



MEETING DATE: July 1, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM - Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – The Milpita 956 in a (C-3) General Business District, being Lot 1, Esdras Vega Subdivision, located at 600 N. Shary Road, Applicant: Lumare Investments, LLC, c/o Lucero M. Rendon – Cervantes

NATURE OF REQUEST:

Project Timeline:

- **June 5, 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 subject site is located at the Northwest corner of E. 6th Street and Shary Road.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The applicant would like to place a mobile food unit in the north green area landscaping of the commercial plaza to sell elotes and munchies. The applicant has obtained written permission from Still Tap to utilize the restrooms for their staff and customers.
- Access to the site is off of E. 6th Street, through an existing 24’ driveway. The parking area is held in common, and there is a total of 58 parking spaces.
- The proposed location follows the city’s minimum distance requirements between mobile food units. The nearest mobile food unit is located in a food truck park at 2509 Colorado Road and is 1.1 miles away.
- Staff: 2 employees
- Hours of operation: Monday – Saturday from 5:00 p.m. to 10:00 p.m.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

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

1. 1 year approval to continue to assess this new operation
2. Must comply with all City Codes (Building, Fire, Health, etc.)

3. Must comply with noise ordinance
4. Acquire a business license prior to occupancy
5. CUP is not transferable to others
6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. to 10:00 p.m.
7. Restrooms must be accessible to the employees and patrons at all times.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

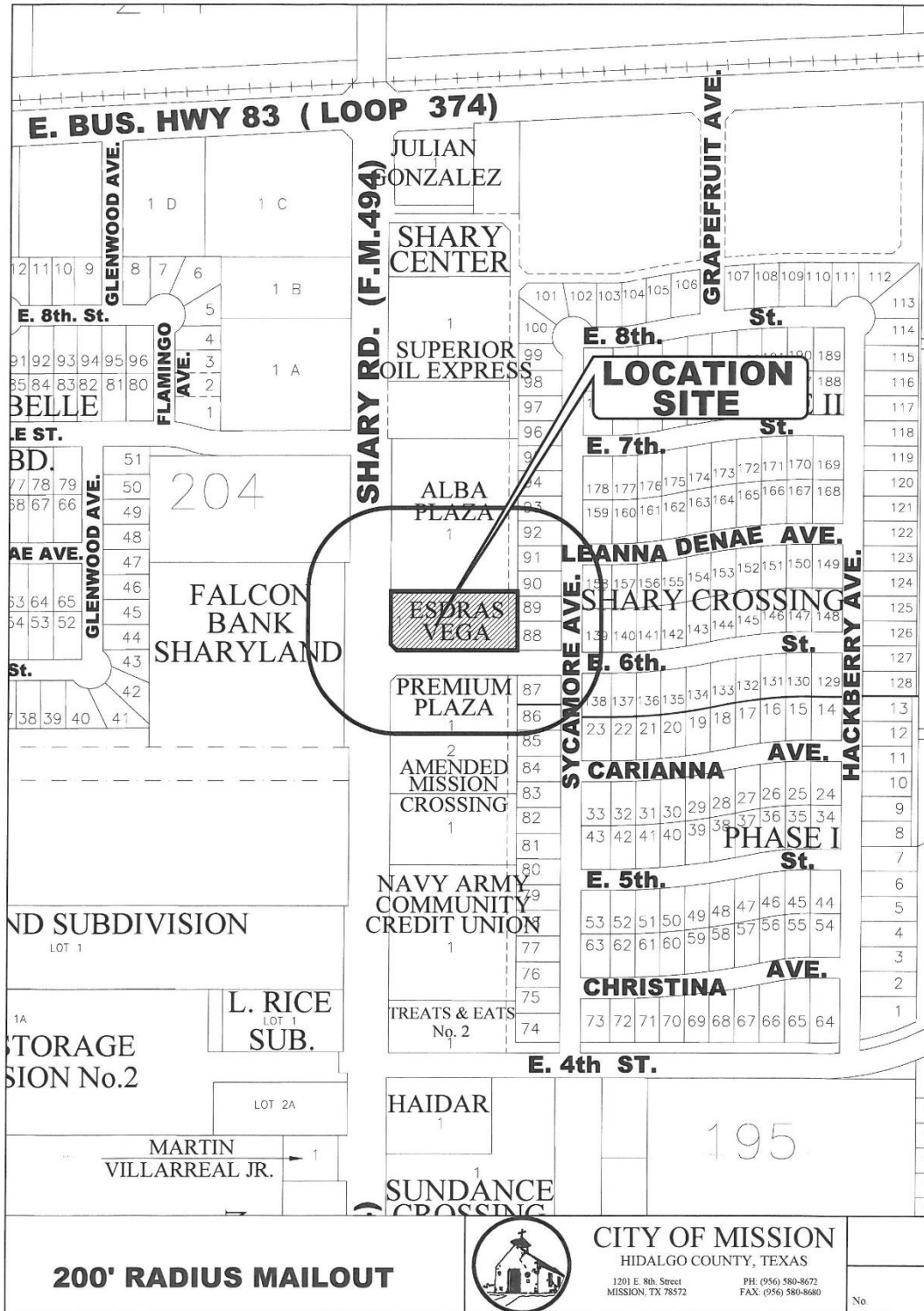
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

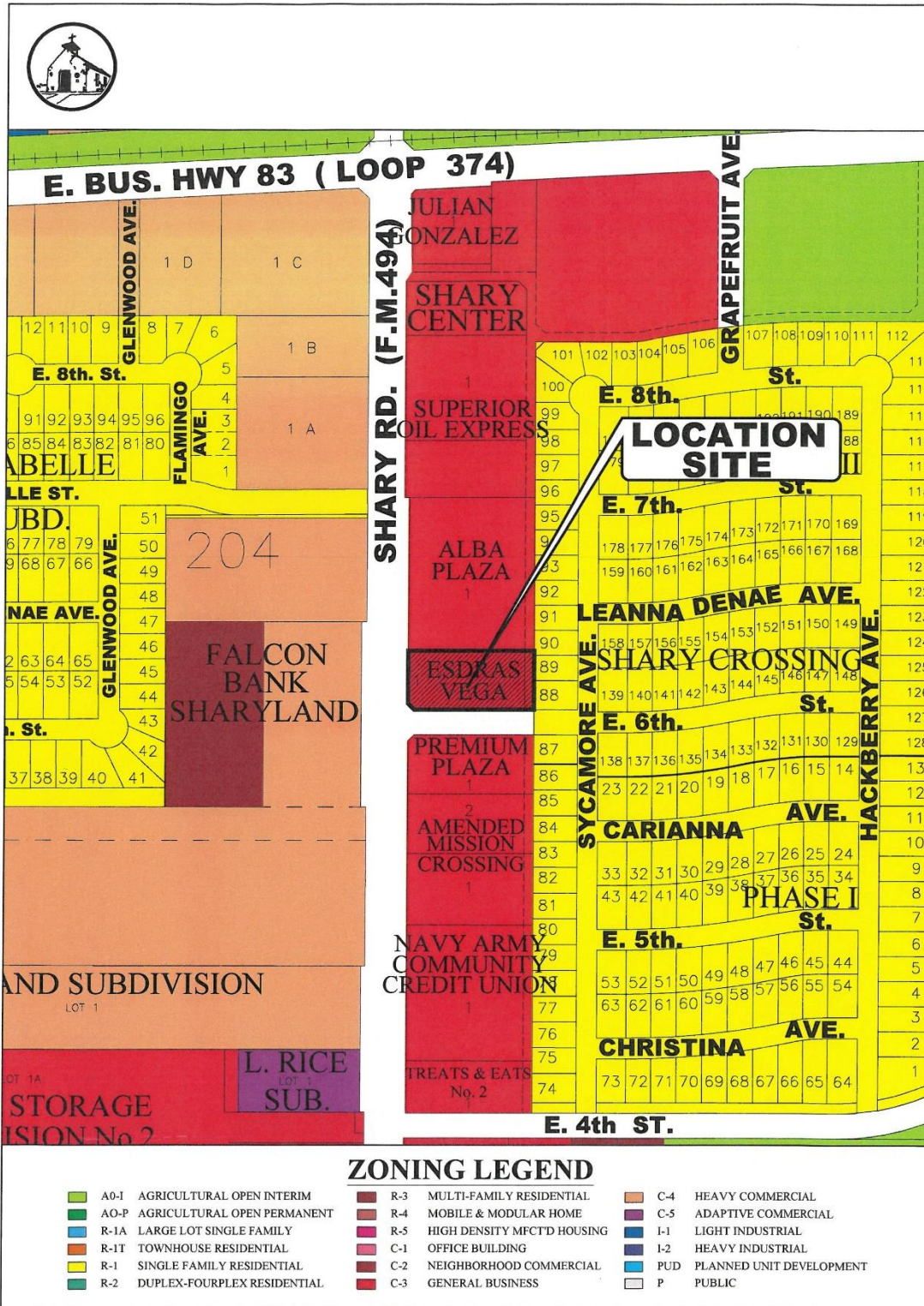
LEGAL NOTICE MAP



ARIEL MAP



ZONING MAP



ATTACHMENTS



ATTACHMENTS



ATTACHMENTS

NOTES:

1. BASIS OF BEARINGS:
ESDRAS VEGA SUBDIVISION
M.H.C.T. INSTRUMENT NO. 2549669
2. FOR SCHEDULE "B" ITEMS
SEE COMMENT NO. 202008314
ISSUED 10/10/2025
3. ADDRESS:
600 N SHARY RD
MISSION, TX. 78572

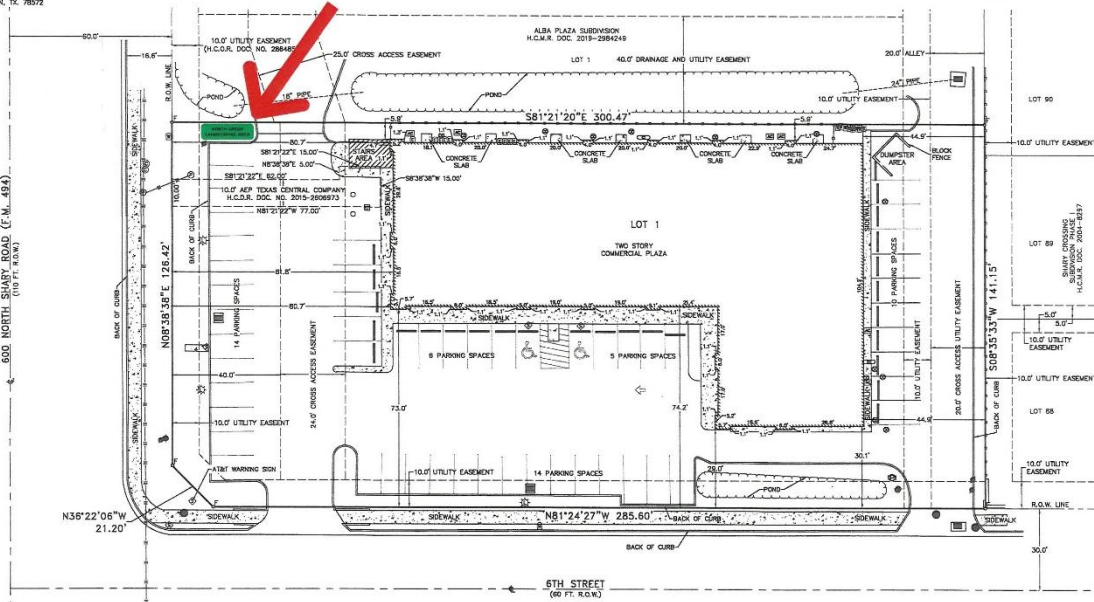
Mobile food truck
will be installed
in this area.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED
TO BE IN FLOOD ZONE "2" OF THE FLOOD INSURANCE RATE
MAP, COMMUNITY NO. ANDAL, PANEL NO. 0000 C, WHICH
BEARS AN EFFECTIVE DATE OF NOVEMBER 20, 1991. NO
FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD
ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO
DETERMINE THE FLOOD ZONE.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY,
AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON
10/9/25 THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND
ARE AS SHOWN. THAT THERE ARE NO VISIBLE DISCREPANCIES,
VARIABLE OVERLAPPLINGS, APPARENT CONFLICTS, OR
VARIABLE EASEMENTS, EXCEPT AS SHOWN HEREIN.
THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF
PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL
LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT
ORIGINAL SEAL AND SIGNATURE.



LEGEND

(S)	A/C UNIT	(R)	MAIL BOX
(C)	SAS TANK	(L)	LIGHT POLE
(O)	CLEAN OUT	(S)	SIGN
(E)	CHARL METER	(P)	PUMP
(E)	ELECTRIC METER	(O)	POST
(E)	ELEC. TRANSFORMER	(P)	POWER POLE
(F)	FIRE HYDRANT	(—)	OVERHEAD POWER LINE
(V)	WATER VALVE	(—)	WOOD FENCE
(I)	DRATE INLET	(—)	1/2" IRON ROD FOUND
(M)	MANHOLE		



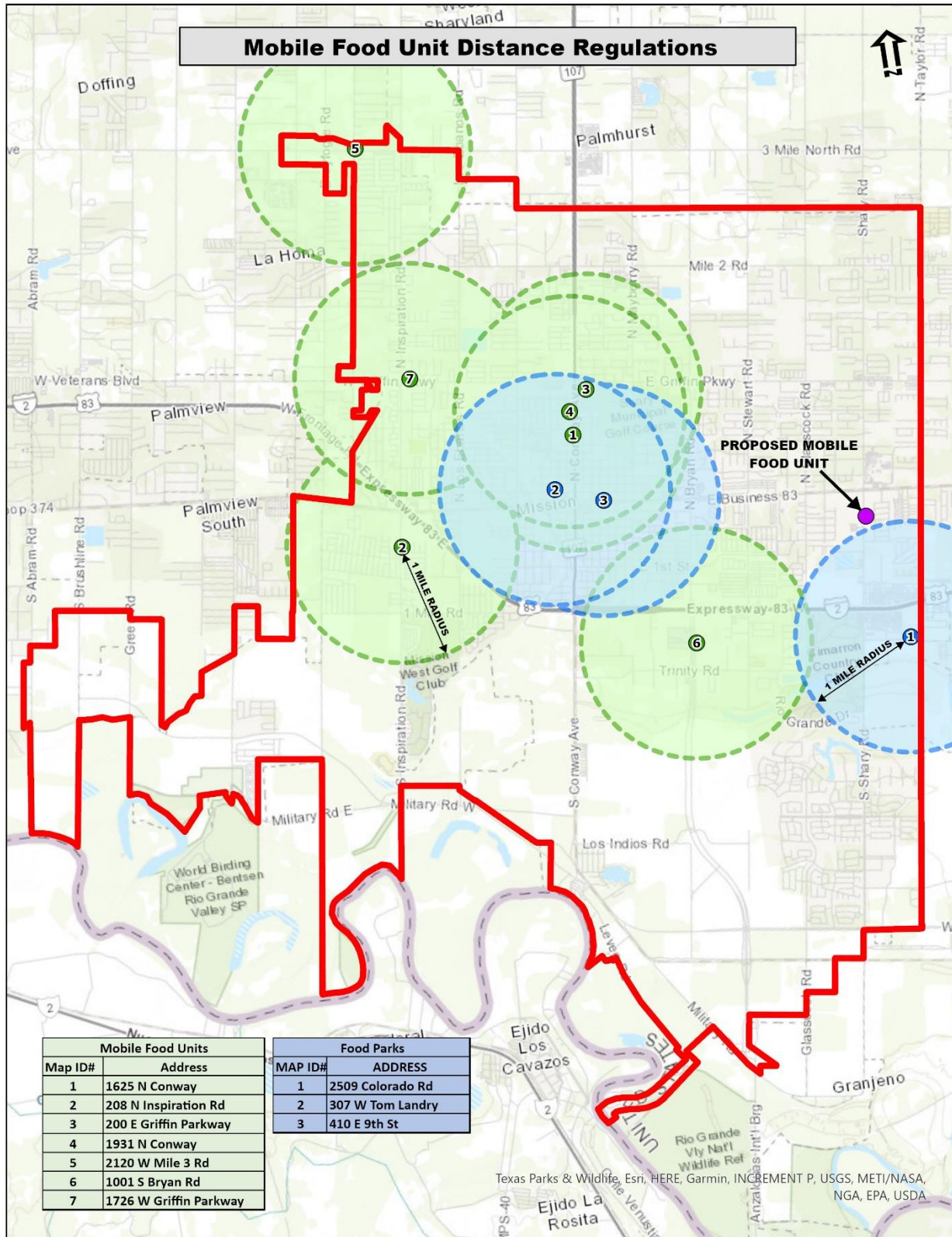
Oscar A. Chavez, RPLS
11/16/2025

PLAT OF SURVEY

LOT 1,
OF ESDRAS VEGA SUBDIVISION,
AN ADDITION TO THE CITY OF MISSION, HIDALGO
COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
THEREOF RECORDED IN COUNTY CLERK'S FILE NO.
2014-2540899, OF THE MAP AND/OR PLAT
RECORDS, HIDALGO COUNTY, TEXAS.

For YAMEL LLC
Chief Engineers / Land Surveyors
CADCon Chavez Automated Design Consultants Corp.
735 Land O'Lakes Dr., Brownsville, Texas 78521; 361/546-7146
Scale: 1"= 20' Date: 11/06/2025 Job No: F9-30386

ATTACHMENTS



BIENVENIDOS



The Milpita 956

ELOTE & MUNCHIES



TASTY & BUENO!

ELOTE

- Elote Entero**

Full Mexican corn served with mayonnaise, butter and choice of cheese.
Add toppings on the bar.
- Elote en Vaso**

8 OZ CUP | 12 OZ CUP

White or **Yellow** corn served in a cup. With cream, mayonnaise, butter, cheese and lime.
Add toppings on the bar.
- Tostielote**

Served in a chip bag with corn, nacho cheese and white cheese.
Add toppings on the bar.
- Esquiramen**

Ramen noodle soup of your choice. Served with corn, chips of your choice, cream, nacho cheese and white cheese.
Add toppings on the bar.
- Nachos Clásicos**

Corn flour chips served with nacho cheese, corn and jalapeño.

LOCOS

- Chips Locos**

Chips of your choice, topped with sausage, cucumber, japanese peanuts, rielitos and loaded Clamato.
- Tostilocos**

Tostitos, topped with sausage, cucumber, japanese peanuts, rielitos and loaded Clamato.
- Cachuates Locos**

Japanese peanuts with rielito, chamoy, lime, loaded Clamato and black sauce mix.
- Chicharrón Durito**

Served with sour cream, Valentina sauce, veggies and sausage.
- Fruta Loca**

Seasonal fruit with chamoy, Tajin, lime and rielito.

FOOD

- Hot Dog**

A classic hot dog served in a soft, toasted bun.
- Giant Hot Dog**

A bigger, bolder take on the classic. This oversized hot dog is served in a fresh, toasted bun.

DESSERTS

- Fresas con Crema**

Juicy strawberries in sweet cream. A smooth and refreshing treat
- Dubai Fresas Chocolate**

The ultimate strawberries & chocolate treat
- Churros**

 - Cajeta
 - Condensed Milk
 - Nutella



YOUR CRAZY
ANTOJO STOP

FOLLOW US





Milpita 956

THE MILPITA 956 | Shary Rd. Mission, TX 78573

ATTACHMENTS

Authentisign ID: AB651ECF-1B61-F111-8FCA-002248359474

Yamels LLC
2000 Westminster Cir
Brownsville TX 78521
956-592-3676

4th June 2026

Jessica Juraidini
Yamels LLC

Dear Ms. Reader,

This is to notify consent has been given to "Lumare Investments LLC" food truck for the operation of a food truck service. I Jessica Juraidini, Landlord of Renata Park Plaza authorize the use of the north green area landscaping on location 600 N Shary Rd Mission TX 78572.

Sincerely,

 *Jessica Juraidini*

06/05/26

Jessika Juraidini
956-592-3676

ATTACHMENTS

The Still Tap

600 N Shary Rd Ste C
Mission TX, 78572
(956) 478-9118

4th June 2026

Herman Foree Sledge IV

Dear Ms. Reader,

Herman Foree Sledge IV owner of The Still Tap, authorizes the use of restrooms by Lumare Investments LLC food truck, located on the Renata Park Plaza parking lot of 600 N Shary Rd, Mission TX 78572. Our business hours are from Monday-Wednesday 2pm -10pm, Thursday- Saturday 2pm-Midnight. I confirm I have given a key to provide restroom services in this location during and out of our opening hours for Lumare Investments LLC employees and clients. Please call me if you have any questions.



Herman Foree Sledge IV

956-478-9118

MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
684554	REGO MARIA A & RAFAEL A	2420 E 6TH AVE	MISSION	TX	78572-1961
684555	CISNEROS KRYSTAL NALLEY	2421 E 6TH AVE	MISSION	TX	78572-1962
684493	RIOS REYNOL & MARIA	515 SYCAMORE AVE	MISSION	TX	78572-1925
684504	MARTINEZ ENRIQUE C & VERONICA M	601 SYCAMORE AVE	MISSION	TX	78572-1978
684505	RODRIGUEZ ILEANA	603 SYCAMORE AVE	MISSION	TX	78572
684506	MARTINEZ ANNETTE	605 SYCAMORE AVE	MISSION	TX	78572-1978
684575	NUNEZ JOSE ANTONIO OVIEDO	2421 LEANNE DENAE AVE	MISSION	TX	78572-1964
684489	MARES GLORIA C	511 SYCAMORE AVE	MISSION	TX	78572-1925
684508	GONZALEZ ARMANDO F JR	1702 JONATHON DR	MISSION	TX	78572-8564
684574	CASTELLANOS SILVIA LUCERO LAM	2420 LEANNA DENAE AVE	MISSION	TX	78572-1975
684490	GARZA PERLA MARLEN & CHRISTIAN AUGUSTO NORIEGA	513 SYCAMORE AVE	MISSION	TX	78572
684507	GUERRERO NANCY GONZALEZ	607 SYCAMORE AVE	MISSION	TX	78572-1978
684509	ESTRADA OMAR A	611 SYCAMORE AVE	MISSION	TX	78572-1978
20827570	NEW MILLENNIUM L INVESTMENTS INC	711 W NOLANA 103 M	MCALLEN	TX	78504
685429	LERMA MIGUEL & LOURDES	2426 E 21ST	MISSION	TX	78572-3391
960387	YAMELS LLC	2000 WESTMINSTER CIR	BROWNSVILLE	TX	78521-3666
1070342	FLORES NORMA YOLANDA	4410 SIERRA DRIVE	PALMHURST	TX	78573-0409
1471062	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859
625924	STATE OF TEXAS	PO BOX 1717	PHARR	TX	78577-1631
1238655	PRO HOME INVESTMENTS LLC	200 S 10TH ST STE 1601-A	MCALLEN	TX	78501-4859