



MEETING DATE: July 01, 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 Unit – Fiesta Hot Dogs in a (C-2) Neighborhood Commercial District, being Lot 1, Madrigal Subdivision, located at 208 N. Inspiration Road. Applicant: Federico Garcia – Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 12, 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 01, 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 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council.
- The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products.
- The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation.
- The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.
- Staff: 2 employees
- Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 2 year re-evaluation to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.

- Must comply with the noise ordinance
- CUP is not transferable to others.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

MEZ

LOT 2

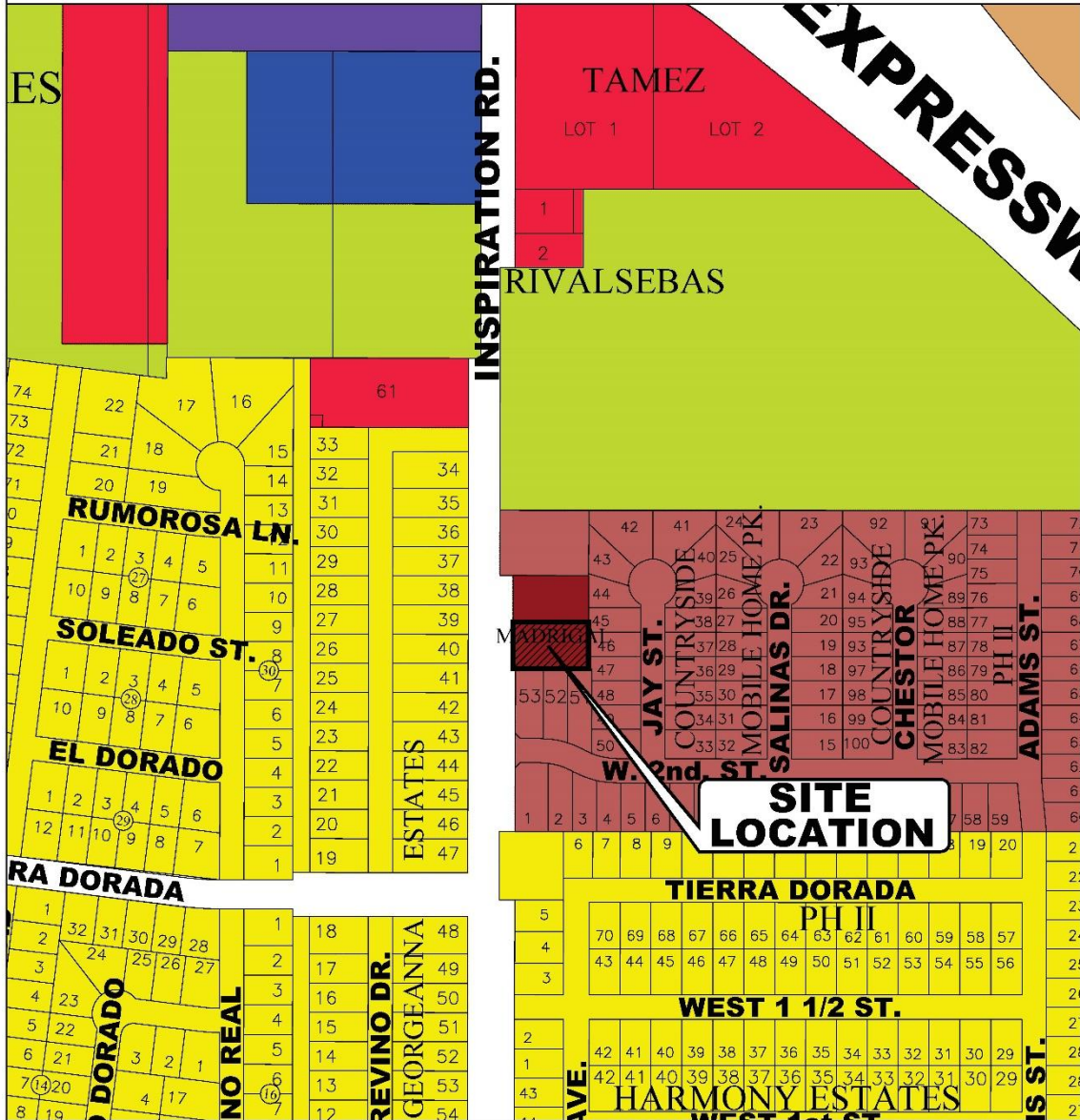
U.S. EXPRESS



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 MFCTD 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_1	addrDelive	addrCity	addrState	addrZip
599053	BOWYER INVESTMENTS LTD	PO BOX 1269	MCALLEN	TX	78505-1269
599044	BOLANOS SERGIO EDWARD	204 JAY AVE	MISSION	TX	78572-7703
599045	BOLANOS MERCEDES DEL CARMEN	206 JAY AVE	MISSION	TX	78572-7703
599046	DE LEON ROMEO	400 ASH AVE	MCALLEN	TX	78501-2557
599047	AVILA OTILIA & MELISSA C	1612 JAIME DR	YUBA CITY	CA	95993
599054	GARZA CLAUDIA	211 JAY AVE	MISSION	TX	78572-7705
599057	GONZALEZ SILVIA E	205 JAY AVE	MISSION	TX	78572-7705
599056	MACIEL ERNESTO L & MARIA T GARCIA	207 JAY AVE	MISSION	TX	78572-7705
599055	KEATTS LAURA QUINTANILLA	209 JAY AVE	MISSION	TX	78572-7705
599062	BARRIERE CARLOS	2110 W 2ND ST	MISSION	TX	78572-6861
599061	RODRIGUEZ MARITZA A	PO BOX 1269	MCALLEN	TX	78505-1269
599060	PENA JOEL R	2106 W 2ND ST	MISSION	TX	78572
599051	DE HOYOS JUAN JOSE	217 JAY AVE	MISSION	TX	78572-7705
599058	GARCIA MARTHA DELIA	203 JAY AVE	MISSION	TX	78572-7705
599048	BAUTISTA LUIS ROBERTO & BRENDA	212 JAY AVE	MISSION	TX	78572-7703
599050	QUINTANILLA BLANCA	216 JAY AVE	MISSION	TX	78572-7703
599043	SOLIS JOSE V CANTU & CLAUDIA E GNZ GONZALEZ	202 JAY AVE	MISSION	TX	78572-7703
599052	CASTRO JUAN E	215 JAY AVE	MISSION	TX	78572
599059	PENA RAUL & ELIZABETH	201 MINA DE ORO ST	MISSION	TX	78572-6766
599049	QUINTANILLA BLANCA ESTHELA	214 JAY AVE	MISSION	TX	78572-7703
598702	LAMAD LLC	1808 RIVER BEND DR	MISSION	TX	78572
534537	VILLANUEVA GERARDO	220 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534543	REYNA RENATO	210 ALBERTO TREVINO DR	MISSION	TX	78572-6786
534545	RAMIREZ SILVESTRE & GRACIELA	206 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534535	CORTEZ PEDRO & GRACIELA H	222 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534544	SALGADO ADRIANA	208 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534538	LOPEZ SYLVIA N	218 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534539	GUILLEN LUCILA CANO	216 ALBERTO TREVINO DR	MISSION	TX	78572-6786
534541	CARDOZA CLAUDIA	214 ALBERTO TREVINO ST	MISSION	TX	78572-6786
534542	GARCIA JOSE G & BERTHA	212 ALBERTO TREVINO ST	MISSION	TX	78572-6786
599011	RIVAS EDWIN A & SANTA ELVIRA G CASTRO	2109 W 2ND ST	MISSION	TX	78572-6858
599010	VELA JUAN JOSE & IRMA HILDA	2111 W 2ND ST	MISSION	TX	78572
316716	MADRIGAL OSCAR RENE & ROSA ALICIA	1808 RIVER BEND DR	MISSION	TX	78572
316717	BOWYER INVESTMENTS	PO BOX 1269	MCALLEN	TX	78505-1269