

ITEM# 1.8

CONDITIONAL USE PERMIT: Mobile Food Truck
- Caramela Food Boutique
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
Caramela Food Boutique

REVIEW DATA

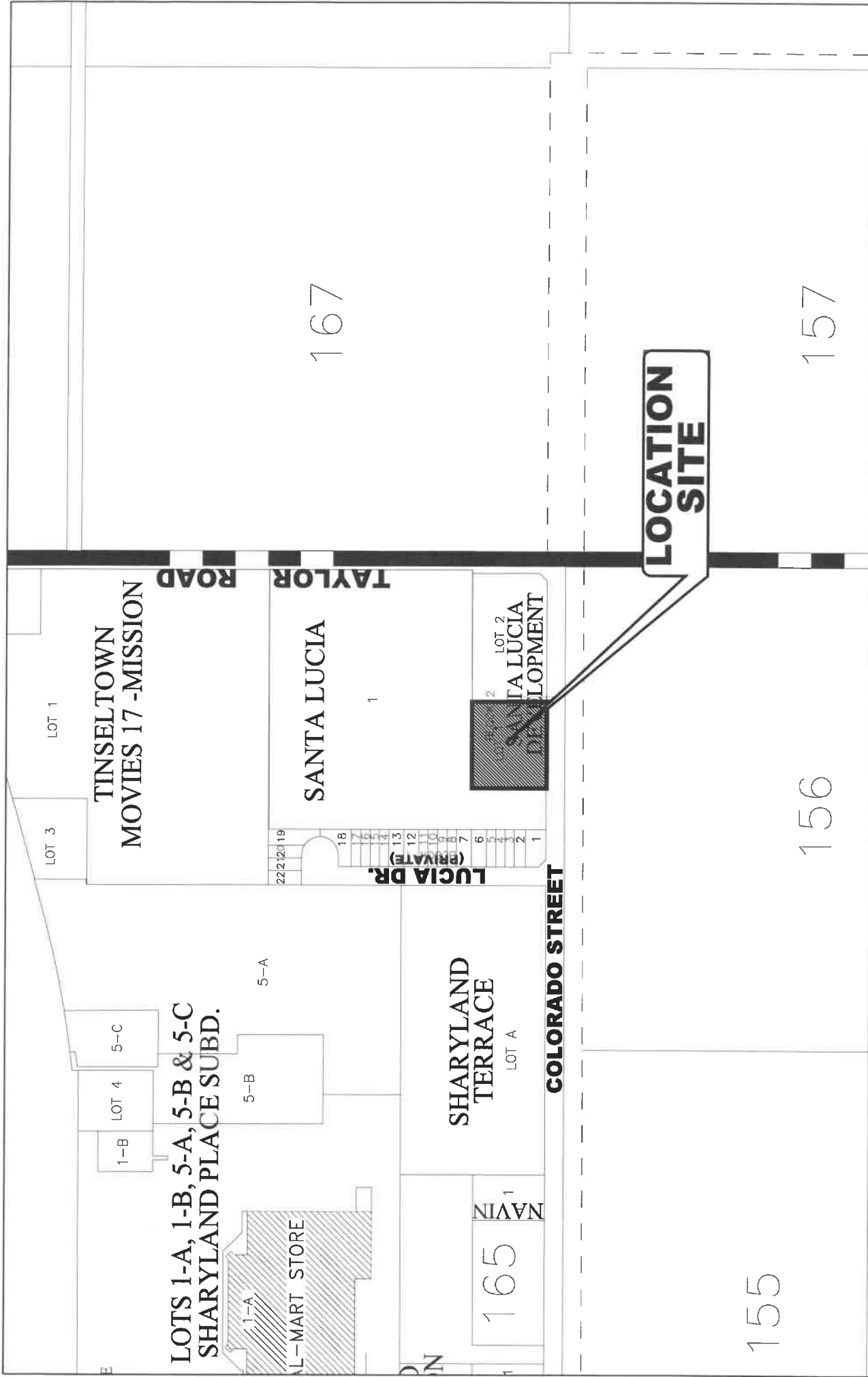
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place her mobile food truck to offer teas, frappes, smoothies, a variety of crepes, pancakes, paninis, tacos, etc. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Tuesday – Sunday from 8am to 11pm
- **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 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.

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) 380-8680

No.

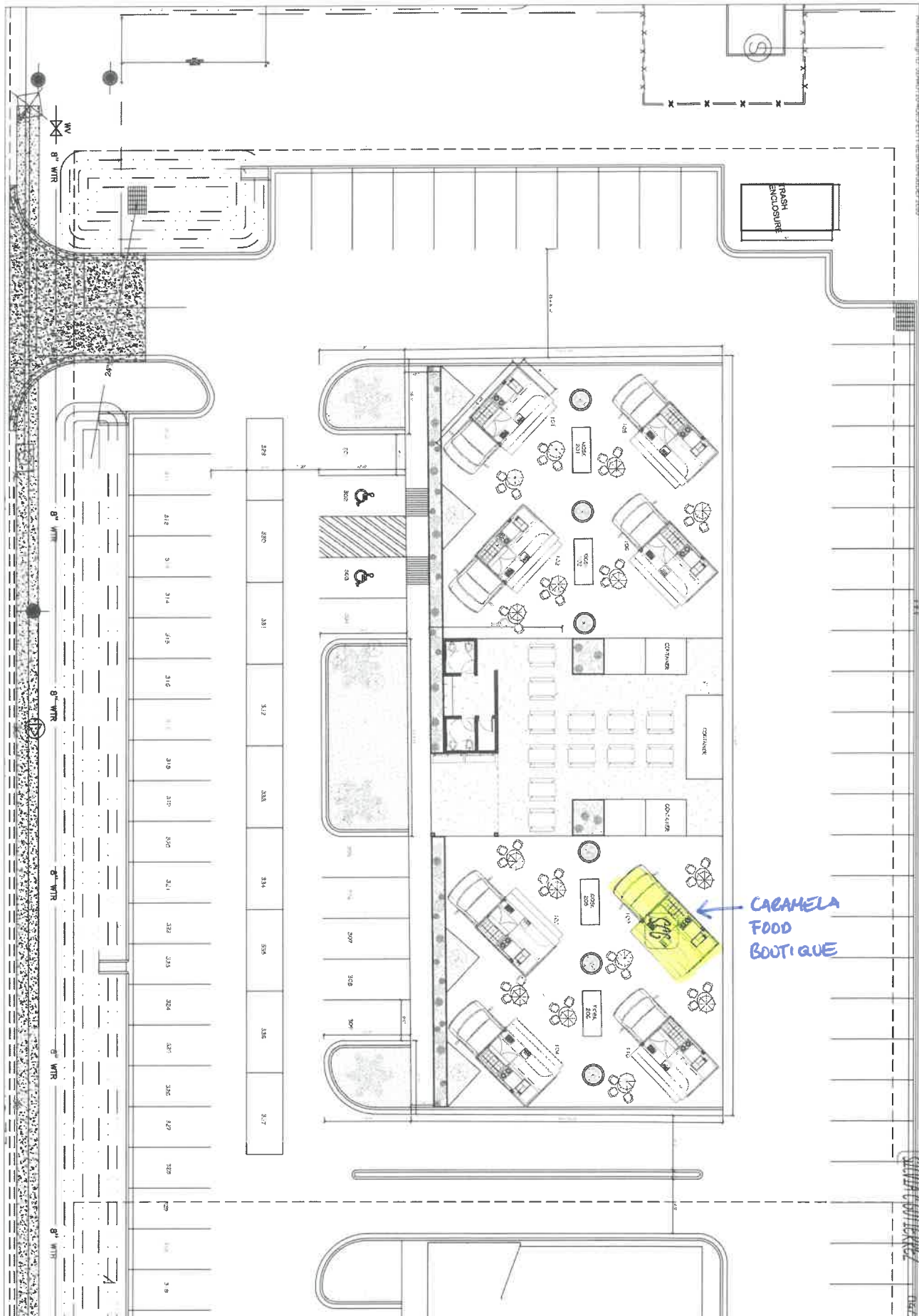


TAYLOR RD.

SITE
LOCATION

COLORADO ST.





CARAMELA
FOOD
BOOTIQUE

PROJECT TITLE:
FOOD TRUCK SANTA LUCIA

PROJECT ADDRESS:
2515 COLORADO ST.

DATE: 01/10/2023

DRAWN BY: SSG

DESIGNED BY: TIDDAN

REVISIONS: T.G. & J.T.

SCALE: 1/8" = 1'-0"

NO.	DATE	BY	DESCRIPTION
1	01/10/2023	SSG	ISSUED FOR PERMIT
2			
3			
4			
5			
6			
7			
8			
9			
10			

MDM
Development + Construction

123
123456789



Operating hours:

Tuesday Sunday

8AM - 11PM

2 employees

Caramela food boutique food truck menu.

Boba milk tea variety

Frappes, smoothies

Crepes sweet and savory variety

Waffles

Cookies

Cupcakes

Cake slices

Pancakes,

Mini pancakes

Churros

Paninis

Sandwiches

French fries

Soft drinks variety

Shawarma taco

Chicken shawarma taco

Kafta taco

Falafel taco

Hummus

Jocoque

Grape leaves

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