

### **ITEM # 1.3**

**CONDITIONAL USE PERMIT:** To Designate an area as a Mobile Food Park for Operations of Mobile Food Units  
307 W. Tom Landry  
Being the West ½ of Lots 7 & 8,  
Block 176, Original Townsite of Mission  
C-4  
Roberto Gonzalez.

#### **REVIEW DATA**

The site is located 75' West of N. Perkins Avenue along the north side of W. Tom Landry. The applicant is proposing to have a mobile food park to offer truck owners the opportunity to offer their products. The applicant proposes to have 4 mobile food trucks, built a unisex-restroom, an office, and a 26'x33' canopy for seating area. The seating area will have 4 picnic tables under the canopy in case anyone would like to dine in. Access to the site will be off W. Tom Landry. If approved, based on the current ordinance, each mobile food truck operator would still need to apply for their own CUP to operate within the mobile food park.

- **Hours of operation:** Sunday thru Saturday 10am to 12am
- **Staff:** 1 employee.
- **Parking:** Based on the site plan, there is a total of 24 seating spaces, which required 8 parking spaces and 3 for each mobile food unit for a total of 20 parking spaces. The applicant is proposing 13 parking spaces for the entire site and has secured a written agreement with the property owner from West Side Liquor Store to use his 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.
- **Landscaping:** The landscaping requirements would need to be complied with.

**RECOMMENDATION:** Approval subject to:

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

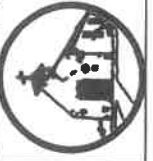
# SITE LOCATION MAP



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78572  
 PH: (956) 380-3672  
 FAX: (956) 380-8680

No.

# 200' RADIUS MAILOUT MAP



**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th Street  
 MISSION, TX 78372  
 PH: (956) 360-3672  
 FAX: (956) 360-6680

No.



**SITE  
LOCATION**

**PERKINS AVE.**

**W. TOM LANDRY BLVD.**

DATE:  
1-2-24

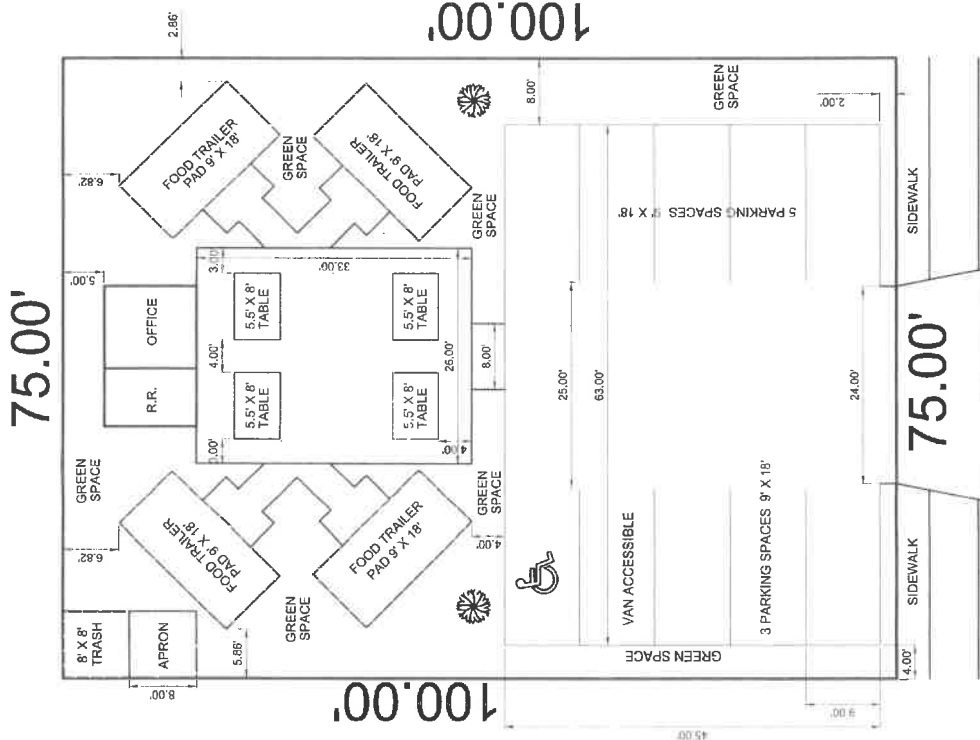
DRAWN BY: FRANK X. CASTANEDA  
CONTACT NUMBER: 956 225 - 4191  
EMAIL: frankxcastaneda@yahoo.com  
APPROVED BY:  
APPROVED BY:  
APPROVED BY:

PLAN DESIGN FOR:  
ROBERTO GONZALEZ

PLAN ID# FT PARK  
307 W. TOM LANDRY ST.  
MISSION, TEXAS 78572

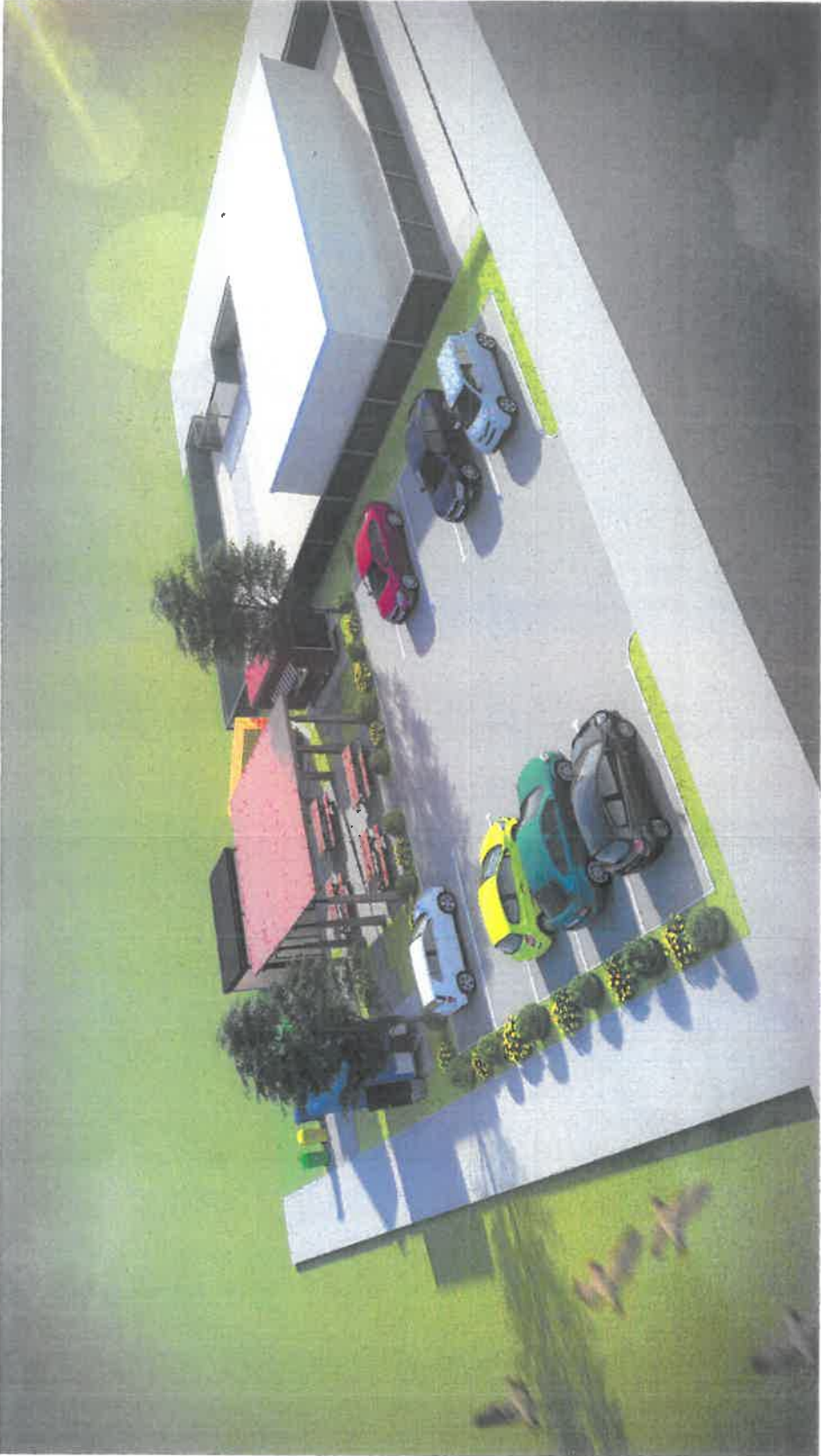
SHEET:  
Site  
Plan

Robert Gonzalez  
956-566-3314  
2-5-24



SITE PLAN  
SCALE: 1" = 15'-0"





Robert Gonzalez  
958-588-3314

May 22, 2024

To Whom It May Concern,

I, Sergio Mulas, owner of West Side Liquor Store located on 311 W. Tom Landry, give Roberto Gonzalez, future Food Truck business owner at 307 W. Tom Landry permission to have OVERFLOW customers park on my store's parking lot. ONLY the 3 rear parking spaces will be available near grass area. If you have any questions or need additional information, please contact me.



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Signature

West Side Liquor Store  
311 W. Tom Landry  
Mission, TX 78572  
956-585-9184

M5200-00-157-0001-00 ( 239681)  
CITY OF MISSION  
1201 E 8TH ST  
MISSION TX 78572

M5200-00-157-0010-00 ( 239685)  
D L LIGHTING & AUDIO LLC  
3616 N 43RD ST  
MCALLEN TX 78501

M5200-00-157-0011-00 ( 239686)  
DOLIFKA LAND COMPANY  
PO BOX 444  
BRIGHTON CO 80601

M5200-00-157-0012-00 ( 239687)  
GONZALEZ RUBEN  
1803 AZALEA ST  
MISSION TX 78573

M5200-00-158-0000-00 ( 239689)  
SEGLER INTERESTS LLC  
20212 CHAMPIONS FOREST DR STE 700-369  
SPRING TX 77379

M5200-00-175-0001-00 ( 239850)  
RICH BARBRA RAHAB & ADLEMY G RICI  
2217 E GRIMES APT 7  
HARLINGEN TX 78550

M5200-00-175-0002-00 ( 239851)  
VELA MARIA GUADALUPE & JOSE ANTONIO  
JOSE LUIS VELA  
217 W 11TH ST  
MISSION TX 78572

M5200-00-175-0002-10 ( 239852)  
MARTINEZ CARLOS & CRUZ OLIVIA  
1016 PERKINS AVE  
MISSION TX 78572

M5200-00-175-0003-00 ( 239853)  
PASCUAL JORGE A & SILVIA B SCUDELI  
PASCUAL FAMILY TRUST  
4109 SAN GERARDO  
MISSION TX 78572

M5200-00-176-0001-00 ( 239860)  
CANTU JORGE LUIS & MARIA DE LA LUZ  
901 PERKINS AVE STE A  
MISSION TX 78572

M5200-00-176-0005-00 ( 239861)  
SALINAS GUADALUPE  
319 WEST TOM LANDRY  
MISSION TX 78572

M5200-00-176-0005-10 ( 239863)  
RIVAS RUBEN  
313A W TOM LANDRY ST  
MISSION TX 78572

M5200-00-176-0005-15 ( 239864)  
WEST LIQUOR  
WSLS INC  
311 W TOM LANDRY ST  
MISSION TX 78572

M5200-00-176-0006-00 ( 239865)  
WSLS INC  
311 W TOM LANDRY ST  
MISSION TX 78572

M5200-00-176-0007-00 ( 239866)  
GONZALEZ ROBERTO & TERESA C  
1714 N BRYAN RD  
MISSION TX 78572

M5200-00-176-0008-00 ( 239867)  
TIME WARNER COMMUNICATIONS RGV  
PO BOX 7467  
CHARLOTTE NC 28241

M5200-00-176-0009-00 ( 239868)  
GUERRA LITA ANNE  
2214 REBEL RD  
AUSTIN TX 78704

M5200-00-176-0010-00 ( 239869)  
CANTU ROSA SALINAS  
1015 PERKINS AVE  
MISSION TX 78572

M5200-00-176-0011-00 ( 239870)  
ROCHA ESTEVAN GABRIEL  
1015 PERKINS  
MISSION TX 78572

M5200-00-176-0012-00 ( 239871)  
HERNANDEZ JAVIER  
1111 W NOLANA AVE  
MCALLEN TX 78504

M5200-00-176-0012-10 ( 239872)  
GARCIA FRANKE  
2119 LIBERTY ST  
MISSION TX 78573