

ITEM# 1.6

CONDITIONAL USE PERMIT: Designate an Area as a Mobile Food Park
& Open-Air Market
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
MDM Commercial Properties

REVIEW DATA

This item was previously seen and approved by the City Council on April 10, 2023. It was discovered that the address for the Mobile Food Park was incorrect and there was a typo on the proposed hours of operation, therefore the need to reconsider the request.

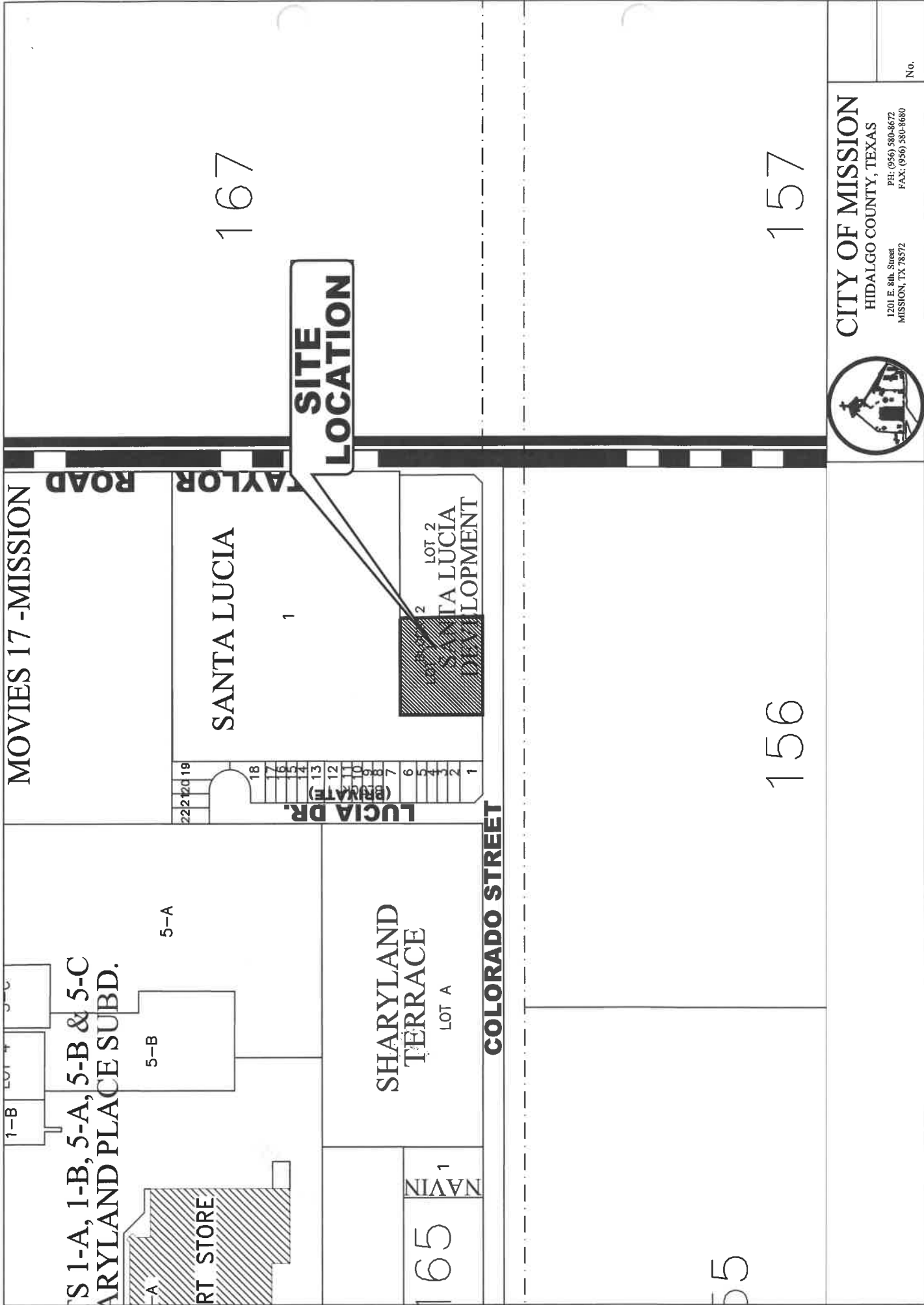
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is the owner of the entire commercial development and would like to designate an area as a Mobile Food Park and Open-Air Market. This will be an outdoor market for local vendors, patrons, and foodies. The applicant is proposing to have 8 Mobile Food Units, 3- containers, 4-kiosk for pop-up shops, restrooms facilities, and an area on the parking lot designated for the vendors of the Open-Air Market. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Hours of Operation for Mobile Food Park:** Monday – Sunday from 8am to 12am
- **Hours of Operation for Open-Air Market:** Every Saturday from 6pm – 10pm
- **Parking & Landscaping:** The designated area for the proposed Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage he is required 23 parking spaces. The applicant 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 continue to comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. If request is approved each mobile food unit has to obtain a conditional use permit and their business license.

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.



**SITE
LOCATION**

TAYLOR RD.

COLORADO STREET



PROJECT TITLE:
FOOD TRUCK SANTA LUCIA
 PROJECT ADDRESS:
2515 COLORADO ST.

DATE: 01/10/2023
 DRAWN BY: SSG
 CHECKED BY: T.G. & J.T.
 YDDMM

REVISION	DATE	BY	DESCRIPTION

15 COLORADO ST
 DALLAS, TX 75272

MDM
 Development + Construction

SITE PLAN
 SCALE





Santa Lucia

Food park and OpenAir market

Santa Lucia food park and open air market will be an outdoor market for local vendors, patrons, and foodies. Come Enjoy a family friendly atmosphere al fresco.

Hours of operation

Eateries
(food truck/trailer)
Monday-Sunday
8am-12pm

Pop-Up Shops
(kiosk)
Monday-Sunday
8am-12pm

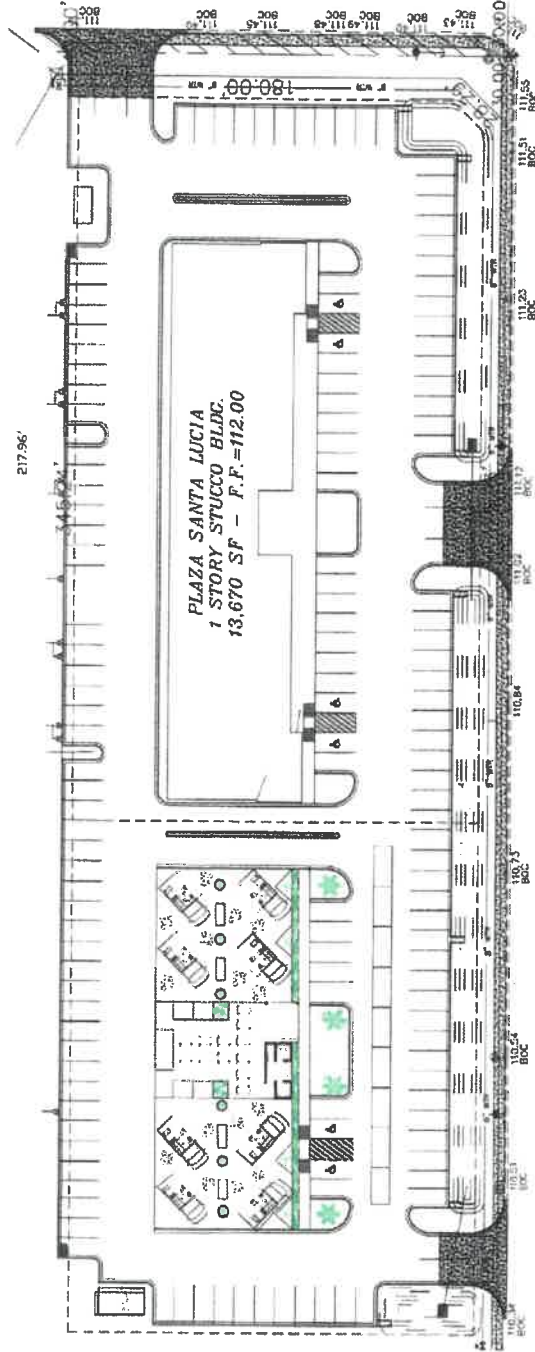
OpenAir Market
Every Saturday Evening
6pm-10pm

Amenities

Shared Social Area
Lighting
Shared Bathrooms
Water and Sewer Connection
Individual Power Connection

EXHIBIT A

SITE MAP OF PROPERTY



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SHARED PARKING AGREEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This Shared Parking Agreement (the "Agreement") is made and entered into as of the 3rd day of April, 2023, by MDM Real Estate Development LLC., a Texas limited liability company ("Developer").

I.

Recitals

1.1 WHEREAS Developer is the owner of that certain real property situated in the City of McAllen, Hidalgo County, Texas (the "Property"), fully described as:

Lot 1 ("Lot 1") and Lot 2 ("Lot 2"), SANTA LUCIA DEVELOPMENT SUBDIVISION, an addition to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded under Document No. _____ Official Records, Hidalgo County, Texas.

1.2 WHEREAS Lot 1 and Lot 2 each contain a parking lot (the "Parking Lot" or "Parking Lots"), as identified in the site plan attached hereto as Exhibit "A."

NOW, THEREFORE, for and in consideration of the mutual benefit to Lot 1 and Lot 2, Developer hereby agrees as follows:

II.

Agreement

2.1 Reciprocal Access.

A. Upon the terms and conditions hereof, Developer hereby grants Lot 1 a non-exclusive perpetual right to use the Parking Lot located on Lot 2 solely for the purpose of (a) pedestrian and vehicular access to the Property, and (b) parking on the Property.

B. Upon the terms and conditions hereof, Developer hereby grants Lot 2 a non-exclusive perpetual right to use the Parking Lot located on Lot 1 solely for the purpose of (a) pedestrian and vehicular access to the Property, and (b) parking on the Property.

2.2 Non-Exclusive. The permission for access and parking granted herein is non-exclusive, meaning that Developer, their successors and assigns, may grant additional non-exclusive access to the Parking Lots for parking related purposes.

2.3 Term. The term of this Agreement shall continue in force in perpetuity.

2.4 No Obstructions; Compliance with Laws. Developer covenants and agrees that it shall not permit any structure to obstruct the ingress and egress or parking provided by the access and parking license herein granted. In using such access and parking, pedestrians and vehicles of Lot 1 and Lot 2 shall comply with all applicable laws, codes, ordinances and governmental regulations.

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 ASSOCIATIC
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
2515 COLORADO ST STE 6
MISSION TX 78574

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 A
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

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

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