



MEETING DATE: April 1, 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 – Rincon Tapatio in an approved Food Truck Park in a property zoned (C-3) General Business District, , being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2515 Colorado Road, Ste. 203. Applicant: Crystal Zavala – Cervantes

NATURE OF REQUEST:

Project Timeline:

- February 27, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- March 19, 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.
- April 1, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- April 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located on the Northwest corner of Colorado and Taylor Road along the north side of Colorado 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 is leasing a space in an approved Mobile Food Park to offer a variety of tacos.
- The applicant was granted a Conditional Use Permit for this location on February 10, 2025, for a period of two years. Shortly after receiving approval, the applicant chose to remove the mobile food truck from the park due to personal reasons.
- The proposed hours of operation are as follows: Tuesday through Sunday from 4:00 p.m. to 12:00 am.
- Staff: 3 employees
- Parking: The Mobile Food Park measures 134’x72’ for a total of 9,648 sq. ft. Based on the square footage, they are required to have 23 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (6) 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 2-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 4:00 pm to 12:00 am;
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy;
- CUP is not transferable to others.

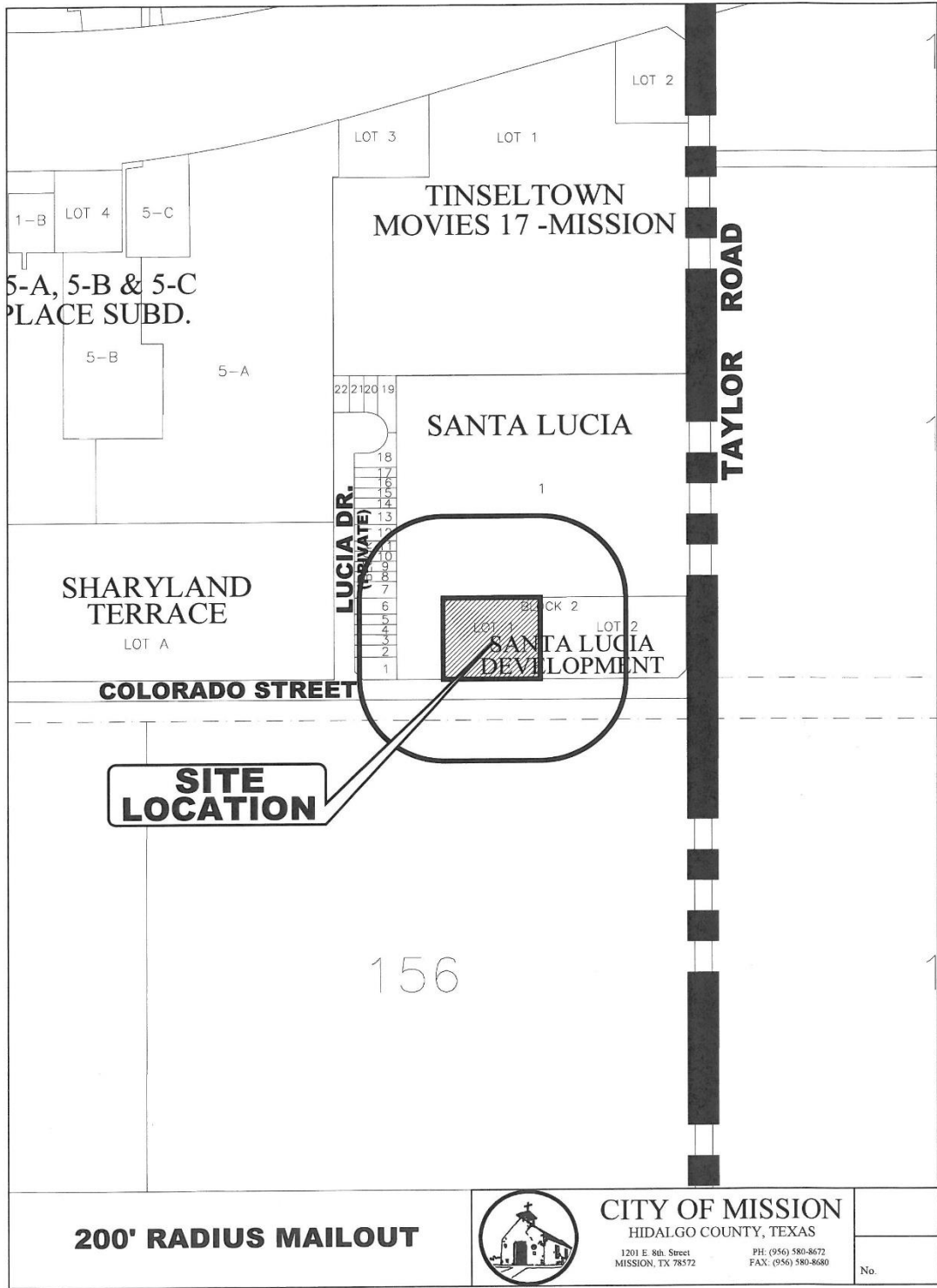
RECORD OF VOTE: **APPROVED:** _____
 DISAPPROVED: _____
 TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

LEGAL NOTICE MAP



200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E 8th Street
MISSION, TX 78572

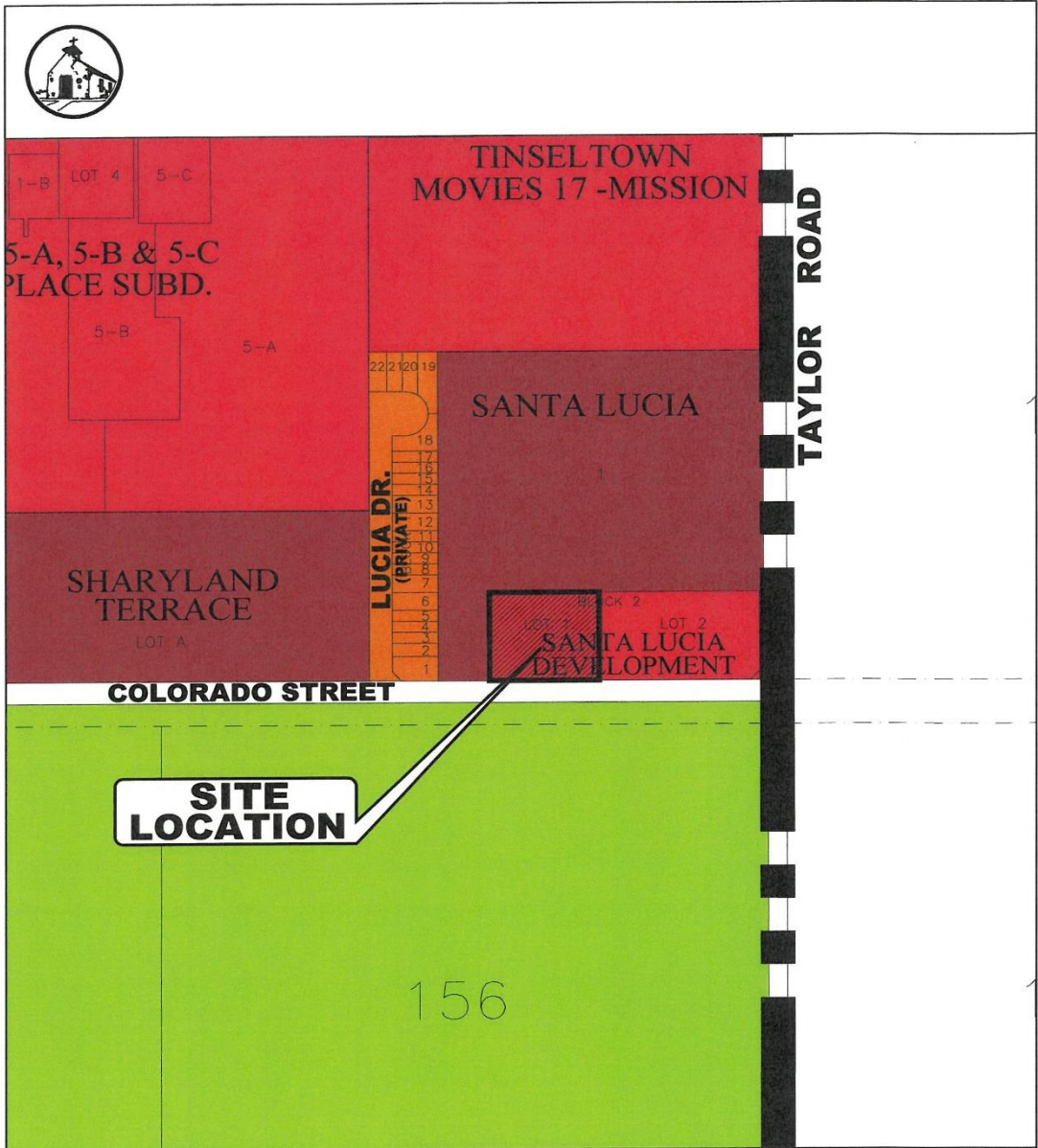
PH: (956) 580-8672
FAX: (956) 580-8680

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



PICTURES



PICTURES



PICTURES



MENU

TACOS

DE BISTEC	9.99
AL PASTOR	9.99
DE ADOBADA	9.99
DE SUADERO	10.99
DE LONGANIZA	10.99
DE CABEZA	10.99
DE BARBACOA	10.99
DE BIRRIA	10.99
DE CARNITAS	9.99
TACOS JALISCO	11.99
Bistec, queso, aguacate, frijol de bola	
DE TRIPA	12.75



SINCRONIZADA

- FRIJOL, QUESO, LECHUGA, TOMATE, AGUACATE
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

11.75



GRINGA

- QUESO, LECHUGA, TOMATE, AGUACATE
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

11.75

BURRITOS

- ARROZ, FRIJOL, QUESO, LECHUGA, TOMATE,
- BISTEC
- PASTOR
- ADOBADA
- DESEBRADA

12.95



PIZZA BIRRIA

Queso, birria, cebolla, cilantro, consomé

23.99

RAMEN BIRRIA

13.99

PAPA ASADA

SENCILLA
CON CARNE



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
280830	SHIN FOUNDATION I LTD	1401 W ESPERANZA AVE	MCALLEN	TX	78501-3917
280851	SYNERGY A REAL ESTATE ALLIANCE LLC	4001 S SHARY STE 550-47	MISSION	TX	78572
689333	SHARYLAND ISD	1106 N SHARY RD	MISSION	TX	78572-4652
961125	SANTA LUCIA AT BENTSEN LAKES LLC	2603 E 3 MILE RD	PALMHURST	TX	78573
1071583	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921
1071582	MDM REAL ESTATE DEV LLC	329 MCCOLL RD	MCALLEN	TX	78501-8921