



MEETING DATE: February 4, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Elote Fiesta Snacks in an approved Food Truck Park, being the West ½ of Lots 7 & 8, Block 176, Mission Original Townsite Subdivision, in a (C-4) Heavy Commercial District, located at 307 E. Tom Landry Street. Applicant: Teresa González – Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 09, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- January 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.
- February 4, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- February 24, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 75 feet West of N. Perkins Avenue along the North side of W. Tom Landry Street.
- 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 place an 8-foot by 18-foot mobile food unit in a mobile food park to sell different types of snacks.
- The proposed hours of operation are as follows: Monday through Sunday from 12:00 p.m. to 12:00 am.
- Staff: 2 employees
- Parking: The site has 9 parking stalls and 5 additional parking stalls with written approval behind the West Side Liquor Store to use their parking lot in case of any overflow. Staff notes that this property is located within the Mission Central Business District, thus exempt from parking requirements.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (19) 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 a 1-year re-evaluation to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are every day from 12:00 pm to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

SITE LOCATION



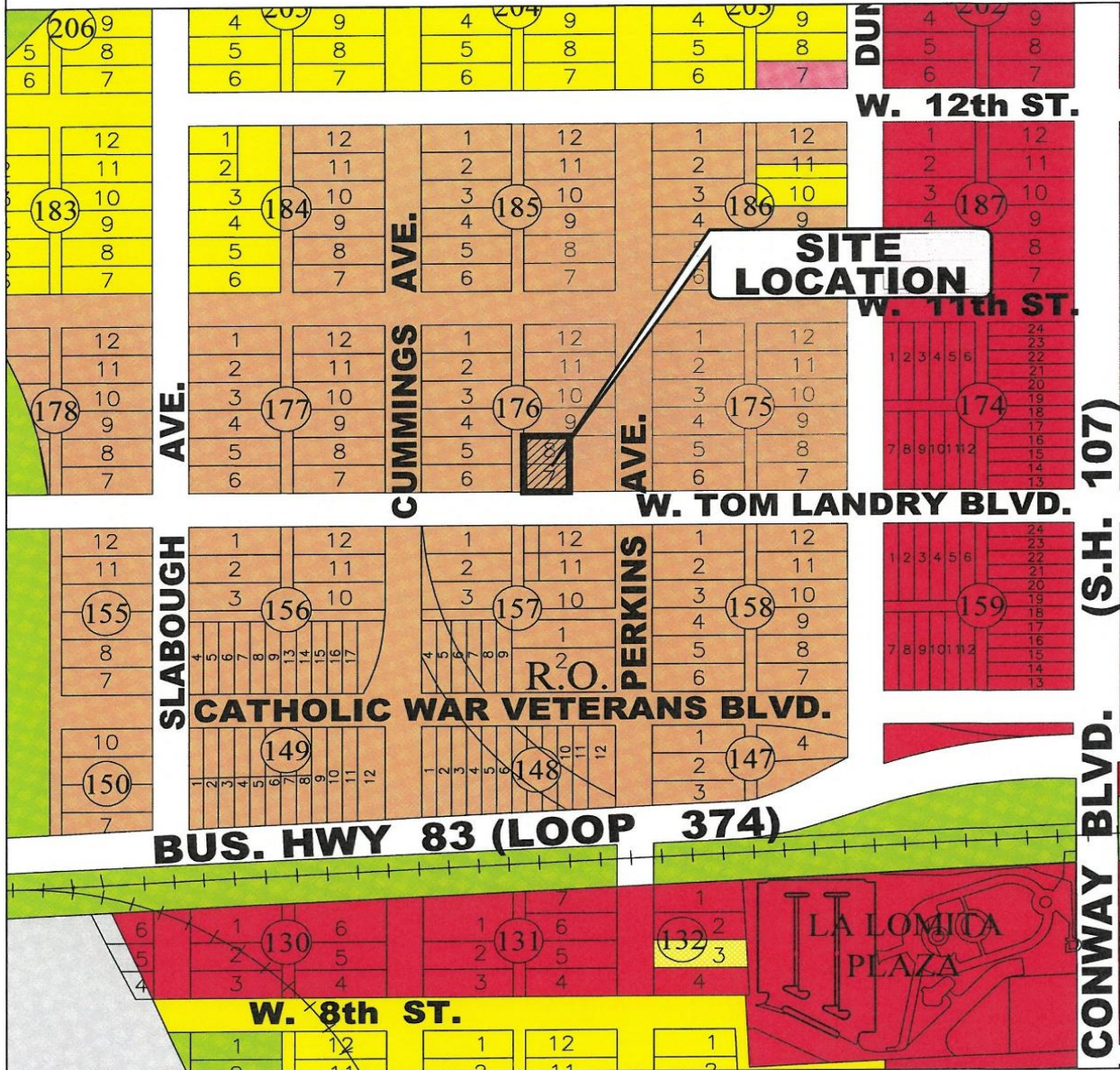
CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

AERIAL MAP



ZONING MAP

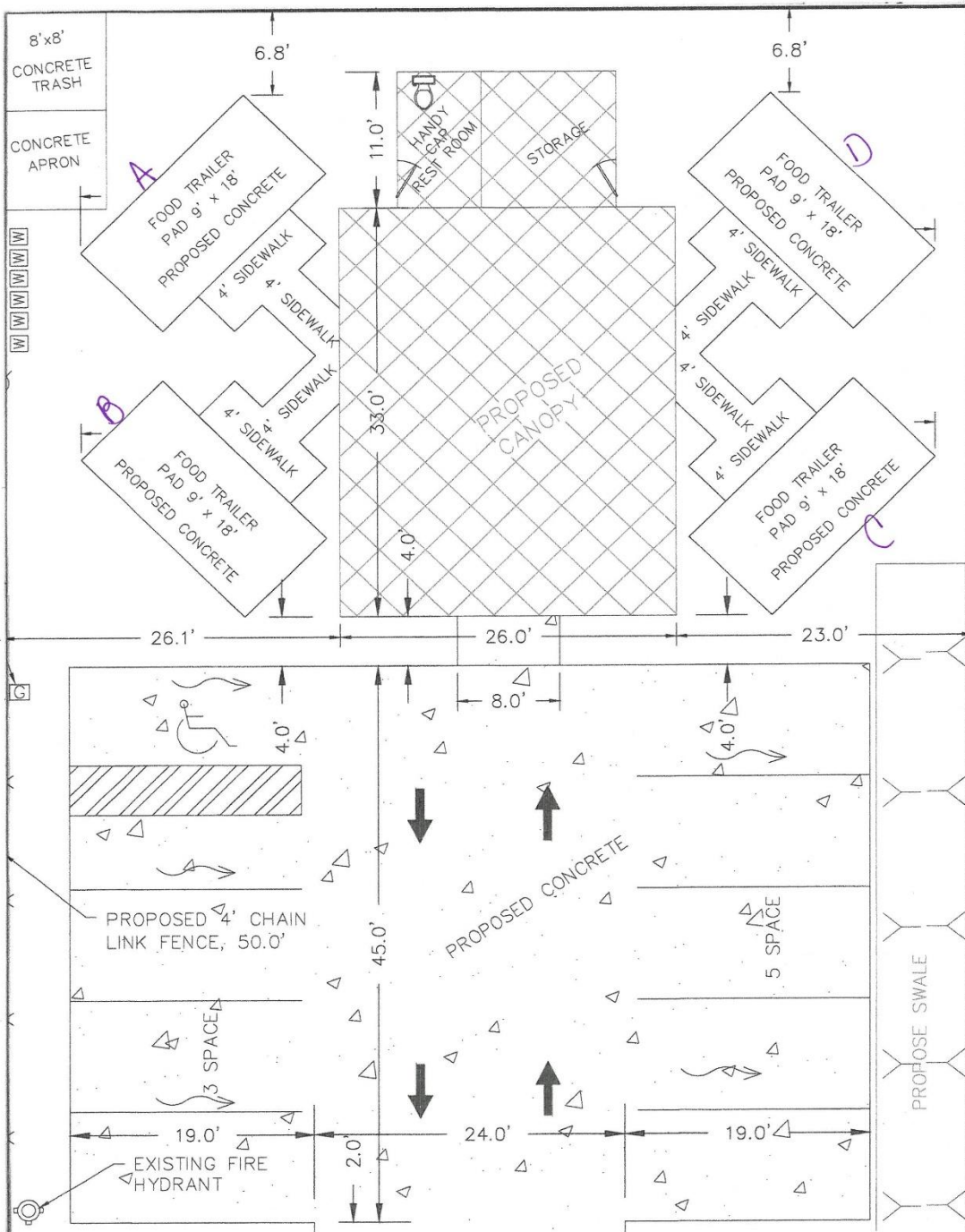


ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| 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 |

SITE PLAN

Location Name : West 307 Food Park
Location Address 307 W. Tom Landry, Mission, TX 78572
Space D



PICTURES



PICTURES



PICTURES



MENU

Elote Fiesta and Snacks

Proposed Mobile Food Unit Menu

Owner: Teresa Gonzalez | Phone: 956-566-2063

City of Mission – Mobile Food Unit Application

Corn Products

- Corn in a Cup (Elote en Vaso)
- Corn on the Cob (Elote Entero)

Available Toppings: Butter, Mayonnaise, Queso Fresco, Chile Powder, Lime Juice, Hot Sauce

Hot Snack Items

- Espiro Papa (Spiral Potato)
- Nachos (tortilla chips with cheese sauce)
- Frito Pie
- Popcorn

Desserts

- Soft Serve Ice Cream
- Packaged Ice Cream Products
- Fresas con Crema (Strawberries and Cream)

Packaged Snack Items

- Assorted Prepackaged Chips
- Assorted Prepackaged Candy

Beverages

- Bottled Water
- Canned or Bottled Soft Drinks

Operational Notes

- No raw meat, poultry, or seafood is prepared or served.
- All packaged food items are commercially prepared and pre-wrapped.
- Dairy products are maintained under required temperature control.
- All food preparation, handling, and storage comply with City of Mission and Texas Department of State Health Services regulations.

Days of Operation Monday – Sunday 12:00 noon – midnight

ADDITIONAL PARKING PICTURE



MAILOUT LIST

PROP_ID	geolD	name	addrDelive	addrCity	addrState	addrZip
239868	M5200-00-176-0009-00	GUERRA LITA ANNE	2214 REBEL RD	AUSTIN	TX	78704-5245
239853	M5200-00-175-0003-00	PASCUAL JORGE A & SILVIA B SCUDELETTI PASCUAL TRUSTEETS	4109 SAN GERARDO	MISSION	TX	78572-7377
239689	M5200-00-158-0000-00	SEGLER INTERESTS LLC	20212 CHAMPIONS FOREST DR STE 700-369	SPRING	TX	77379
239852	M5200-00-175-0002-10	MARTINEZ CARLOS & CRUZ OLIVIA	1016 PERKINS AVE	MISSION	TX	78572-3934
239860	M5200-00-176-0001-00	CANTU JORGE LUIS & MARIA DE LA LUZ	901 PERKINS AVE STE A	MISSION	TX	78572-3940
239865	M5200-00-176-0006-00	WLSL INC	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239863	M5200-00-176-0005-10	RIVAS RUBEN	313A W TOM LANDRY ST	MISSION	TX	78572-3911
239864	M5200-00-176-0005-15	WEST LIQUOR	311 W TOM LANDRY ST	MISSION	TX	78572-3911
239866	M5200-00-176-0007-00	GONZALEZ ROBERTO & TERESA C GONZALEZ	1714 N BRYAN RD	MISSION	TX	78572-3022
239867	M5200-00-176-0008-00	TIME WARNER COMMUNICATIONS RGV	PO BOX 7467	CHARLOTTE	NC	28241-7467
239872	M5200-00-176-0012-10	GARCIA FRANKE	2119 LIBERTY ST	MISSION	TX	78573-9862
239871	M5200-00-176-0012-00	HERNANDEZ JAVIER	1111 W NOLANA AVE	MCALLEN	TX	78504-3747
239861	M5200-00-176-0005-00	SALINAS GUADALUPE	319 WEST TOM LANDRY	MISSION	TX	78572
239686	M5200-00-157-0011-00	DOLIFKA LAND COMPANY	PO BOX 444	BRIGHTON	CO	80601-0444
239685	M5200-00-157-0010-00	D L LIGHTING & AUDIO LLC	3616 N 43RD ST	MCALLEN	TX	78501-3473
239681	M5200-00-157-0001-00	CITY OF MISSION	1201 E 8TH ST	MISSION	TX	78572-5812
239687	M5200-00-157-0012-00	GONZALEZ RUBEN	1803 AZALEA ST	MISSION	TX	78573-9166
	0					
239870	M5200-00-176-0011-00	ROCHA ESTEVAN GABRIEL	1015 PERKINS	MISSION	TX	78572-3935
239869	M5200-00-176-0010-00	CANTU ROSA SALINAS	1015 PERKINS AVE	MISSION	TX	78572-3935
	0					