



MEETING DATE: July 28, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Fiesta Hot Dogs in a (C-2) Neighborhood Commercial District, being Lot 1, Madrigal Subdivision, located at 208 N. Inspiration Road. Applicant: Federico Garcia, Adoption of Ordinance #_____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 12, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- June 19, 2026 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- July 01, 2026 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z)
- July 28, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located 130 feet North of W. 2nd. Street along the East side of N. Inspiration Road.
- Pursuant to Section 1.56 (11)(H) of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council.
- The applicant proposes to renew the conditional use permit of the mobile food unit to sell their products.
- The last conditional use permit for this location was approved on August 20, 2025, for 1 year, to assess this operation.
- The hours of operation are as follows: Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.
- Staff: 2 employees
- Parking: The site has 14 parking stalls available for the grocery store which would be shared with the mobile food unit.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (34) 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 2 year re-evaluation to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Hours of operation are Wednesday through Sunday from 7:00 p.m. to 12:00 a.m.
- Must comply with the noise ordinance

_____ DISSENTING _____