



---

**MEETING DATE:** September 3, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Café Allegro, in a (C-1) Office Building District, being a 0.56 of an acre tract of land being a portion of Lot 25-10, West Addition to Sharyland Subdivision, located at 1001 E. Griffin Parkway, Applicant: Jonathan Morales - Cervantes

---

**NATURE OF REQUEST:**

Project Timeline:

- August 7, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- August 21, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- September 3, 2025 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- September 23, 2025 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

- The subject site is located approximately 300’ east of E. Palm Circle along the north side of E. Griffin Parkway.
- Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pick-up and go. Access to the site is provided off Griffin Parkway through an existing 22’ concrete driveway.
- The proposed days and hours of operation are Monday–Saturday from 7:00 am to 7:00 pm, closed on Sundays
- Staff: 2 employees
- Parking: There is a total of 8 parking spaces available that will be shared amongst the two businesses. Staff notes that the Chiropractic Clinic operates by appointment only.
- The last conditional use permit approved for the mobile food unit for this location was on October 28, 2024 for a period of 1 year. Staff notes that this would be the 1<sup>st</sup> renewal.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (14) legal notices to 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. Permit for two (2) years to continue to assess this conditional use permit.
2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.).
3. CUP is not transferable to others
4. Hours of operation to be as follows: Monday – Saturday from 7:00 am to 7:00 pm

---

**RECORD OF VOTE:**      **APPROVED:** \_\_\_\_\_

**DISAPPROVED:** \_\_\_\_\_

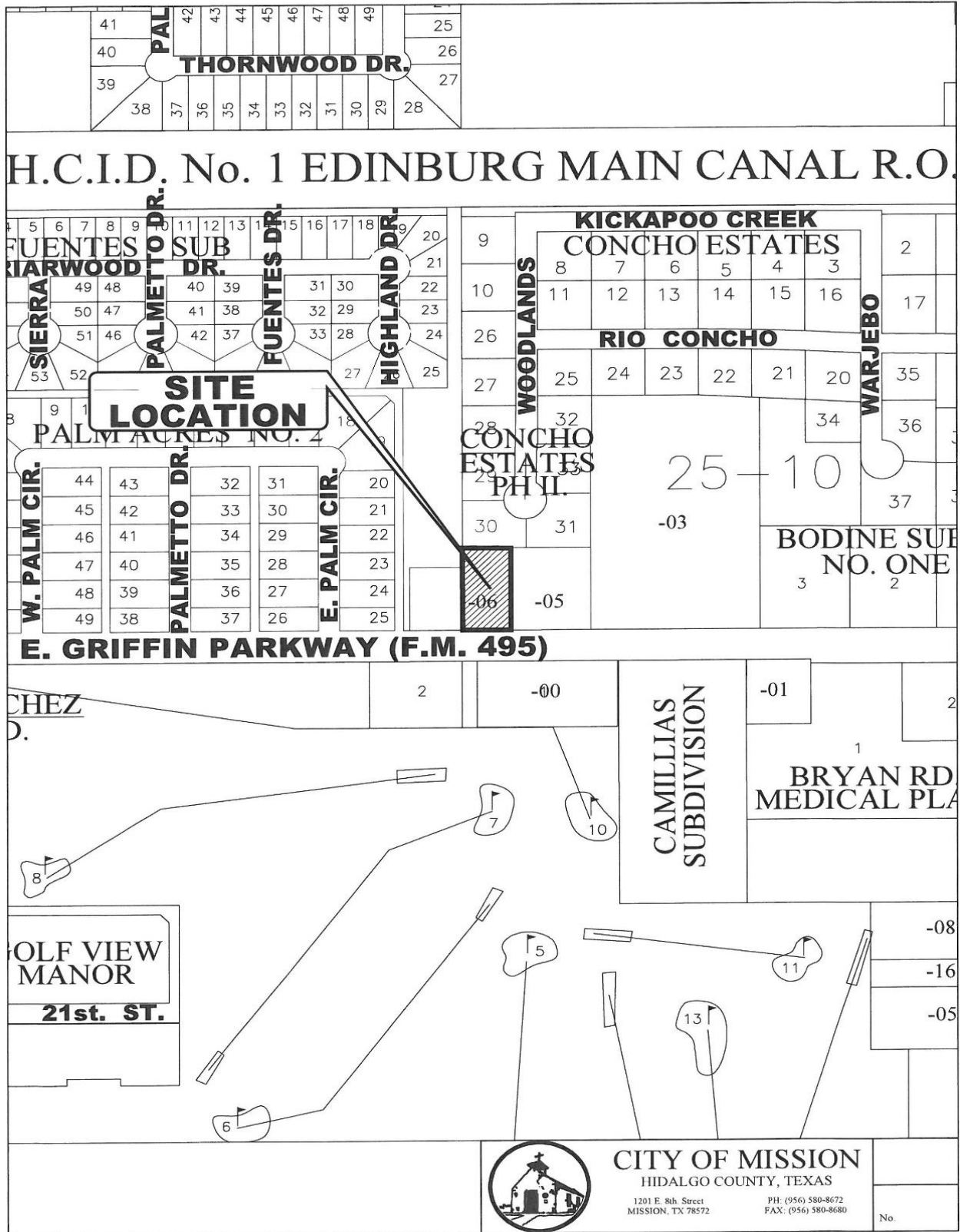
**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

\_\_\_\_\_ DISSENTING \_\_\_\_\_

# VICINITY MAP



**CITY OF MISSION**  
HIDALGO COUNTY, TEXAS

1201 E. 8th Street  
MISSION, TX 78572

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

No.



# ARIEL MAP





## ATTACHMENTS





## ATTACHMENTS

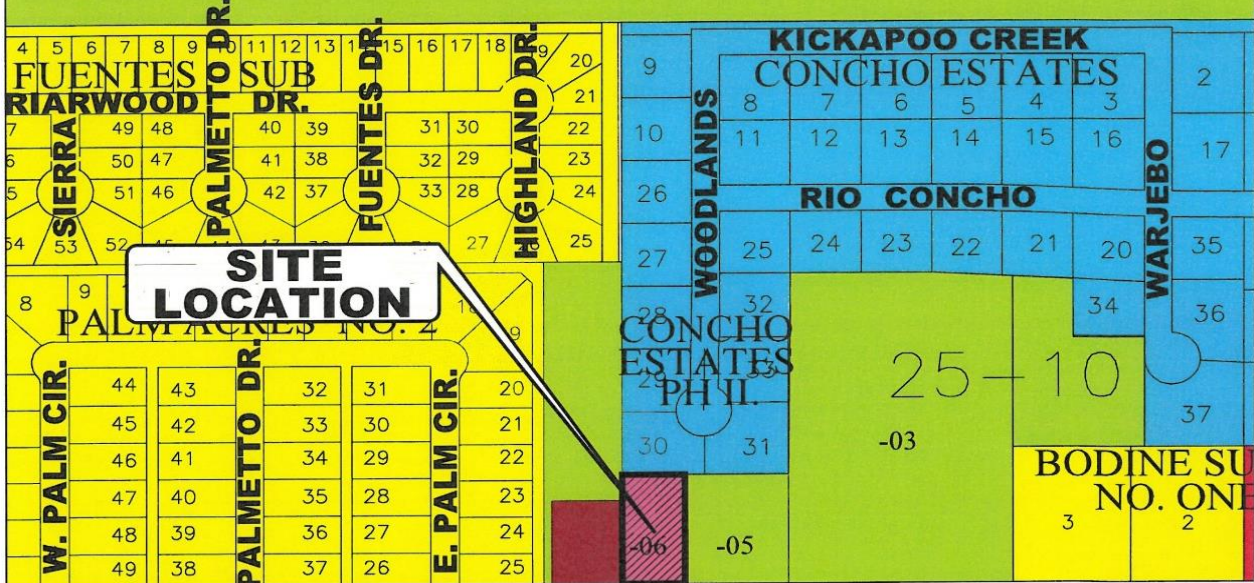




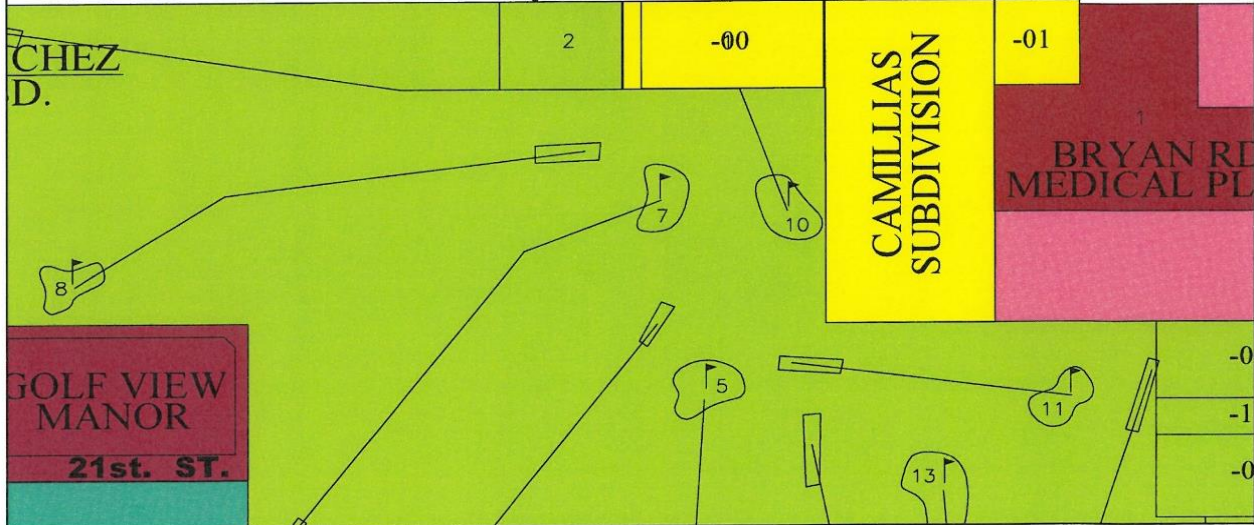
# ZONING MAP



H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.



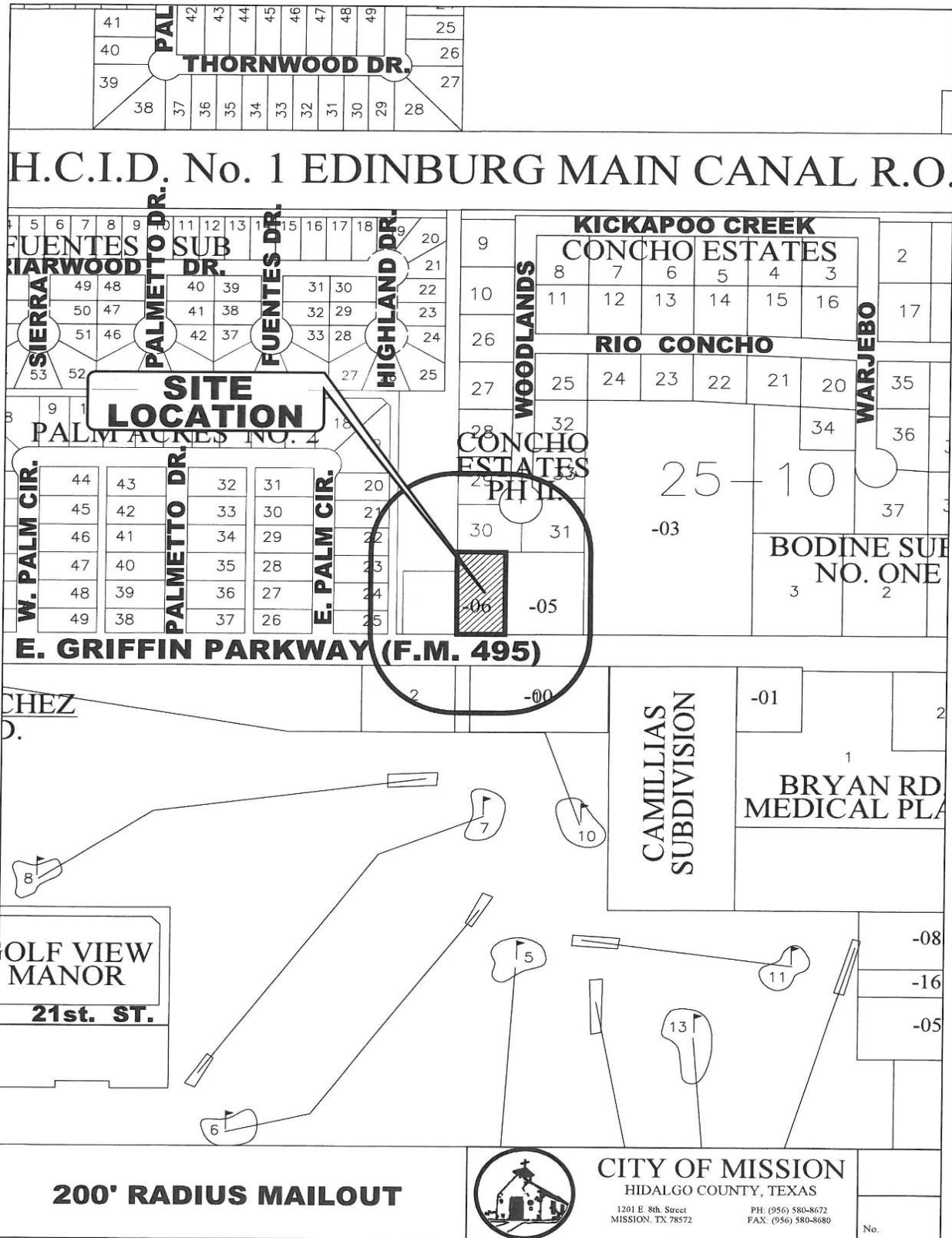
E. GRIFFIN PARKWAY (F.M. 495)



## 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





## ATTACHMENTS



### PICASSO CHIROPRACTIC CLINIC

"TURNING YOUR HEALTH INTO A WORK OF ART"

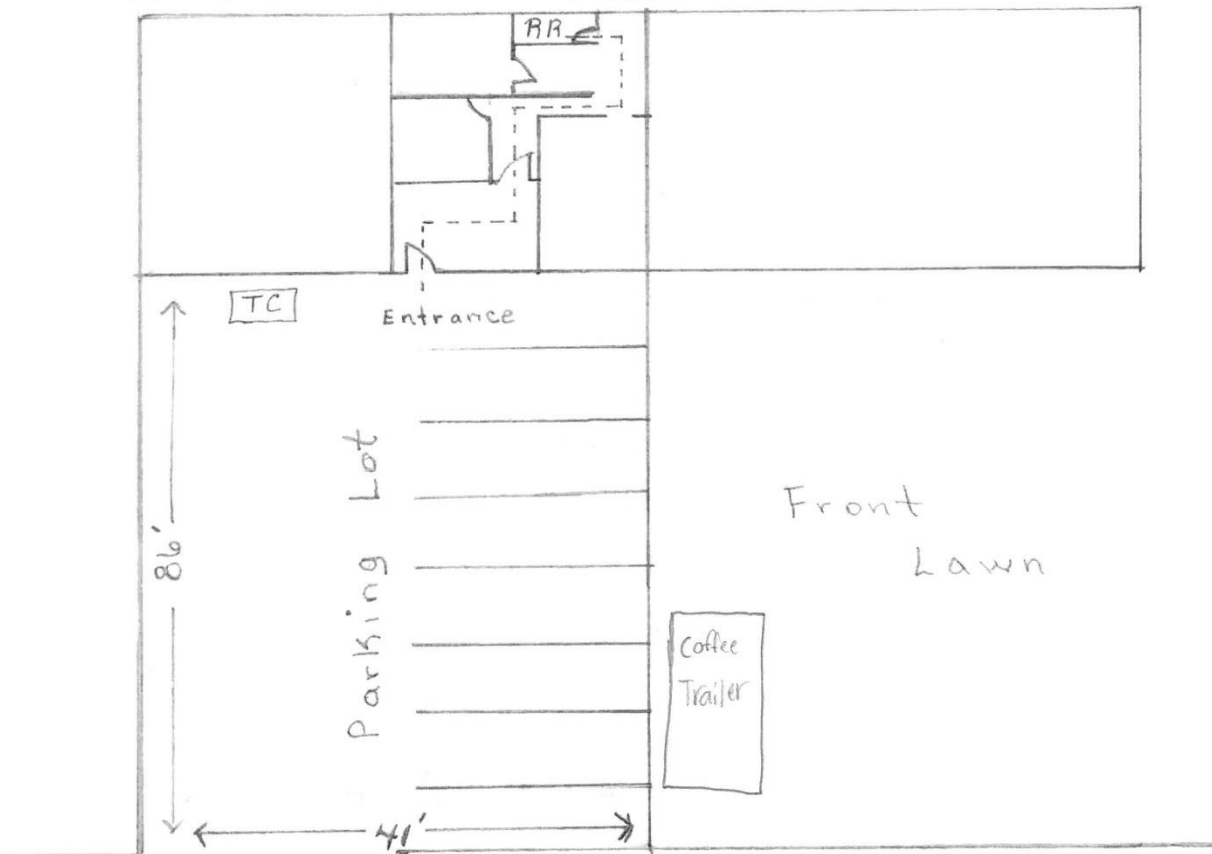
1928 N. CONWAY STE. 1  
MISSION, TEXAS 78572

PH. (956) 585-2225  
FAX (956) 585-6883

DR. JOSE PICASSO D.C.

TC = Trash Can

RR = Restroom



1001 E Griffen PKWY

## ATTACHMENTS

### Menu



flat white  
cappuccino  
double espresso  
cortado  
americano

latte  
mocha  
matcha  
hot chocolate

iced matcha  
iced mocha  
iced latte

#### **housemade syrups**

vanilla bean   cinnamon honey   dulce de leche



## MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
253278	P0200-02-000-0022-00	CHURCH OF THE NAZARENE	PO BOX 1227	MISSION	TX	78573-0020
674242	C7882-02-000-0033-00	SANCHEZ VICTOR G & CLAUDIA D GLEASON GRAT TAROLA	2312 WOODLAND DR	MISSION	TX	78574
674239	C7882-02-000-0030-00	GARCIA ARACELI & MANUEL	2309 WOODLAND DR	MISSION	TX	78574-2436
674238	C7882-02-000-0029-00	PEREZ ROSENDO & ANGELICA	2311 WOODLAND DR	MISSION	TX	78574-2436
674240	C7882-02-000-0031-00	BERLANGA EDWARD & DEISY IBETH	2310 WOODLAND DR	MISSION	TX	78574-2390
253279	P0200-02-000-0023-00	CHURCH OF THE NAZARENE	2300 E PALM CIR	MISSION	TX	78574-2408
253277	P0200-02-000-0021-00	AGUILERA VIRGINIA	2316 E PALM CIR	MISSION	TX	78574-2408
317017	W0100-00-025-0010-06	PICAZO JOSE CONCEPCION	619 N EAGLE PASS ST	ALTON	TX	78573-0915
317016	W0100-00-025-0010-05	SCHROEDER JAMES J & JANN E	PO BOX 909	MISSION	TX	78573-0015
317014	W0100-00-025-0010-03	SCHROEDER JANN E TRUSTEE	PO BOX 909	MISSION	TX	78573-0015
316940	W0100-00-024-0009-05	CARRERAS JOSE R	1016 E GRIFFIN PKWAY	MISSION	TX	78572-2406
316943	W0100-00-024-0010-00	CARRERAS JOSE R	1016 E GRIFFIN PKWY	MISSION	TX	78572-6654
317007	W0100-00-025-0009-00	EBEN EMMANUEL	1314 E 28TH ST	MISSION	TX	78574-2800
317008	W0100-00-025-0009-01	MARQUEZ EMMANUEL	919 E GRIFFIN PKWY	MISSION	TX	78572-2403