



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 to allow a Mobile Food Unit – Taqueria 453 in an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Road, Ste. 206. Applicant: Baudelia Gomez – 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 was 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 at the Northwest corner of Colorado and Taylor Roads along the North side of Colorado 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 is leasing a space in an approved Mobile Food Truck Park to offer a variety of tacos and more.
- The proposed hours of operation are as follows: Every day from 8:00 a.m. to 12:00 am.
- Staff: 5 employees in different shifts
- Parking: The Mobile Food Park measures 134’x72’ for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) 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 8:00 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: _____

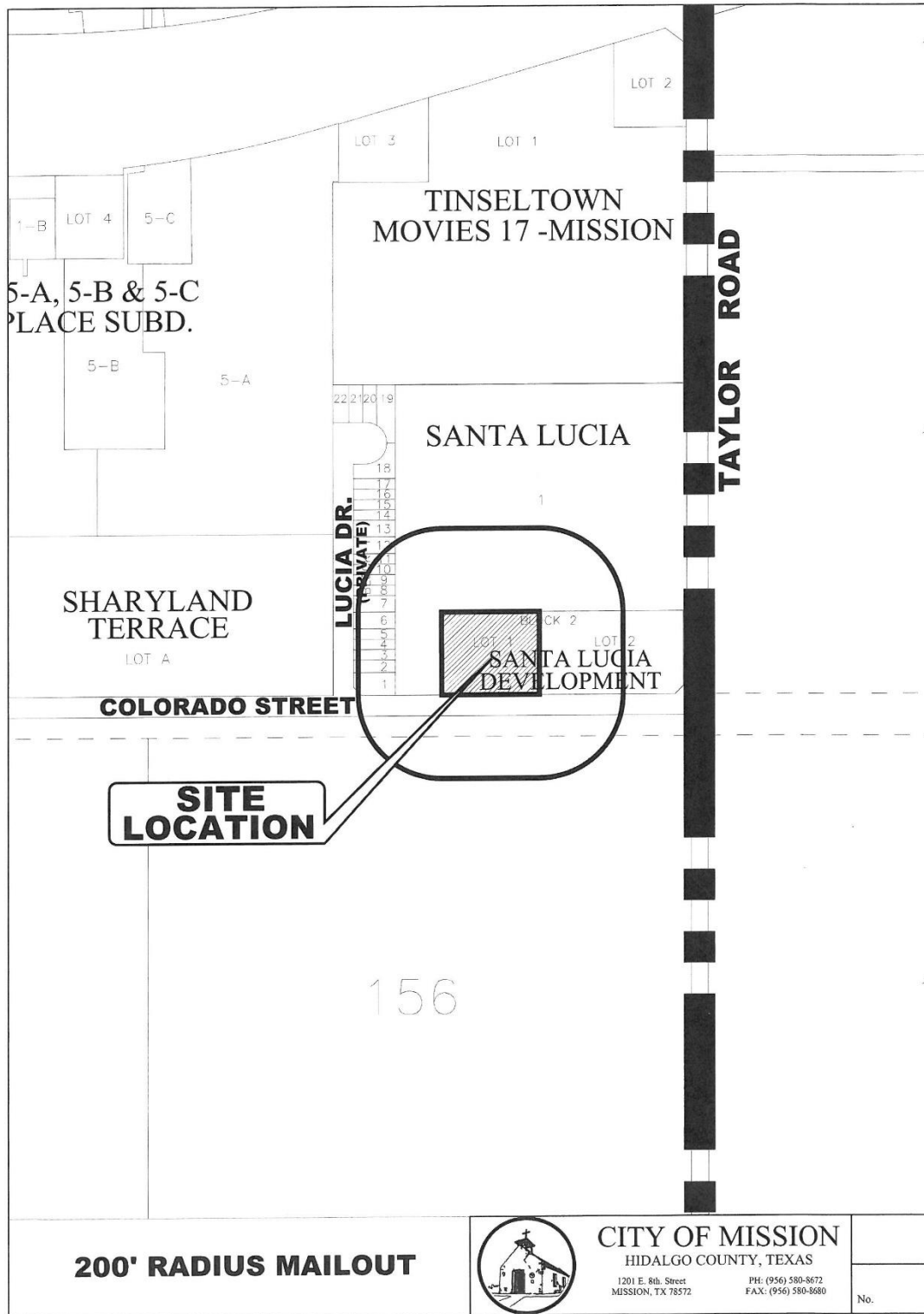
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



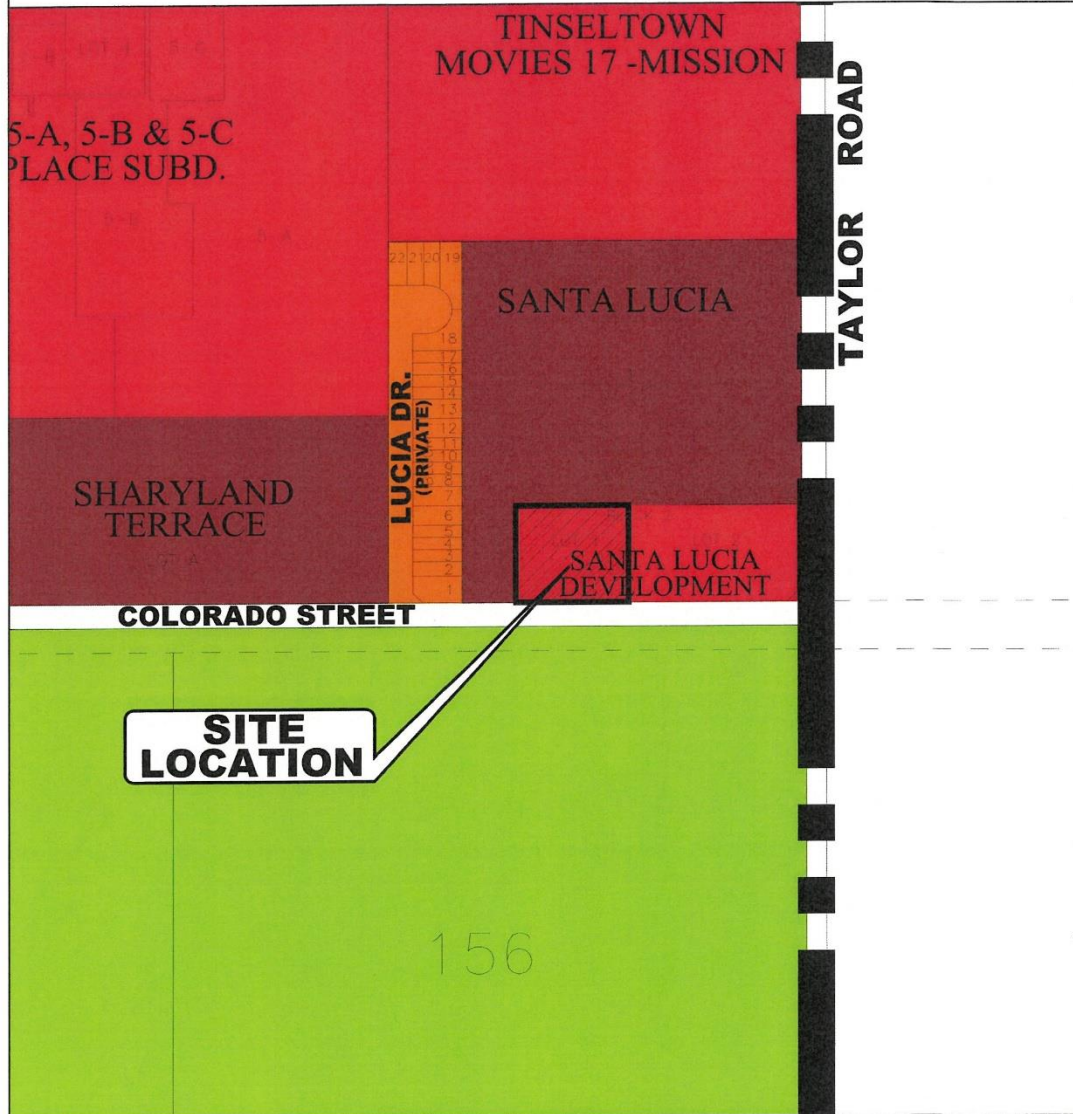
CITY OF MISSION
HIDALGO COUNTY, TEXAS
1201 E. 8th. Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

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



MENU

TAQUERIA 453 MENU

TACOS (5 TACOS PER ORDER W/ FRIJOLES CHARROS, GRILLED ONIONS &SALSAS)

- FAJITA \$14.99 } \$3.99 SINGLE
- CHICKEN \$12.99 } \$2.99 SINGLE
- PORK \$13.99 } \$2.99 SINGLE
- TRIPAS \$14.99 } \$3.99 SINGLE
- BIRRIA \$14.99 } \$3.99 SINGLE
- DIESMILLO \$13.99 } 3.29 SINGLE

BURRITOS AND TORTAS (INCLUDE LETTUCE, RICE, BEANS, TOMATO, AND AVOCADO)

- FAJITA \$13.99
- PASTOR \$12.99
- CHICKEN \$12.99
- DIESMILLO \$12.99
- BIRRIA \$14.99

VOLCANES (4 PER ORDER W/ FRIJOLES CHARROS, GRILLED ONIONS &SALSAS)

- FAJITA \$14.99
- PORK \$12.99
- DIESMILLO \$13.99

QUESADILLAS

- SIMPLE \$2.50
- QUESADILLA W/ FAJITA \$4.99
- QUESADILLA W/ CHICKEN \$3.99
- QUESABIRRIAS\$ 15.99 (4 QUESABIRRIAS PER ORDER W/ RAW ONION AND CILANTRO & CONSOME)
- QUESADILLA W/BIRRIA \$4.99

SATURDAYS ONLY

CARNITAS \$17.99 PER POUND INCLUDE SALSAS, PICKLED CARROTS.

FRIDAYS \$ SATURDAYS ONLY

TACOS DORADOS 12.99 (5 TACOS PER ORDER W/ CABBAGE, CHILES NEGROS, QUESO)

DRINKS

- WATER BOTTLE \$1.50
- SODAS (COKE,COKE ZERO, DIET COKE ,SPRITE, DR.PEPPER, FANTA) \$2.00

EXTRAS

- JALAPENO POPPERS \$2.99 (JALAPENO STUFFED WITH CREAM CHEESE AND PINEAPPLE WRAPPED IN BACON)

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
0					
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071556	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071560	VILLAS ST LUCIA OWNERS ASSOCIATION INC	4740 S JACKSON RD STE I	EDINBURG	TX	78539
1071561	RAMIREZ BLANCA ALICIA	921 LUCIA DR	MISSION	TX	78572-4687
1071562	GASECA LLC	1110 S CLOSNER BLVD	EDINBURG	TX	78539-5662
1071563	TGR CAPITAL LLC	329 S MCCOLL RD	MCALLEN	TX	78504
1071564	RAMIREZ TANIA YANET	915 LUCIA DR	MISSION	TX	78572-4687
1071566	QUINTANILLA ARNOLDO JR & MAYRA A	911 SANTA LUCIA DR	MISSION	TX	78572
1071567	SAYCOCIE AKHASONE & MARICARMEN	909 LUCIA DR	MISSION	TX	78572-4687
1071568	FALCON IVAN	907 LUCIA DR	MISSION	TX	78572-4687
1071569	FERNANDEZ KARLA O DURAN	905 SANTA LUCIA DR	MISSION	TX	78572
1071570	GARCIA SERGIO I	903 SANTA LUCIA DR	MISSION	TX	78572
1071571	SANCHEZ TERESA IRMA	901 SANTA LUCIA DR	MISSION	TX	78572
1071565	PROPERTY OWNERS	913 LUCIA DR	MISSION	TX	78572-4687