

ITEM# 1.3

CONDITIONAL USE PERMIT: To Place a Mobile Food Truck – Café Allegro
1001 E. Griffin Parkway
Being a 0.54 of an acre tract of land being
A portion of Lot 25-10, West Addition to Sharyland
C-1
Jonathan Morales

REVIEW DATA

The subject site is located approximately 300' east of E. Palm Circle along the north side of E. Griffin Parkway. The applicant is leasing an area within the Picasso Chiropractic Clinic to place Café Allegro Mobile Food Truck. He plans to offer a variety of coffees and pastries. This operation will only be for pick up and go. Access to the site is provided off of Griffin Parkway through an existing 22' concrete driveway.

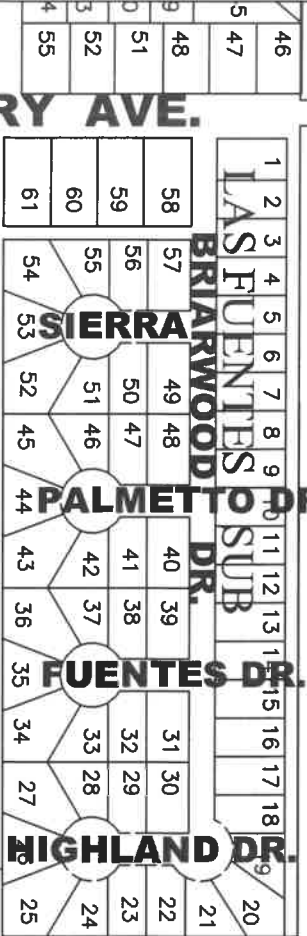
- **Days / Hours of operation:** Monday – Saturday from 7am – 11 am and closed on Sundays
- **Staff:** 2 employees will man this operation.
- **Parking & Landscaping:** There is a total of 8 parking spaces available that will be shared amongst the two businesses. The Chiropractic Clinic operates by appointment only. The applicant will be required to add landscaping.

REVIEW COMMENTS: Staff mailed out 15 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

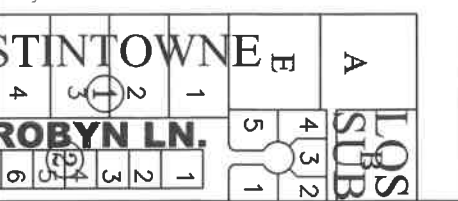
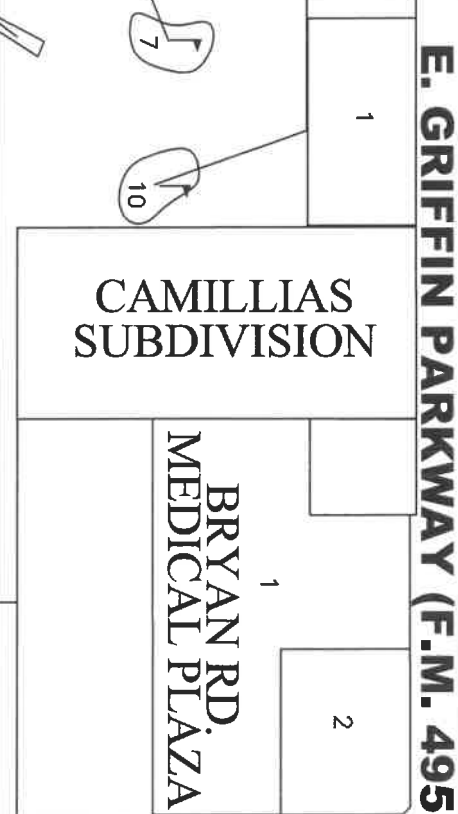
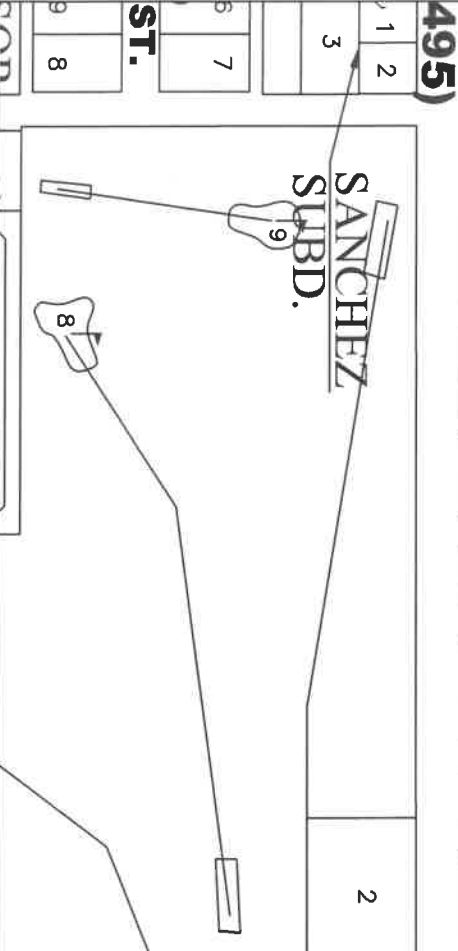
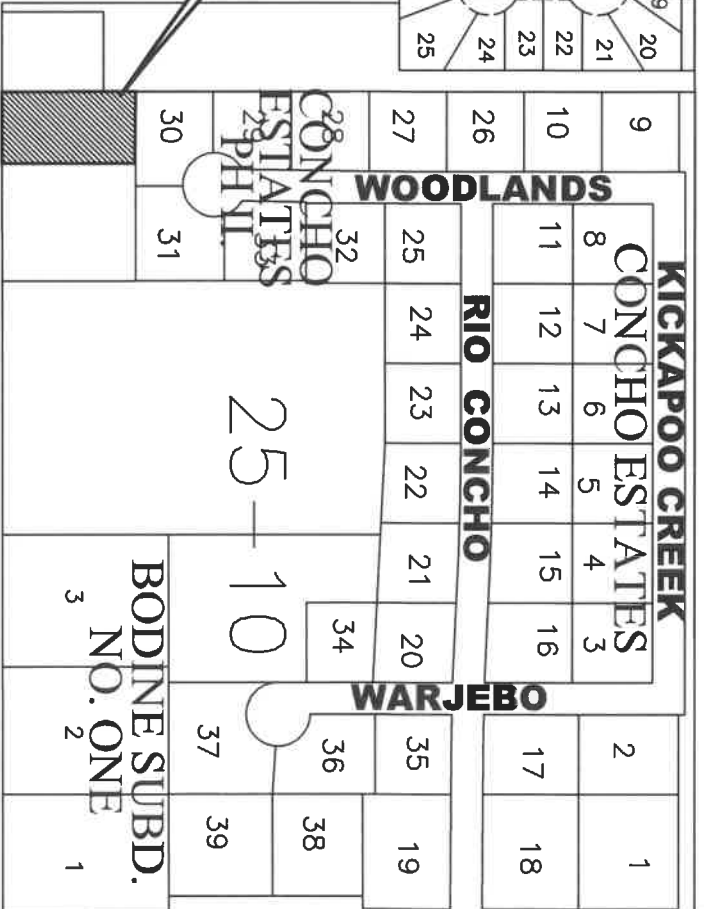
RECOMMENDATION: Staff recommends approval subject to:

- 1) 1-year re-evaluation to continue to assess this operation,
- 2) Compliance with all City Codes (Building, Fire, Parking, etc.),
- 3) Acquisition of a business license, and
- 4) CUP not transferable to others

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W.



SITE LOCATION



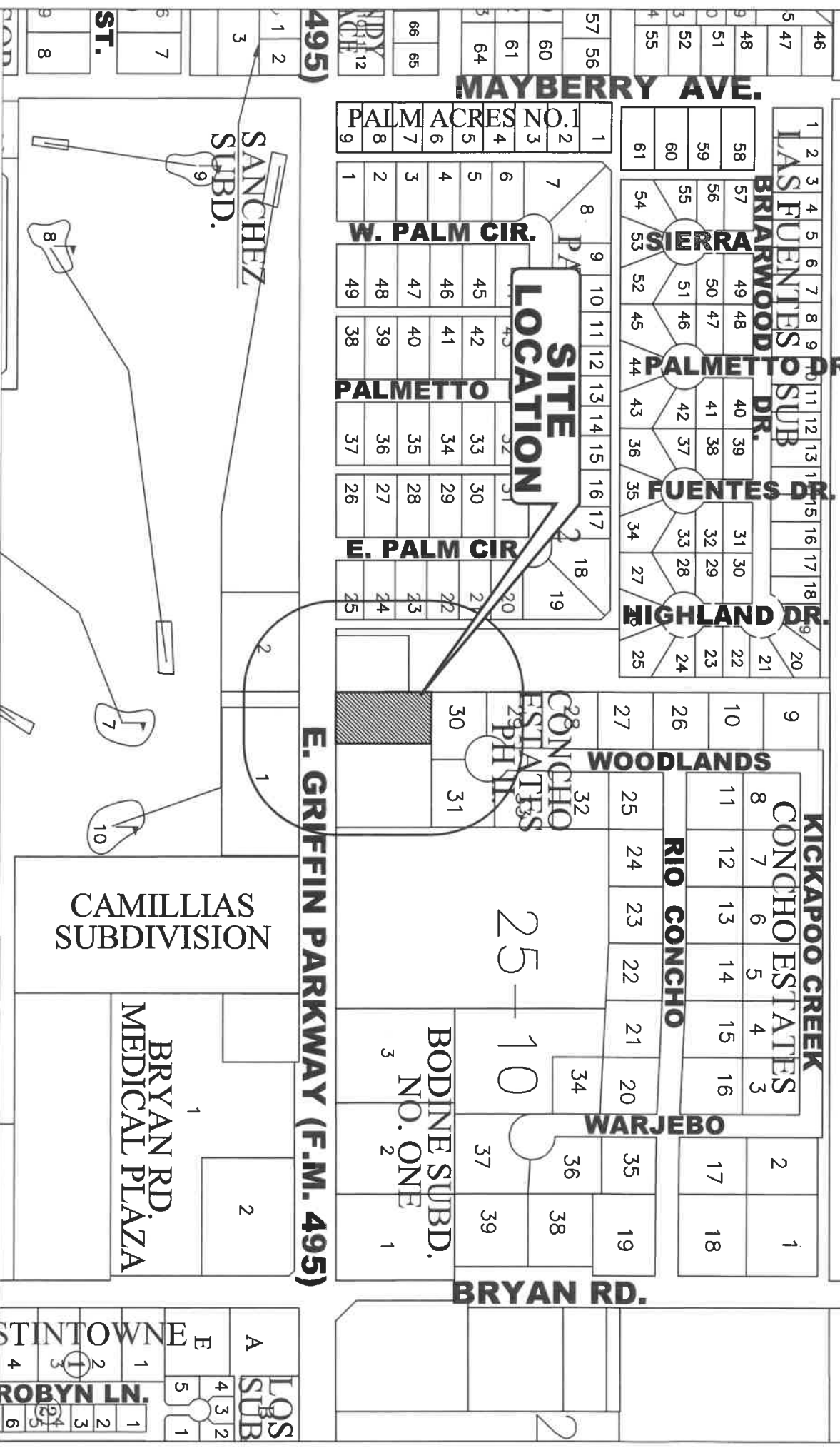
CITY OF MISSION

HIDALGO COUNTY, TEXAS
1201 E. 8th Street
MISSION, TX 78572

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

No.

200' H.C.I.D. No. 1 EDINBURG MAIN CANAL R.O.W.



200' RADIUS MAILOUT MAP



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 75702
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.

**SITE
LOCATION**

E. GRIFFIN PKWY (F.M. 495)





PICASSO CHIROPRACTIC CLINIC

"TURNING YOUR HEALTH INTO A WORK OF ART"

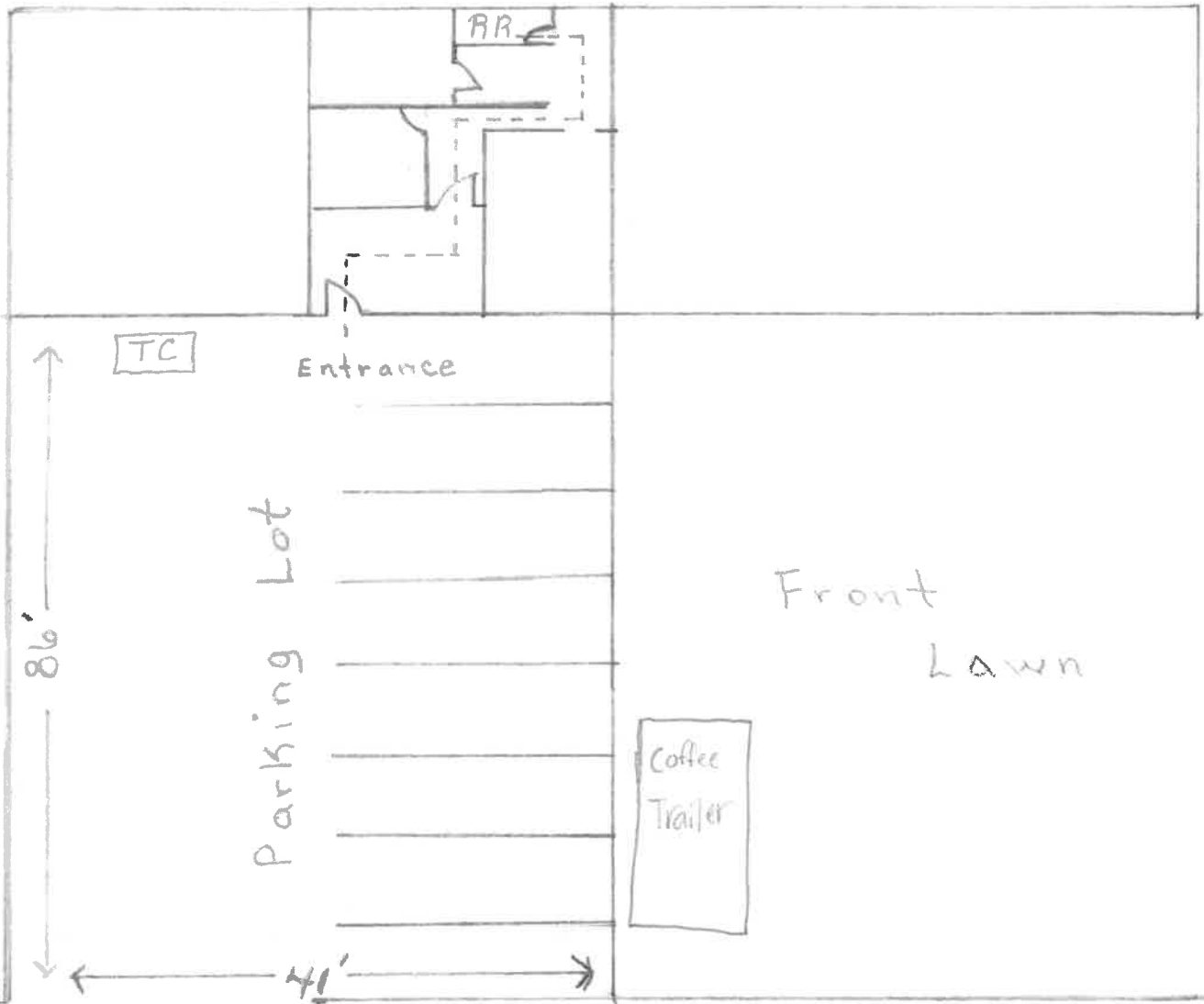
1928 N. CONWAY STE. 1
MISSION, TEXAS 78572

PH. (956) 585-2225
FAX (956) 585-6883

DR. JOSE PICASSO D.C.

TC = Trash Can

RR = Restroom



1001 E Griffen PKWY

Days and hours of operation:

OPEN

MONDAY	7AM - 11 PM
TUESDAY	7AM - 11 PM
WEDNESDAY	7AM - 11 PM
THURSDAY	7AM - 11 PM
FRIDAY	7AM - 11 PM
SATURDAY	CLOSED
SUNDAY	CLOSED

Menu



flat white
cappuccino
double espresso
cortado
americano

latte
mocha
matcha
hot chocolate

iced matcha
iced mocha
iced latte

housemade syrups

vanilla bean cinnamon honey dulce de leche

P0200-02-000-0020-00 (253276)
SALINAS BALDOMERO & BEATRIZ
2320 E PALM CIR
MISSION TX 78574

P0200-02-000-0021-00 (253277)
AGUILERA VIRGINIA
2316 E PALM CIR
MISSION TX 78574

P0200-02-000-0022-00 (253278)
CHURCH OF THE NAZARENE
PO BOX 1227
MISSION TX 78573

P0200-02-000-0023-00 (253279)
CHURCH OF THE NAZARENE
2300 E PALM CIR
MISSION TX 78574

W0100-00-024-0009-05 (316940)
CARRERAS JOSE R
1016 E GRIFFIN PKWAY
MISSION TX 78572

W0100-00-024-0010-00 (316943)
CARRERAS JOSE R
1313 ST CLAIRE BLVD
MISSION TX 78572

W0100-00-025-0009-00 (317007)
EBEN EMMANUEL
1314 E 28TH ST
MISSION TX 78574

W0100-00-025-0009-01 (317008)
MARQUEZ EMMANUEL
919 E GRIFFIN PKWY
MISSION TX 78572

W0100-00-025-0010-03 (317014)
SCHROEDER JANN E TRUSTEE
JAMES J SCHROEDER MARTIAL TRUST
PO BOX 909
MISSION TX 78573

W0100-00-025-0010-05 (317016)
SCHROEDER JAMES J & JANN E
PO BOX 909
MISSION TX 78573

W0100-00-025-0010-06 (317017)
PICAZO JOSE CONCEPCION
619 N EAGLE PASS ST
ALTON TX 78573

C7882-02-000-0029-00 (674238)
PEREZ ROSENDO & ANGELICA
2311 WOODLAND DR
MISSION TX 78574

C7882-02-000-0030-00 (674239)
GARCIA ARACELI & MANUEL
2309 WOODLAND DR
MISSION TX 78574

C7882-02-000-0031-00 (674240)
BERLANGA EDWARD & DEISY IBETH
2310 WOODLAND DR
MISSION TX 78574

C7882-02-000-0033-00 (674242)
SANCHEZ VICTOR G & CLAUDIA D GLEA/
2312 WOODLAND DR
MISSION TX 78574