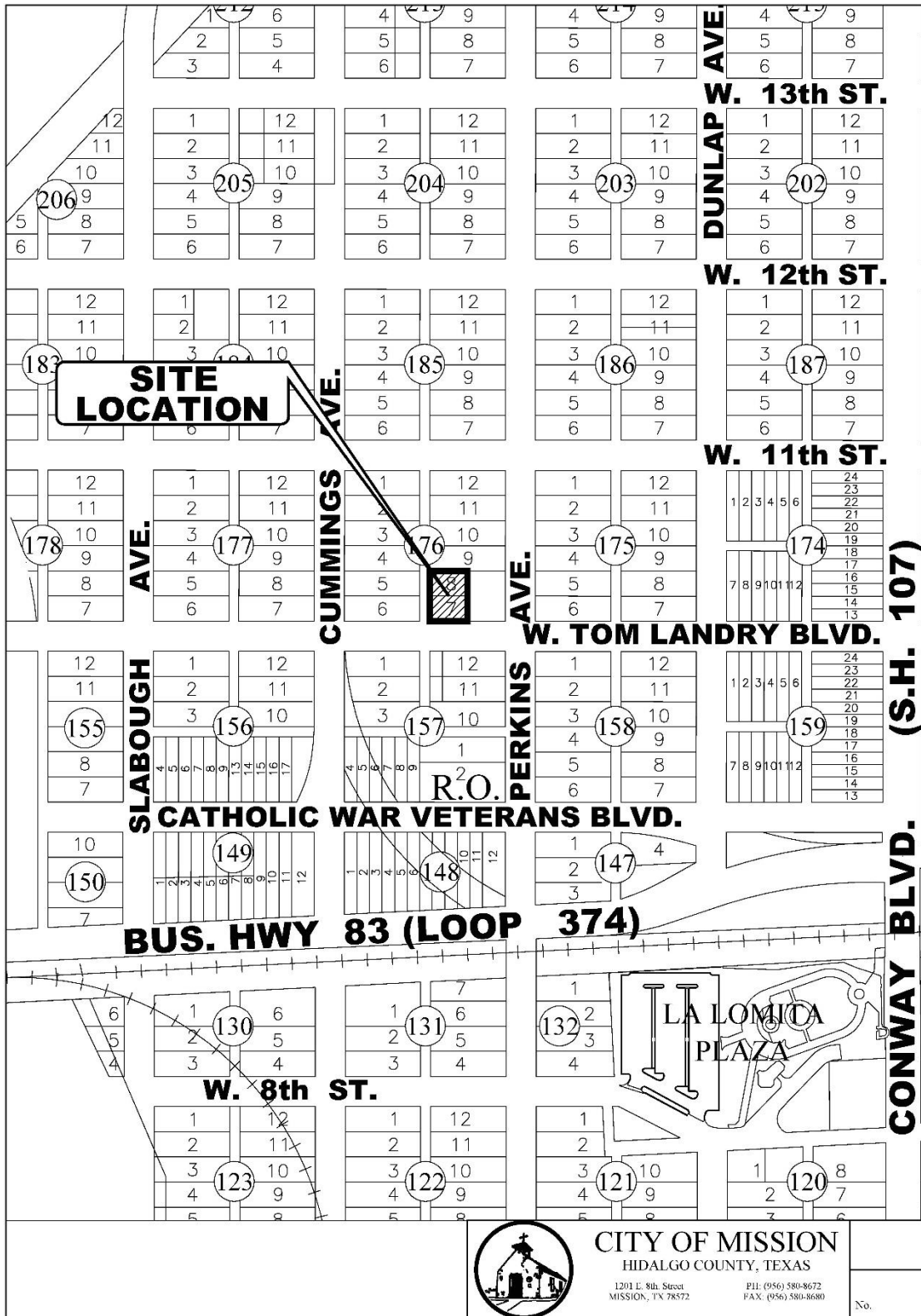
TABLED:

_____ AYES

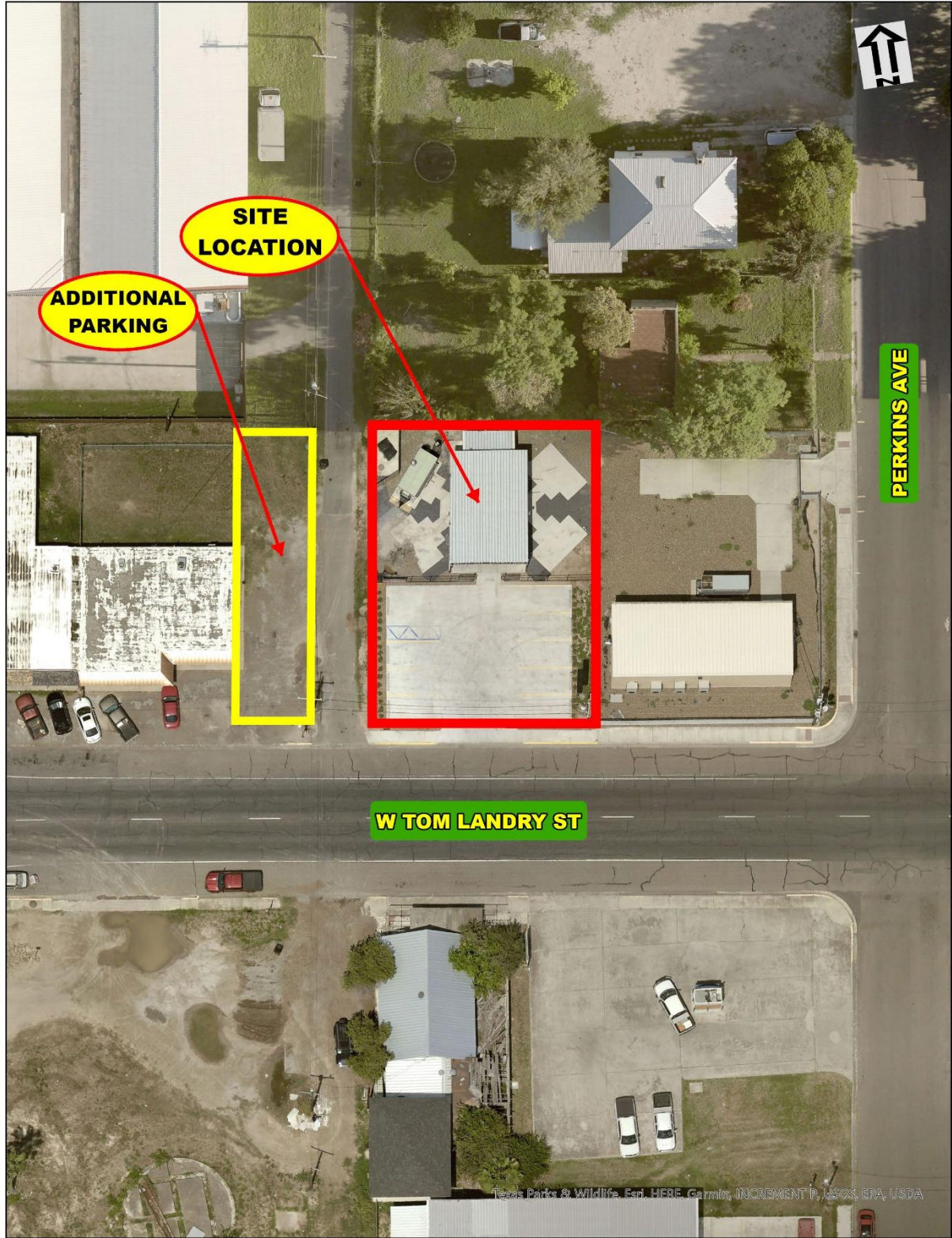
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_____ DISSENTING _____

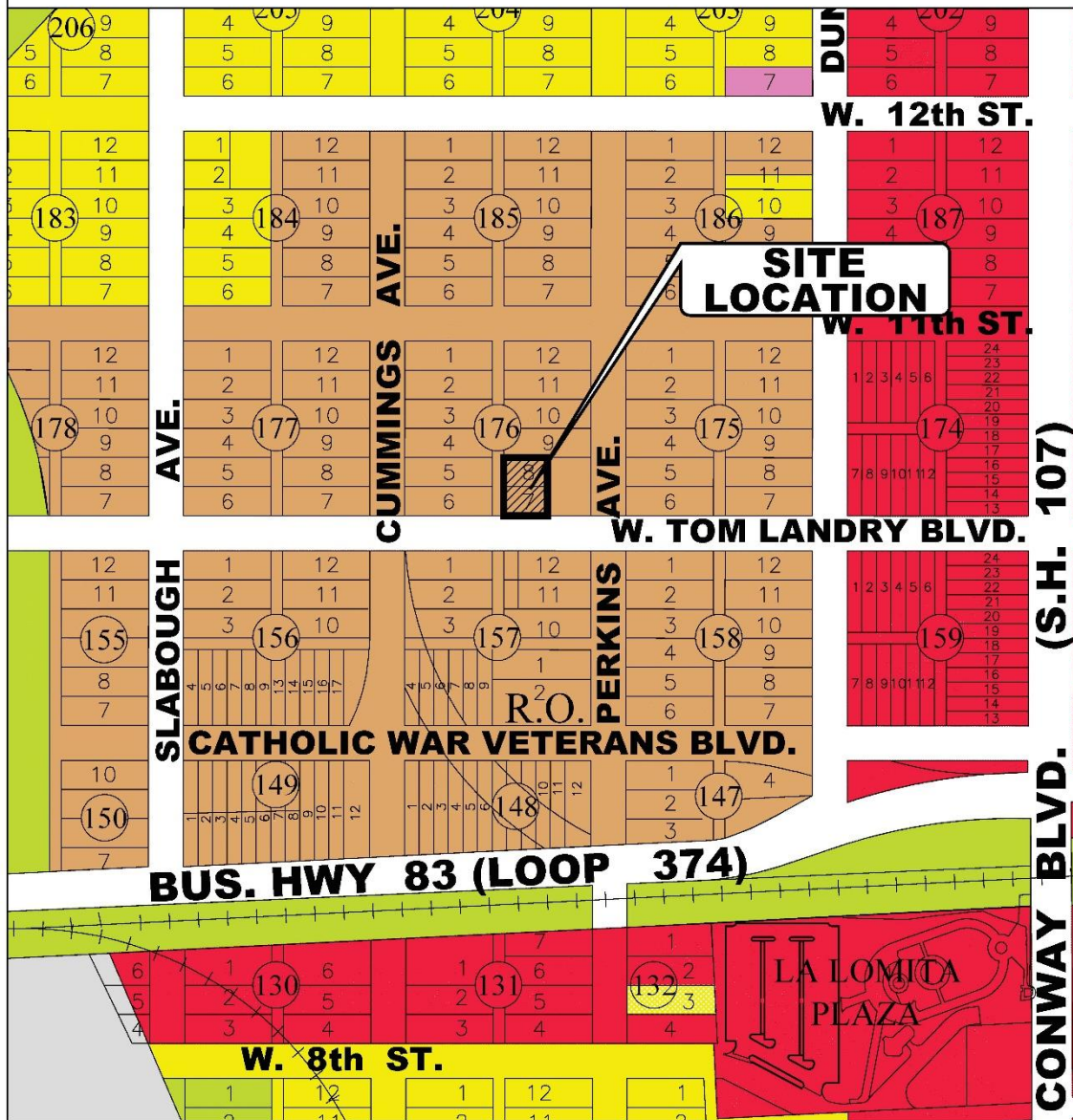
SITE LOCATION



AERIAL MAP



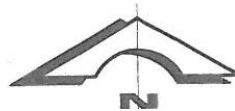
ZONING MAP



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

SITE PLAN



PICTURES



PICTURES



MAILOUT LIST

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