

ITEM# 1.3

CONDITIONAL USE PERMIT: Mobile Food Truck- Kabubi Arabian Tacos & Gyros
2509 Colorado Street, Ste. 202
Lot 1, Block 2, Santa Lucia Development
C-3
Michel J. Abou Yakzan

REVIEW DATA

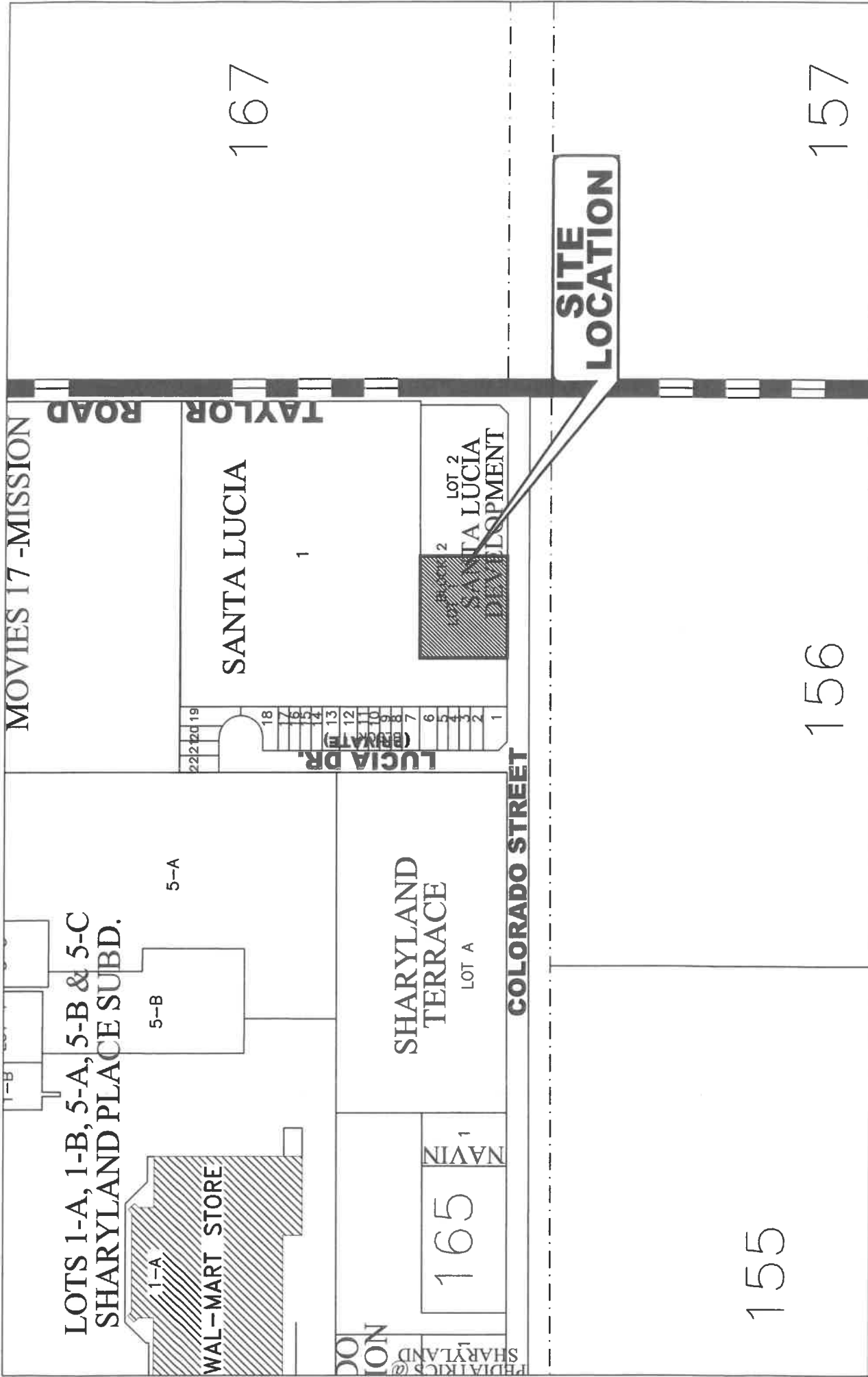
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see **vicinity map**. The applicant is leasing a space on the Mobile Food Park and would like to place his mobile food truck to offer Arabian Tacos y Gyros. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Sunday from 10:00 am to 12:00 am
- **Employees:** 2
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 19 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) Must acquire a business license prior to occupancy.

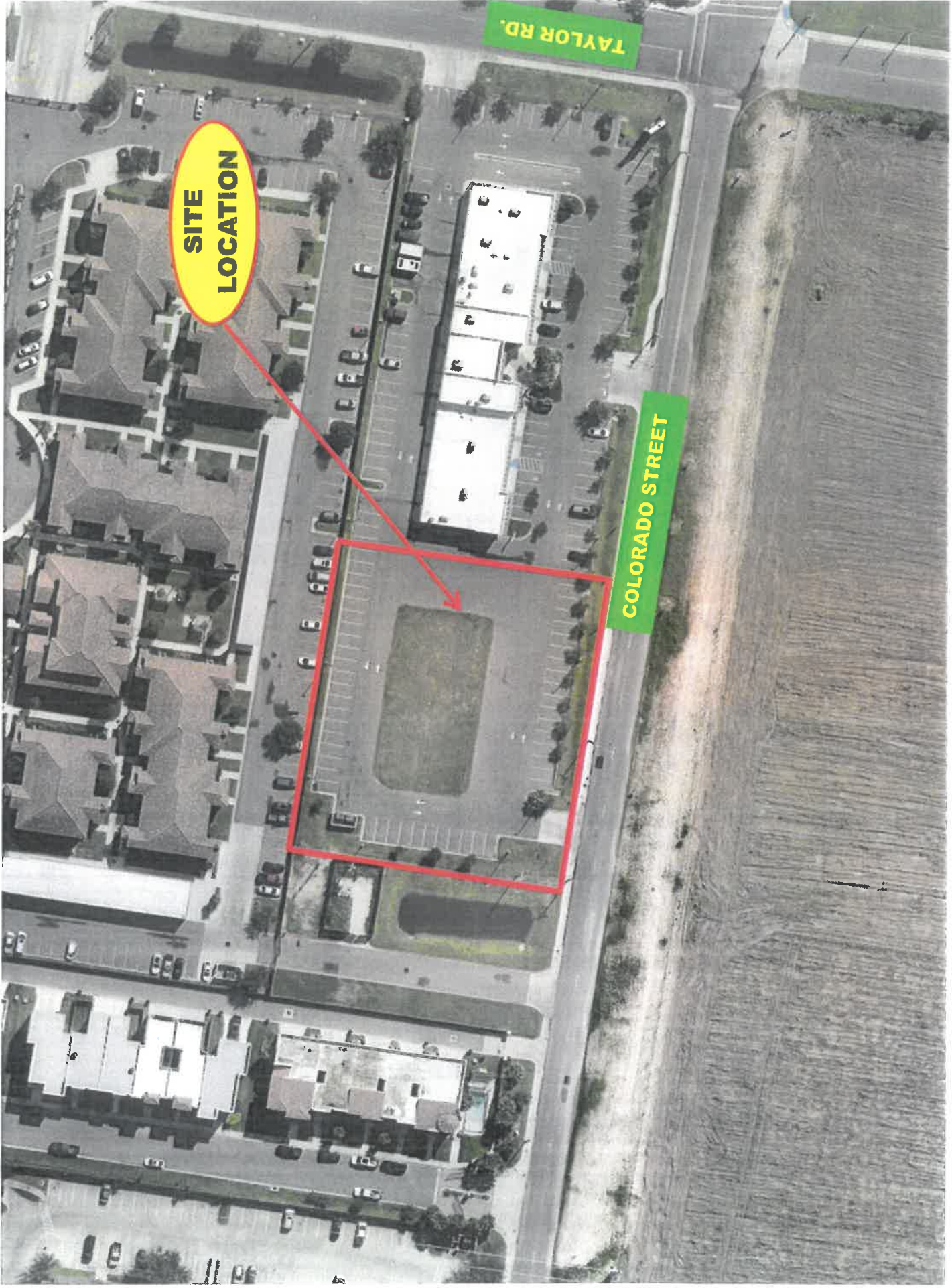


CITY OF MISSION
 HIDALGO COUNTY, TEXAS

1201 E. 8th Street
 MISSION, TX 78572

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

No.



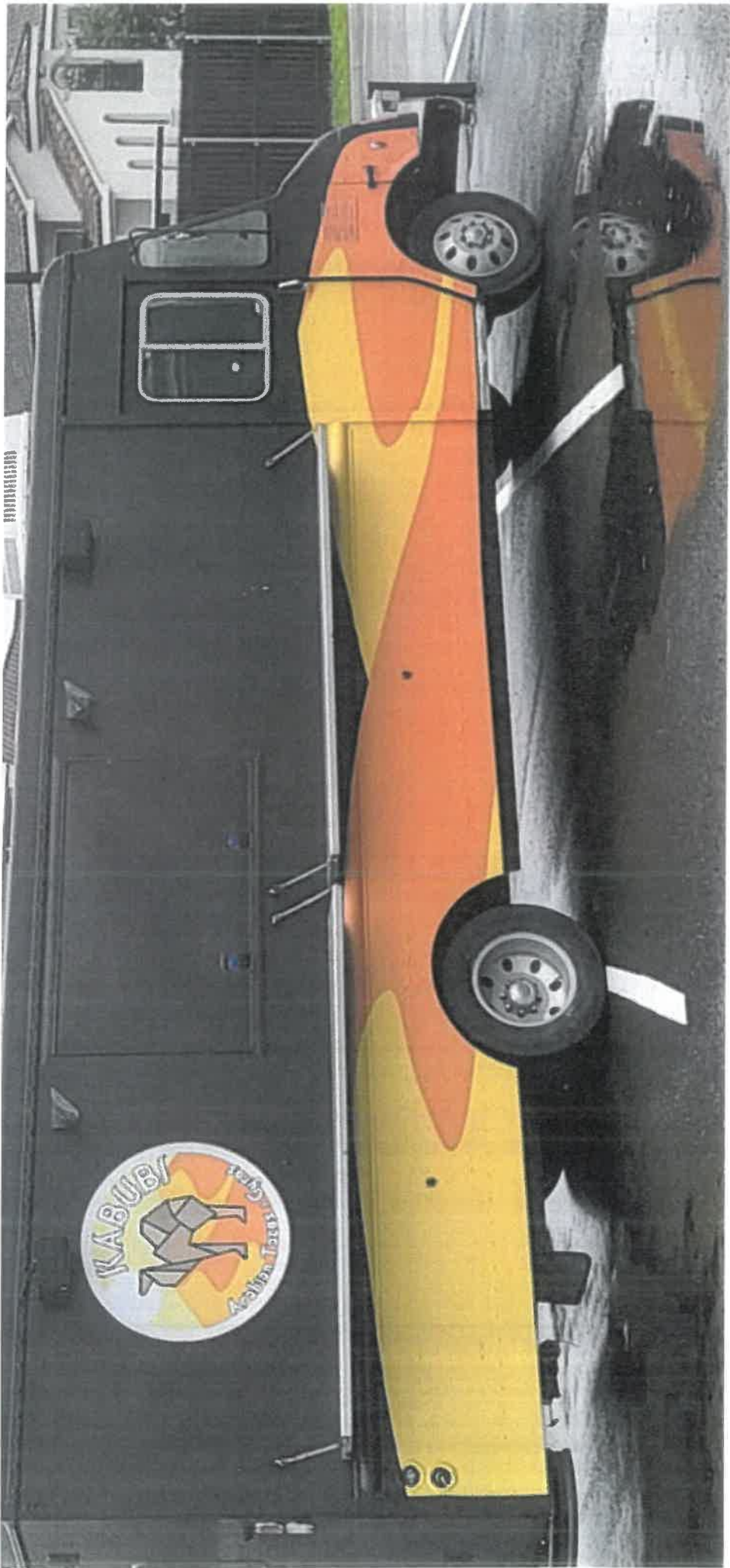
TAYLOR RD.

SITE
LOCATION

COLORADO STREET



THE MIX









Gyro Taco

Lamb meat with lettuce, tomato, onions & tzatziki sauce **\$15.74**



Chicken Shawarma

Roasted chicken with middle east spices, garlic cream, cucumber pickles & french fries inside **\$14.25**



Shawarma Taco

Marinated beef with middle east spices, parsley, sumak onion, tahini & french fries inside **\$14.25**



Kafta Taco

Beef kababs with humus, sumak onions & parsley **\$14.25**



Falafel Taco

Chickpea balls with fried broadbeans, parsley, tomato, radish, turnips, pickles, peppermint & tahini **\$14.25**

New



Falafel Burger

Chickpea balls with fried broadbeans, parsley, tomato, radish, turnips, pickles, peppermint & tahini **\$16.99**

New



Kabubi Bowl

Rice, hummus, jocoque, falafel, salad and your choice of gyro, chicken or beef shawarma **\$16.99**



Orders

- Hummus \$12.74
- Jocoque \$12.74
- Grape Leaves \$14.74



S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS ASSOCIATI
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
329 S MCCOLL RD
MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA /
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0013-00 (1071572)
CENTRO COMERCIAL PLAZA SEBASTIA
819 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0014-00 (1071573)
MARTINEZ ERIK THOMAS
871 LUCIA DR
MISSION TX 78572

S1819-00-001-0015-00 (1071574)
GOMEZ EMMANUEL
815 LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501