



MEETING DATE: June 4, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Tabled Item: Consideration of a Conditional Use Permit to Designate an area as a Mobile Food Park for the operation of four (4) Mobile Food Units, being a 77 feet x 210 feet tract of land, Block 144, Mission Original Townsite Subdivision, in a C-3 zone General Business District, located at 410 E. 9th Street. Applicant: Mario A. Guerra – Cervantes

NATURE OF REQUEST:

Project Timeline:

- April 24, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 30, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z). The item was tabled.
- June 4, 2025 - Consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- June 23, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the southeast corner of E. 9th Street and N. Oblate Avenue.
- 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 proposes to have a mobile food park to allow mobile food unit owners to sell their products.
- The applicant proposes to construct separate restrooms for men and women, and a 20-foot x 34-foot canopy for the common seating area.
- Based on the current ordinance, each mobile food truck operator must still apply for their own C.U.P. to operate within the mobile food park.
- The proposed hours of operation are as follows: Monday through Sunday from 7:00 a.m. to 12:00 a.m.
- Parking: The proposed 40 chairs result in 13 parking spaces required by code. The applicant is proposing 8 new parking spaces, and there are 5 existing parking spaces, for a total of 12 parking spaces. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- Landscaping: The applicant is proposing landscaping areas within the property.
- The application for this conditional use permit was submitted before the ordinance was amended, placing distance limitations.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) 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:

- Staff recommends Approval for a 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Monday through Sunday from 7:00 am to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license prior to occupancy for each mobile food unit;
- CUP is not transferable to others; and
- Restaurant must be registered with the Texas Department of Licensing and Regulation for Americans with Disabilities Act compliance

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



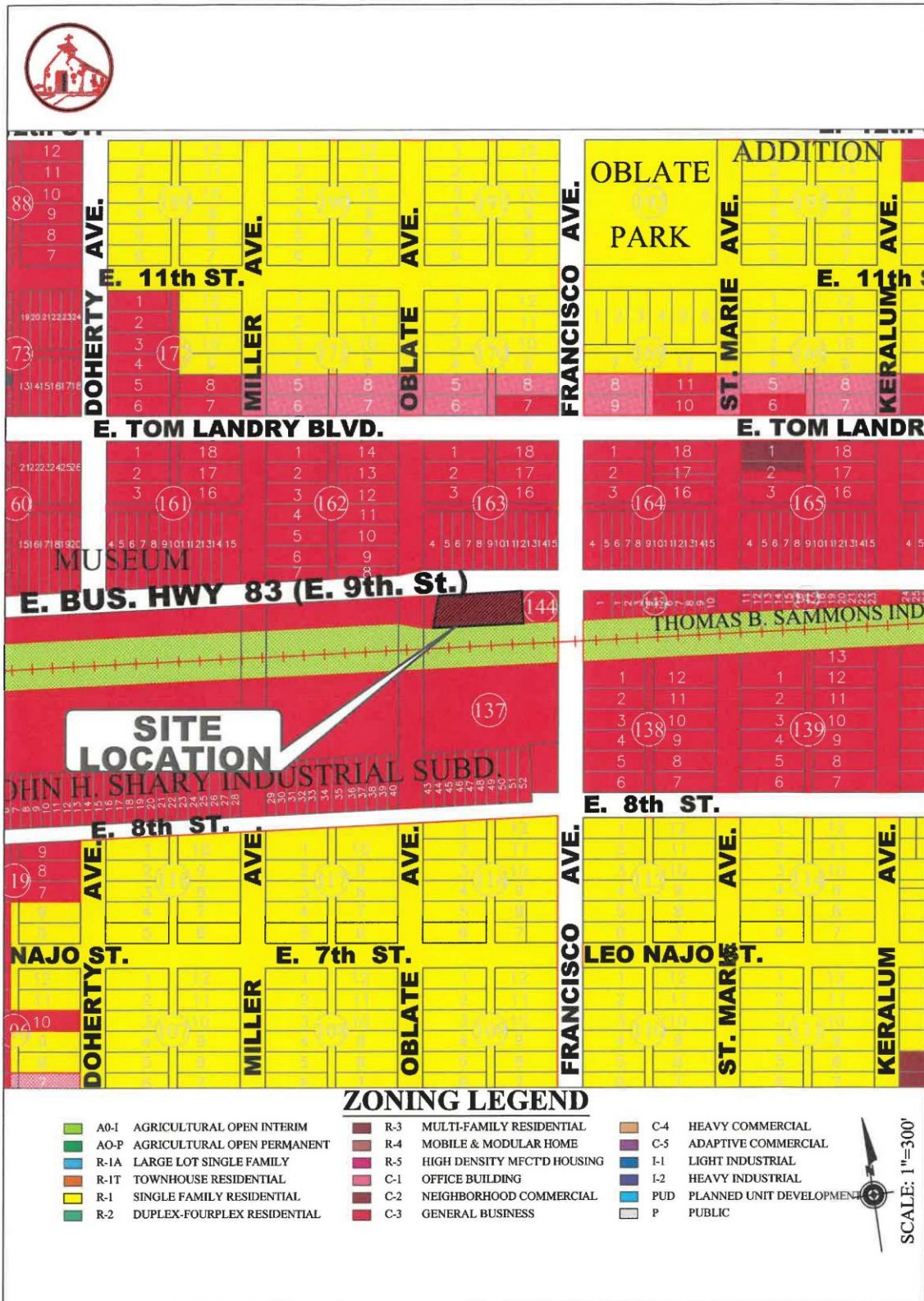
AERIAL MAP



AERIAL MAP



ZONING MAP



SITE PLAN



MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
239742	PADRON VENERANDA C & SILVIO E & DINORA Y PINTO	501 E 9TH ST	MISSION	TX	78572-4203
239636	PRADO PEDRO G & YOLANDA	808 W JEFFERSON AVE	MISSION	TX	78573-1029
239632	3 DIAMONDS INC	2915 DRIFTWOOD DR	MISSION	TX	78574-5181
239606	MATA RICARDO & LETICIA	1802 VICTORIA ST	MISSION	TX	78572-6403
239733	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239730	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
239637	GUERRA JULIO C & MARINA	3405 WHISKEY DR	PHARR	TX	78577-7546
239638	UNITED STATES POSTAL SERVICE	475 LENFANT PLZ SW	WASHINGTON	DC	20260-0004
238753	MISSOURI PACIFIC RAILROAD	1400 DOUGLAS ST	OMAHA	NE	68179-0002
239604	PENA FERNANDO ET AL	PO BOX 1015	MISSION	TX	78573-0016