



MEETING DATE: May 6, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Restaurant in a Neighborhood Commercial (C-2) District - Vex Kitchen, being Lots 88 & 89, Mayberry Plaza UT No. 3, located at 800 E. 1st Street, Applicant: VEX Kitchen, LLC, c/o Victor Gutierrez - Cevantes

NATURE OF REQUEST:

Project Timeline:

- April 14, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- April 23, 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.
- May 6, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 26, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The subject site is at the southeast corner of Mayberry Road and E. 1st Street within a small commercial plaza.
- Per the Code of Ordinance, a Restaurant in a C-2 zone requires the approval of a Conditional Use Permit by the City Council.
- The applicant is proposing to open a Mexican Restaurant.
- Access to the site is off Mayberry and East 1st Street, through an existing 24-foot driveways.
- The last conditional use permit approved by City Council for a Restaurant at this location was on July 8, 2024 for a period of 1 year.
- The hours of operation are as follows: Monday – Sunday from 7:00 a.m. to 11:00 p.m.
- Staff: 7 employees per shift
- Parking: There are a total of 64 seating spaces proposed, which require 21 parking spaces (64 seating spaces/3 = 21.3 parking spaces). It is noted that parking is held in common; there are 17 parking spaces that are shared with the other business within the commercial plaza.
- The applicant will need to reduce the number of seating spaces by 13 in order to comply with the parking requirements.
- The applicant will need to comply with the landscaping requirements.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (20) legal notices to the surrounding property owners.
- Staff notes that there have been no incidents reported to the Police Department.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit with the conditions listed below:

1. 2 year revaluation in order to continue to assess this new operation.
2. Must comply with all City Codes (Building, Fire, Health, etc.).
3. Acquire a business license prior to occupancy.
4. CUP not to be transferable to others.
5. Hours of operation: Monday – Sunday from 7:00 a.m. to 11:00 p.m.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

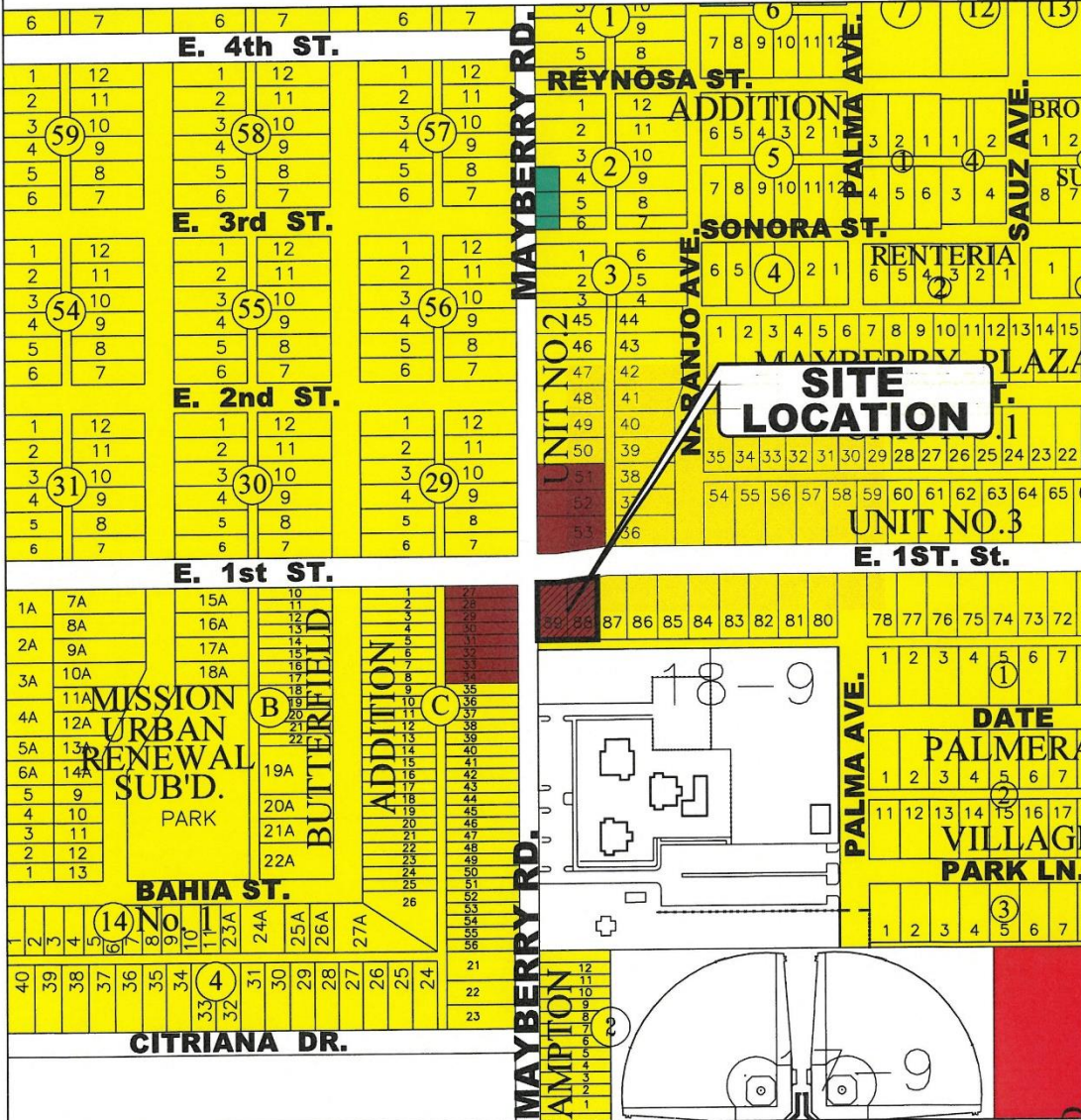
_____ NAYS

_____ DISSENTING _____

ARIEL MAP



ZONING MAP



ZONING LEGEND

- | | | |
|----------------------------------|---------------------------------|------------------------------|
| A0-I AGRICULTURAL OPEN INTERIM | R-3 MULTI-FAMILY RESIDENTIAL | C-4 HEAVY COMMERCIAL |
| A0-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 |

EXTERIOR PHOTO



INTERIOR PHOTO



FLOOR PLAN

BAÑOS



BARRA DE SERVICIO

S
A
L
I
D
A

* EL PERSONAL ESTARA CONFORMADO POR 3 PERSONAS DE COCINA POR TURNO, Y 4 PERSONALES DE PISO POR TURNO

*CADA MESA CUADRADA ES PARA 4 PERSONAS
*LAS MESAS JUNTAS SON PARA 8 PERSONAS

53

41

31

23

13

52

40

30

22

12

51

50

21

11

20

10

ENTRADA

B
A
R
R
A

COCINA



VEX KITCHEN

consiente tu paladar

DE 7 AM A 12 PM

TAQUITOS DE DESAYUNO

TACOS DE HUEVO

= Harina y Maíz! =

- 🔥 Huevos
- 🔥 Huevo con Tocino
- 🔥 Huevo con Chorizo
- 🔥 Huevo con Jamón
- 🔥 Huevo con Salchicha
- 🔥 Huevo a la Mexicana



\$1
CADA UNO

TACOS DE GUIOS

= Harina y Maíz! =

- 🔥 Picadillo
- 🔥 Deshebrada
- 🔥 Barbacoa



\$2
CADA UNO

**¡DISFRUTA NUESTROS TACOS
DESDE TEMPRANO!**

MENU

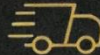


VEX KITCHEN

consiente tu paladar

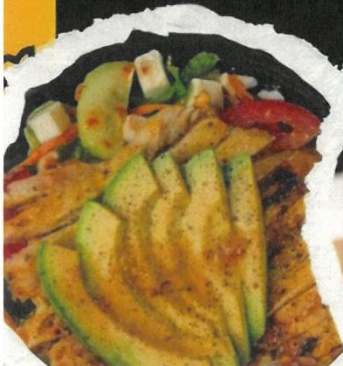
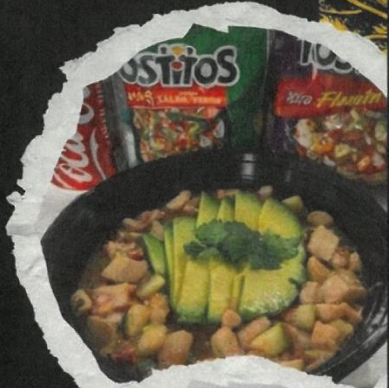
- Burrito de Asada..... \$11.99
- Monster Dog \$11.99
- Ceviche de Pescado \$11.99
- Alitas/Boneless \$11.99
- Hamburguesa VEX \$11.99
- Chicken Sandwich \$11.99
- VEX Salad \$11.99

**GRATIS SERVICIO A DOMICILIO
EN MCALLEN Y PARTE DE MISSION!!!**

 **(956) 529-9446**

Lunes a Sábado 11:00 AM - 11:00 PM

Por .99 extra, agrega un Red Bull o Frapuccino Starbucks!





VEX PLTS

NUEVO MENÚ DE MAÑANAS

EL COMIENZO PERFECTO PARA TU PALADAR

ARMA TU PROPIO PLATILLO DE CHILAQUILES

RECETA FAVORITA DE LA FAMILIA VEX
 TOTOPOS DORADOS, MEZCLA DE QUESO ASADERO Y PANELA,
 BAÑADOS CON TU SALSAS A ELEGIR Y PINTADOS CON CREMA,
 ADORNADOS CON CEBOLLA MORADA Y CILANTRO, ACOMPAÑADOS CON FRIJOLES

\$6.5
DÓLARES

1. ELIGE TU SALSA

- ROJA**
(MEDIO)
- VERDES**
(MEDIO)
- TATEMADA**
(PICANTE)
- VEX**
(MUY PICANTE)
- CHORIZO**
(MEDIO)

2. ELIGE TUS COMPLEMENTOS

<ul style="list-style-type: none"> POLLO \$3 FAJITA \$5 DESHEBRADA \$4 PICADILLO \$4 HUEVO \$1 AGUACATE \$1.5 TOMATE REBANADAS \$1 PAPAS A LA MEXICANA \$3 	<ul style="list-style-type: none"> PAPAS CON CHORIZO \$3 PAPITAS NATURALES \$1.5 CEBOLLA (CRUDA O CAMELIZADA) \$1 PANELA GRILL \$2 EXTRA CREMA \$1 EXTRA FRIJOLES \$1 CHICHARRÓN \$4 BARBACOA GUISADA \$5 (SOLO SÁBADO Y DOMINGO)
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NADIE MEZCLA LOS CHILAQUILES COMO NOSOTROS

MAILOUT LIST

PROP_ID	name	legalDescr	addrDelive	addrCity	addrState	addrZip	legalDes_1
128344	GARCIA ALFONSO	BUTTERFIELD ADDITION LOTS 6-7 BLK C	109 S KERALLUM AVE	MISSION	TX	78572	BUTTERFIELD ADDITION LOTS 6-7 BLK C
128343	SANCHEZ AMELIA M	BUTTERFIELD ADDITION LOTS 4-5 BLK C	2205 N BRYAN RD	MISSION	TX	78572-3033	BUTTERFIELD ADDITION LOTS 4-5 BLK C
128358	SALINAS BEATRIZ ALICIA	BUTTERFIELD ADDITION LOTS 32, 33 & 34 BLK C	1000 S 16TH AVE	EDINBURG	TX	78539-5727	BUTTERFIELD ADDITION LOTS 32, 33 & 34 BLK C
128355	HERNANDEZ CELESTINA	BUTTERFIELD ADDITION LOTS 27-31 BLK C	1210 MIRACLE LN	MISSION	TX	78572-3527	BUTTERFIELD ADDITION LOTS 27-31 BLK C
128360	RICOS FRANCISCO & VERONICA CABALLERO	BUTTERFIELD ADDITION LOTS 37, 38 & 39 BLK C	149 S KERALLUM AVE	MISSION	TX	78572-5735	BUTTERFIELD ADDITION LOTS 37, 38 & 39 BLK C
128359	SALDANA SIXTO	BUTTERFIELD ADDITION LOTS 35 & 36 BLK C	114 S MAYBERRY ST	MISSION	TX	78572-5752	BUTTERFIELD ADDITION LOTS 35 & 36 BLK C
238762	BUENTELLO ALBERTO	MISSION ORIGINAL TOWNSITE LOT 7 BLOCK 29	1602 TONI LN	MISSION	TX	78572-3332	MISSION ORIGINAL TOWNSITE LOT 7 BLOCK 29
238763	DE ANDA MARIA DE JESUS	MISSION ORIGINAL TOWNSITE LOT 8 BLOCK 29	711 W STONEGATE DR	MISSION	TX	78574-4085	MISSION ORIGINAL TOWNSITE LOT 8 BLOCK 29
238764	SANCHEZ MIGUEL A & MARIA M	MISSION ORIGINAL TOWNSITE LOT 9 BLOCK 29	105 N MAYBERRY AVE	MISSION	TX	78572-5746	MISSION ORIGINAL TOWNSITE LOT 9 BLOCK 29
228151	RODRIGUEZ BEATRIZ	MAYBERRY PLAZA UT NO. 2 LOT 52	1624 E GASTEL CIR	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 2 LOT 52
228152	AGADIR PROPERTIES LLC	MAYBERRY PLAZA UT NO. 2 LOT 53	100 N MAYBERRY RD	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 2 LOT 53
228135	TREVINO JAIME ET AL	MAYBERRY PLAZA UT NO. 2 LOT 36	101 NARANJO ST	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 2 LOT 36
228136	OCHOA CESARIA	MAYBERRY PLAZA UT NO. 2 LOT 37	101 NARANJO ST	MISSION	TX	78572-5944	MAYBERRY PLAZA UT NO. 2 LOT 37
591540	CITY OF MISSION	WEST ADDN. TO SHARYLAND W10AC-S19AC LOT 18-9 10AC NET	1201 E 8TH ST	MISSION	TX	78572-5812	WEST ADDN. TO SHARYLAND W10AC-S19AC LOT 18-9 10AC NET
228185	YEWELL MICHAEL	MAYBERRY PLAZA UT NO. 3 LOT 86	806 E 1ST ST	MISSION	TX	78572-5904	MAYBERRY PLAZA UT NO. 3 LOT 86
128341	TORRES JESUSITA G	BUTTERFIELD ADDITION LOTS 1-3 BLK C	702 E 1ST ST	MISSION	TX	78572-5706	BUTTERFIELD ADDITION LOTS 1-3 BLK C
228184	PRADO JOSE JR	MAYBERRY PLAZA UT NO. 3 LOT 85	808 E 1ST ST	MISSION	TX	78572-5904	MAYBERRY PLAZA UT NO. 3 LOT 85
228186	VAQUERA VICTOR & MAYRA C	MAYBERRY PLAZA UT NO. 3 LOT 87	804 E 1ST ST	MISSION	TX	78572-5904	MAYBERRY PLAZA UT NO. 3 LOT 87
228183	SALINAS MIRNA TRUSTEE	MAYBERRY PLAZA UT NO. 3 LOT 84	2500 S 26 1/2 ST	MCALLEN	TX	78503-7994	MAYBERRY PLAZA UT NO. 3 LOT 84
228150	RODRIGUEZ MARIO	MAYBERRY PLAZA UT NO. 2 LOT 51	1017 N KERALLUM AVE	MISSION	TX	78572-4235	MAYBERRY PLAZA UT NO. 2 LOT 51
228137	GARZA DOMINGA	MAYBERRY PLAZA UT NO. 2 LOT 38	109 NARANJO ST	MISSION	TX	78572-5944	MAYBERRY PLAZA UT NO. 2 LOT 38
228187	AGADIR PROPERTIES LLC	MAYBERRY PLAZA UT NO. 3 LOTS 88 & 89	100 N MAYBERRY RD	MISSION	TX	78572	MAYBERRY PLAZA UT NO. 3 LOTS 88 & 89