

ITEM# 2.0

CONDITIONAL USE PERMIT: To Keep El Comalito Mobile Food Truck
1900 W. Griffin Parkway
Lot 4, Inspiration Point Subdivision
C-3
Omar Solis

REVIEW DATA

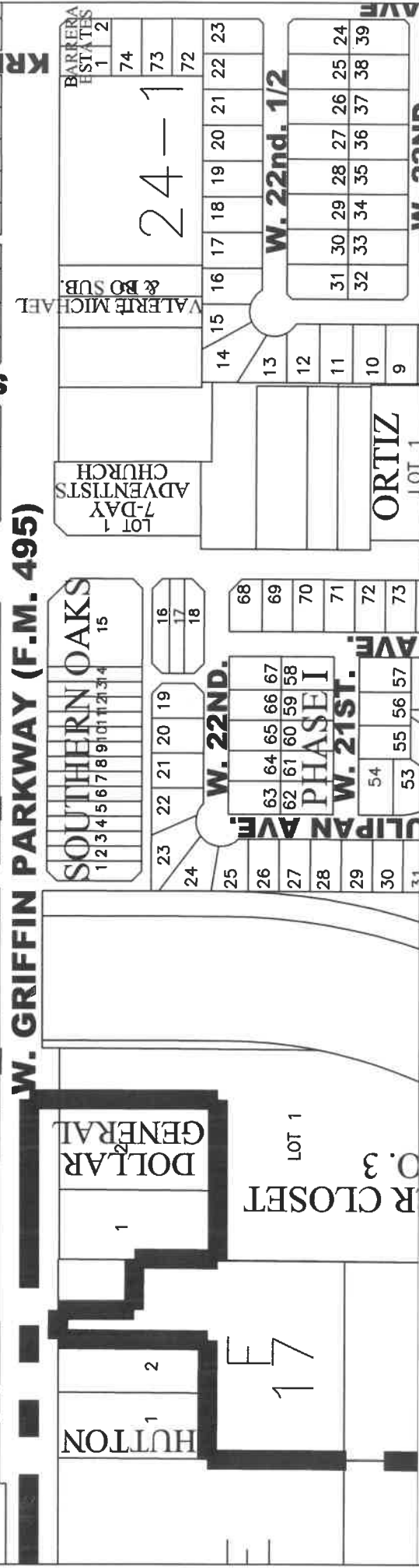
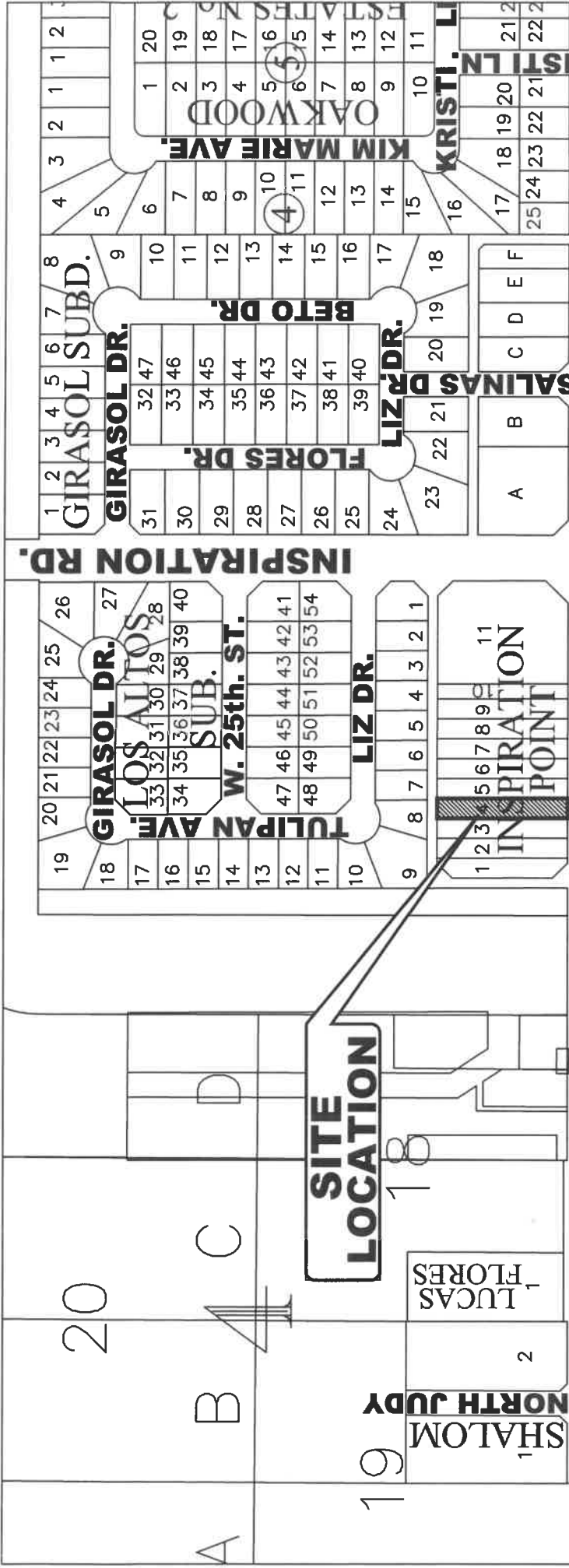
The subject site is located approximately 500' from N. Inspiration Road along the north side of W. Griffin Parkway (FM 495) –see vicinity map. El Comalito Mobile Food Truck offers Mexican inspired cuisine, like tacos, tostadas, and burritos. The operation is pick up and go basis. Access to the site is provided off of Griffin Parkway through 2 existing 24' concrete driveways. The last CUP for this location was approved by P&Z on April 27, 2022 for a period of 1 year. The applicant would like to renew his CUP, staff notes that this would be his first renewal.

- **Days / Hours of operation:** Monday – Sunday from 6am – 12 pm and 6:00 p.m. to 11:00 p.m.
- **Staff:** 2 employees will man this operation.
- **Parking:** The building measures 3,200 sq. ft. Based on the size of the building, there is a total of 11 parking spaces required for the building and 3 parking spaces that will be required for the mobile food trailer for a total of 14 parking spaces. Staff notes that the parking is held in common for this commercial plaza.

REVIEW COMMENTS: Staff notes that the property owner has two adjacent lots to this and Mr. Solis will be able to utilize those parking spaces for his business. Staff mailed out 28 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2-year re-evaluation to continue to assess this operation,
- 2) Compliance with all City Codes (Building, Fire, Parking, etc.),
- 3) No tables or chairs in parking lot, and
- 4) CUP not transferable to others



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Tacos El Comalito

EL COMALITO



I4049-01-000-0001-00 (582863)
GARCIA FAUSTINO
1801 W PALMA VISTA DR
PALMVIEW TX 78572

I4049-01-000-0002-00 (582864)
MAROMATO LLC
1905 JIM SCHRODER DR
MISSION TX 78573-8409

I4049-01-000-0003-00 (582865)
MAROMATO LLC
1905 JIM SCHRODER DR
MISSION TX 78573-8409

I4049-01-000-0004-00 (582866)
MAROMATO LLC
1905 JIM SCHRODER DR
MISSION TX 78573-8409

I4049-01-000-0005-00 (582867)
MAROMATO LLC
1905 JIM SCHRODER DR
MISSION TX 78573-8409

I4049-01-000-0006-00 (582868)
OK CORRAL ENTERPRISES LLC
1812 W GRIFFIN PKWY
MISSION TX 78572

I4049-01-000-0007-00 (582869)
RAMIREZ GUILLERMO & LETICIA
3421 N MOOREFIELD RD
MISSION TX 78574

I4049-01-000-0008-00 (582870)
RAMIREZ GUILLERMO & LETICIA
3421 N MOOREFIELD RD
MISSION TX 78574

I4049-01-000-0009-00 (582871)
CASTILLO AURORA & JESUS D
1710 BARNES ST
MISSION TX 78572

I4049-01-000-0010-00 (582872)
CASTILLO AURORA & JESUS D
1710 BARNES ST
MISSION TX 78572

L5660-00-000-0004-00 (592226)
GARZA HECTOR & SANDRA
1807 LIZ DR
MISSION TX 78574

L5660-00-000-0005-00 (592227)
VAUGHN CORNELIUS ALEXANDER
1809 LIZ DR
MISSION TX 78574

L5660-00-000-0006-00 (592228)
ESPINOZA NIDIA E
1811 LIZ DR
MISSION TX 78574

L5660-00-000-0007-00 (592229)
AP PROPERTIES LP
11916 N BRYAN ROAD
MISSION TX 78573

L5660-00-000-0008-00 (592230)
ZAMORA RUBEN & JUANITA TAYLOR
1815 LIZ DR
MISSION TX 78574

L5660-00-000-0009-00 (592231)
TREVINO MYRNA A
1817 LIZ DR
MISSION TX 78574

L5660-00-000-0010-00 (592232)
YBARRA MARCELINO & MARIBEL
2301 TULIPAN AVE
MISSION TX 78574

L5660-00-000-0048-00 (592270)
BROWNING EDWARD LEE & MONICA DE
1812 LIZ DR
MISSION TX 78574

L5660-00-000-0049-00 (592271)
NAVA REYNALDO M RAMIREZ & MARIA I
1810 LIZ DR
MISSION TX 78574

S4846-01-000-0001-00 (582909)
MARTINEZ EDUARDO & DAISY A VELA
509 S RESPLANDOR ST
MISSION TX 78572

S4846-01-000-0005-00 (582913)
MARTINEZ EDUARDO
509 S RESPLANDOR
MISSION TX 78572

S4846-01-000-0006-00 (582914)
ALANIZ ROBERT
2413 LAKEHURST DR
AUSTIN TX 78744

S4846-01-000-0007-00 (582915)
DUQUE CESAR TREVINO
839 RICARDO AVE
MISSION TX 78574

S4846-01-000-0008-00 (582916)
T FREIGHT LLC
1901 W GRIFFIN PKWY
MISSION TX 78572

S4846-01-000-0009-00 (582917)
MARTINEZ EDUARDO
509 S RESPLANDOR ST
MISSION TX 78572

S4846-01-000-0012-00 (582920)
RIO CREATIVE
727 W PALMA VISTA DR STE A
MISSION TX 78572