



MEETING DATE: August 5, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 30, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 23, 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.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 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 Road along the North side of Colorado Street.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals.
- Access to the site will be off of Colorado or S. Taylor Road through existing 24’ driveways.
- The proposed hours of operation are as follows: Friday, Saturday and Sunday from 11:00 a.m. to 6:00 p.m.
- Staff: 4 employees
- Parking: The Mobile Food Park measures 134’ x 72’ for a total of 9,648 sq.ft. Based on the square footage, they are required to have 27 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.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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:

- Approval for a 1-year permit to continue to assess this new operation.
- Waiver of the 300' separation requirement from residential homes
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are every day from 11:00 a.m. to 6:00 p.m.
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Alcoholic beverages shall not leave the premises at any time

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

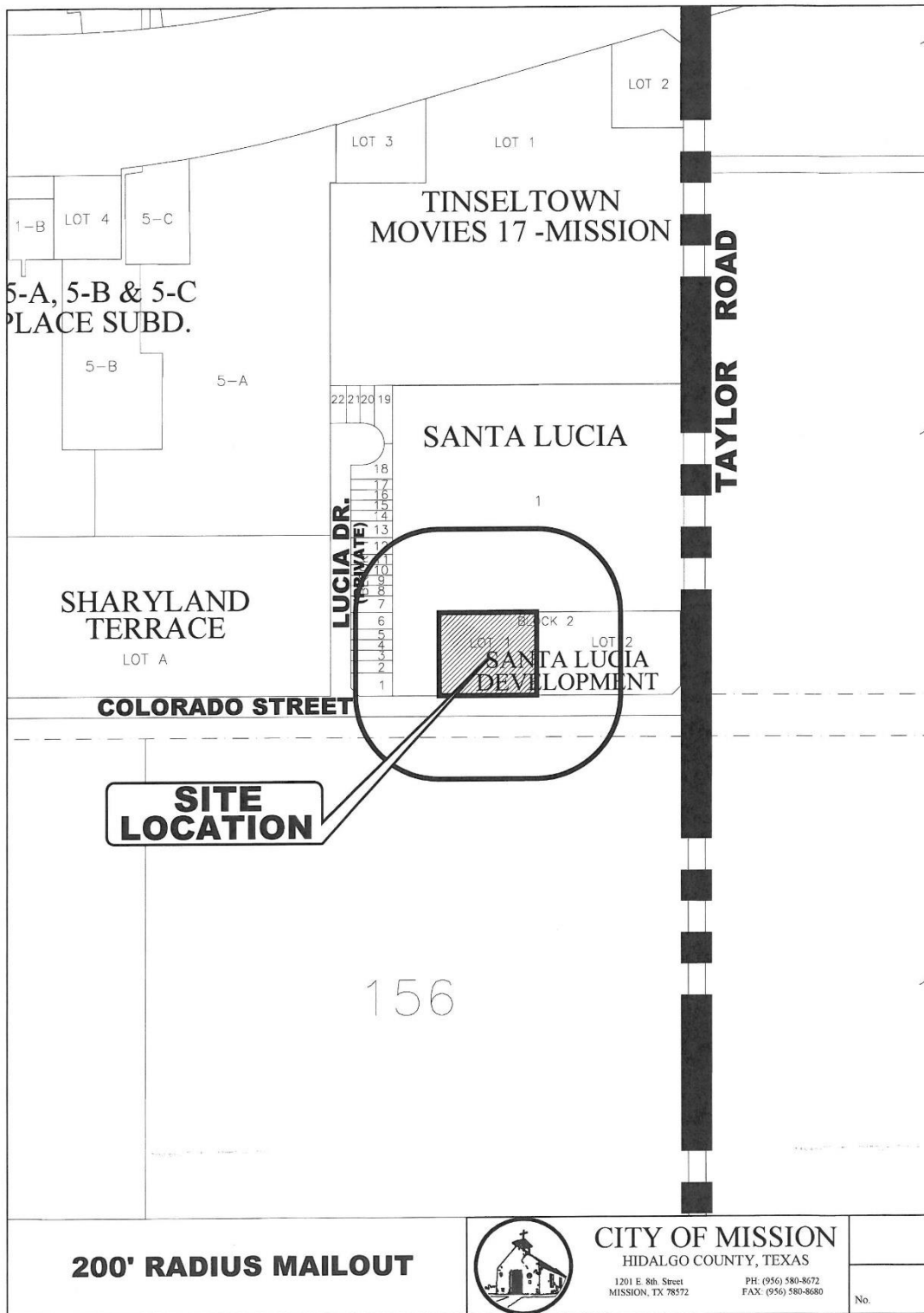
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

VICINITY MAP



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

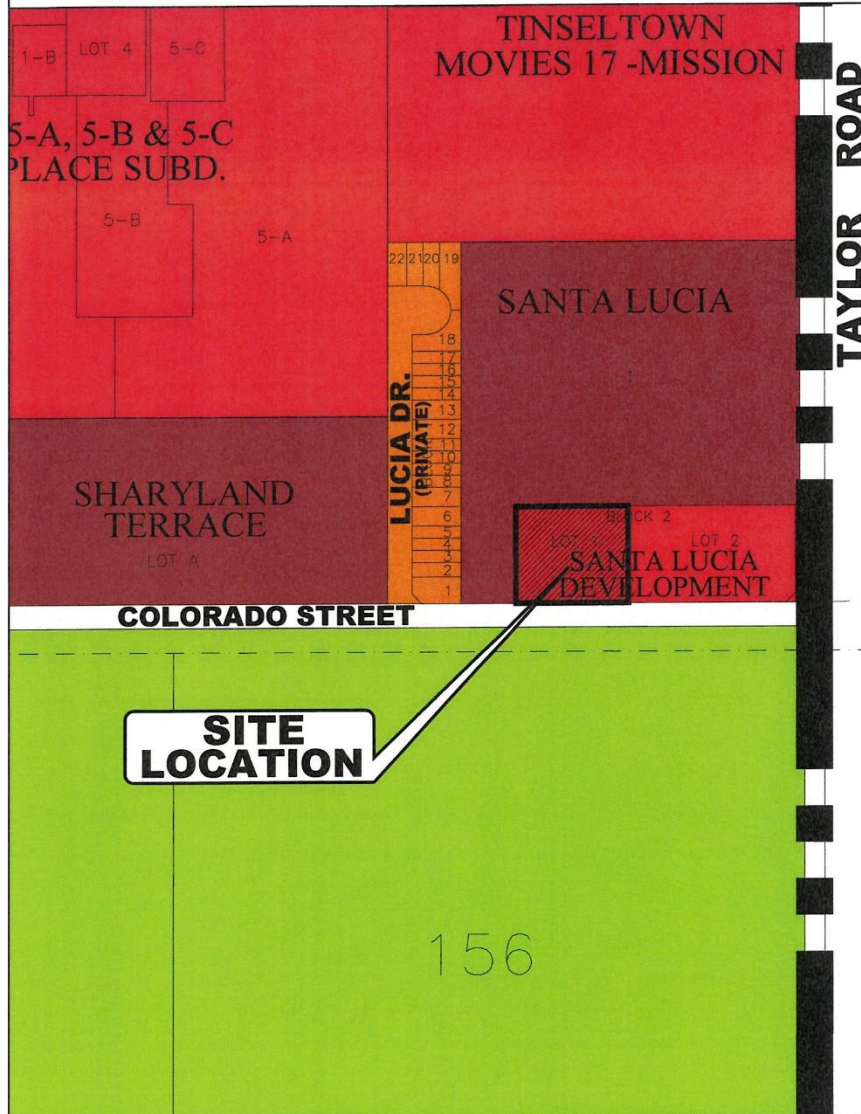
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ARIEL 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

ATTACHMENTS (PICTURES)



ATTACHMENTS (PICTURES)

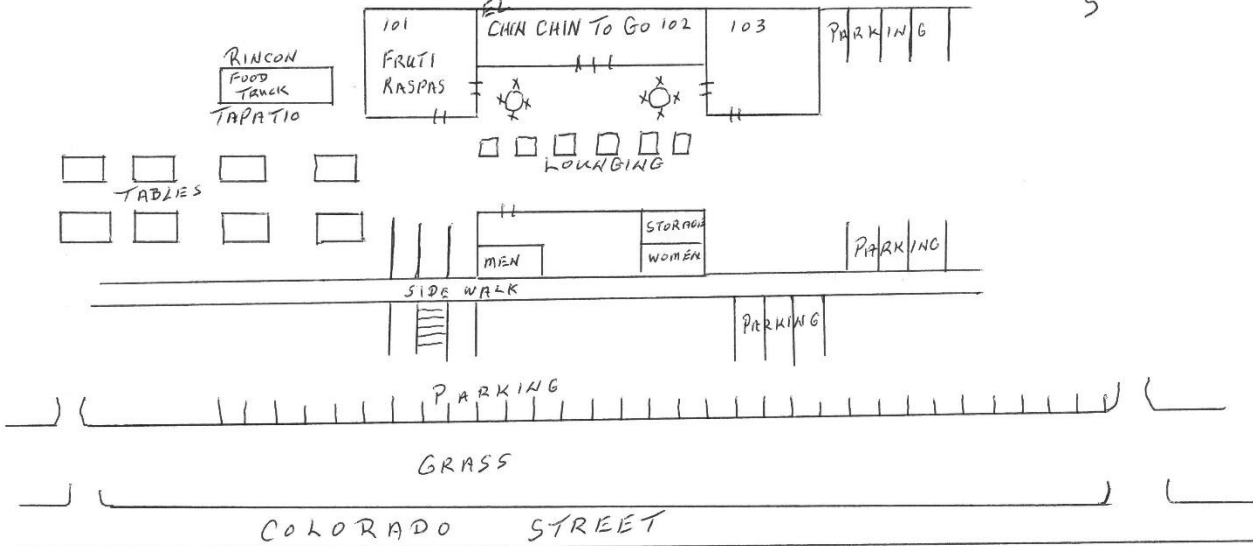
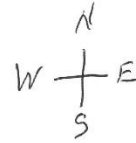


Jul 29, 2026 at 7:57:20 AM

ATTACHMENTS

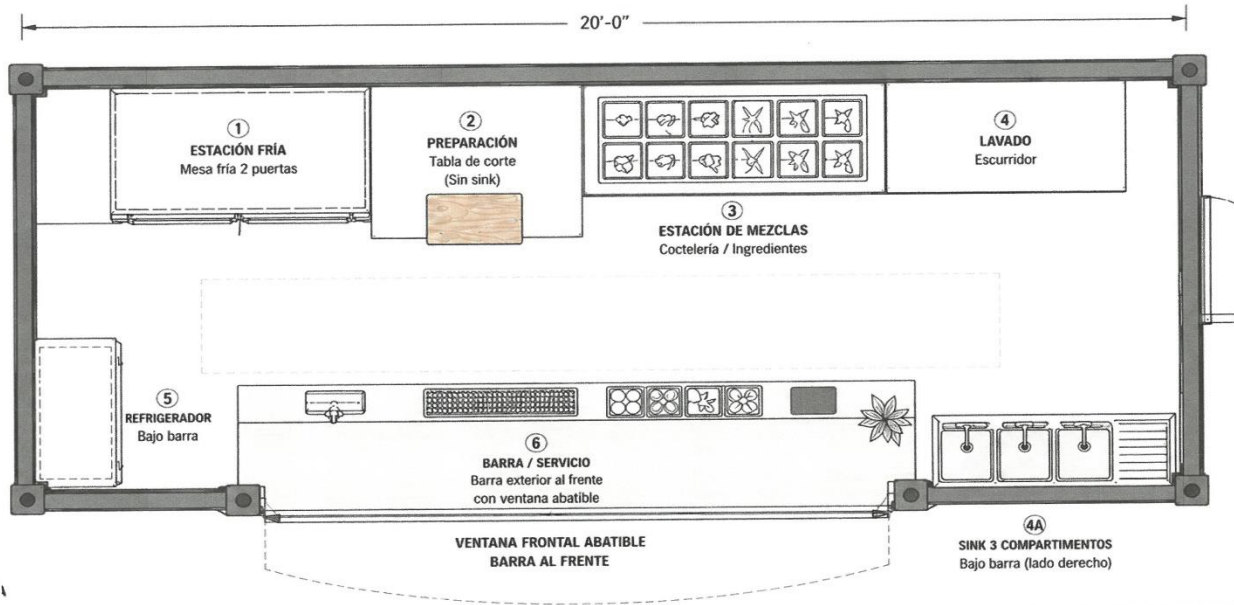


EL CHIN CHIN To Go
2509 COLORADO STREET, SUITE 102



SITE PLAN

CONTENEDOR 8' X 20' – CÓCTELES, AGUACHILES, CEVICHES & MICHELADAS



ión fría (mesa fría 2 puertas)
ración (tabla de corte sin sink)
ión de mezclas (ingredientes, licores, garnituras)
lo (escurridor, sink 3 compartimentos bajo barra)
erador bajo barra
/ servicio al cliente

NOTAS

- Flujo de trabajo lineal y eficiente
- Ventana frontal abatible para atención al cliente
- Diseño optimizado para preparación de bebidas y alimentos
- Personal recomendado: 2 personas

MENU

Menu pa' llevar

Catering and Pop-Ups

CEVICHES & AGUACHILES

CEVICHES

	16 OZ	32 OZ
Clamato marinade, seafood salsa, pico de gallo, avocado, and fresh veggies.	\$8	\$18
Shrimp, Fish or Mano de Cha		

AGUACHILE DE CAMARÓN

	\$8	\$18
Chiltepín - Spicy and bold with chiltepín heat		
Verde - Classic, serrano and cilantro		
Tatemado - Smoky with salsas negras		
Latosa - Jalapeño and pickles, Texas all the way!		

PA' BOTANEAR

FANCY KANIKAMA SALAD

Not a dip, not a pâté —creamy crab salad with subtle Asian-inspired flavors

TOSTITOS CON CECICHE

Fish or shrimp with salsa tatemada or latosa

BOTANA DE CALLA DE HACHA

Fresh citric salsa rasurada, red onion, cucumber and polvos mágicos

COCTELES

CÓCTEL TRADICIONAL DE CAMARÓN

\$16

CÓCTEL MIXTO

\$16

Shrimp, Octopus, and Callo de Hacha

PA' TOMAR

CERVEZA NACIONAL

Miller Lite, Michelob Ultra, Michelob Gold

\$4

CERVEZA MEXICANA

Indio, Pacífico, XX Lager, Corona, Modelo

\$5

Add a beer and make it a Chelada!

MICHELARGA

Clamato preparado de la casa.

\$6

CHELADA DE VOLADA

Limón y sal kosher.

\$4

HIERBA SANTA

Michelada, mix verde y sal ahumada.

\$6

CUBANA

Petróleo del golfo, sal kosher.

\$4

EL CHIN CHIN
-fresca del mar-

TABC APPLICATION



chg of Location (address)

Document reference ID : 614974

Application Summary

You must review your application and confirm that the information displayed here is correct. If all of the information is correct, select **Download**, print and save a copy for your records, then select **Next**. If the information is not correct, select **Back** to return to the application and make edits.

Application ID: 614974
Applicant Name: DELEGAR LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 921228777
Member Managed or Manager Managed: Manager Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 804798399
Date Filed: 11/7/2022
Filing State: TX

TABC APPLICATION

Basic Business information

Business/Trade Name: Los Tecatacos

Business Type Restaurant

Location's Phone Numbers

Business Phone Number 956-340-7397

Location Address

Address: 1300 W Trenton Rd Suite 340, McAllen, TX, United States, Hidalgo 78504

Is your location within city limits? Yes

Proposed Location Address

Address: 2509 Colorado St, Suite 102, Mission, TX, United States, Hidalgo 78572

Proposed Phone Number

Phone: 956-340-7397

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	CONFIDENTIAL				