

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS GRANTING A CONDITIONAL USE PERMIT TO ALLOW A MOBILE FOOD UNIT – THE MILPITA 956 IN A (C-3) GENERAL BUSINESS DISTRICT, BEING LOT 1, ESDRAS VEGA SUBDIVISION, LOCATED AT 600 N. SHARY ROAD

WHEREAS, the City Council of the City of Mission finds that during consideration of the conditional use permit request of July 1, 2026, the Planning and Zoning Commission of the City of Mission upon duly recognized motion and second, voted to recommend to the City Council that the conditional use permit shown below be granted.

WHEREAS, The City Council of the City of Mission, held a public hearing at 4:30 p.m. Tuesday, July 28, 2026, in the Council Chambers of the City Hall to consider the following conditional use permit:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT THE FOLLOWING CONDITIONAL USE PERMIT BE GRANTED: AS SHOWN IN EXHIBIT “A”

Legal Description	Type	Conditions of Approval
600 N. Shary Road Lot 1, Esdras Vega Subdivision	Mobile Food Unit – The Milpita 956 in a (C-3) General Business District	1. 1 year approval to continue to assess this new operation 2. Must comply with all City Codes (Building, Fire, Health etc.) 3. Must comply with noise ordinance 4. Acquire a business license prior to occupancy 5. CUP not transferable to others 6. Hours of Operation to be as follows: Monday – Saturday from 5:00 p.m. – 10:00 p.m. 7. Restrooms must be accessible to the employees and patrons at all times

READ, CONSIDERED AND PASSED, this the 28th day of July, 2026.

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

EXHIBIT “A”

NOTES:

FLOOD ZONE

SURVEYOR'S CERTIFICATE

NOTES:

1. BASIS OF BEARINGS:
ESDRAS VEGA SUBDIVISION
M.R.H.C.T. INSTRUMENT NO. 2549699
2. FOR SCHEDULE "B" ITEMS
SEE COMMITMENT. NO. 202098314
ISSUED 10/10/2025
3. ADDRESS:
600 N SHARY RD
MISSION, TX. 78572

**Mobile food truck
will be installed
in this area.**

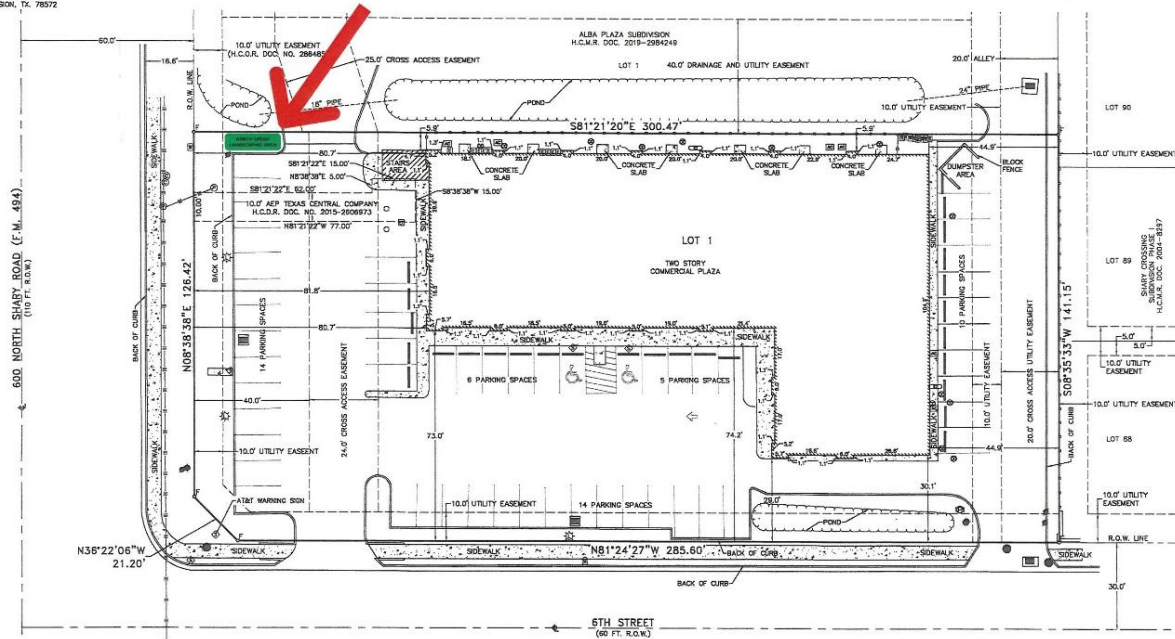
FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480345, PANEL NO. 0005 C, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 20, 1991. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE FLOOD ZONE, AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE FLOOD ZONE.

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREIN, WAS MADE ON THE GROUND ON 10/21/25; THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPLINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREIN.

THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS REQUIRED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING. THIS SURVEY IS NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE.



	A/C UNIT		MAIL BOX
	GAS TANK		LIGHT POLE
	CLEAN OUT		SIGN
	CABLE RISER		PUMP
	ELECTRIC METER		POST
	ELEC. TRANSFORMER		POWER POLE
	FIRE HYDRANT		OVERHEAD POWER LINE
	WATER VALVE		WOOD FENCE
	GRATE INLET		1/2" IRON ROD FOUND
	MANHOLE		



Oscar G. Chanay, RPLS
01/16/2025

PLAT OF SURVEY

LOT 1,
OF ESDRAS VEGA SUBDIVISION,
AN ADDITION TO THE CITY OF MISSION, HIDALGO
COUNTY, TEXAS, ACCORDING TO MAP OR PLAT
THEREOF RECORDED IN COUNTY CLERK'S FILE NO.
2014-2549599, OF THE MAP AND/OR PLAT
RECORDS, HIDALGO COUNTY, TEXAS.

For: YAMELS LLC

CADCon Civil Engineers / Land Surveyors
Chavez Automated Design Consultants Corp.
755 Land O'Lakes Dr.; Brownsville, Texas 78521; 956/546-7146

Scale: 1" = 20' Date: 11/06/2025 Job No: FB-30386