



**MEETING DATE:** June 18, 2025

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit to allow a Mobile Food Unit – Tony’s Hot Dogs & More in a property zoned General Business District (“C-3”), being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2300 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres - Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- May 19, 2025 – Application for a conditional use permit submitted for processing.
- June 4, 2025 – In accordance with State and local law notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract and notice of hearings was published in the Progress Times.
- June 18, 2025 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2025 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The applicant is requesting a new conditional use permit to operate a mobile food unit at the subject located at the Northeast corner of Moorefield and West 3 Mile Roads. The applicant is leasing a space from the Pejunte Tire Center for the proposed operation.
- Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council.
- The applicant had a mobile food unit in operation since December of 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025 due to a traffic accident that damaged the unit.
- The applicant desires to resume the operations and use the restrooms of the Tire Center for the customers.
- The location follows the city’s new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away).
- The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- Staff: 3 employees
- Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3).
- The Planning staff has not received any objections to the request from the surrounding property owners.
- Notices were mailed to 18 surrounding property owners.

**STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit request subject to compliance with the following conditions:

- Permit for one year to re-evaluate this new operation
- Must comply with all City codes (Building, Fire, Health, and Sign, etc.)
- Must install landscaping prior to obtaining the business license
- Restrooms must be accessible to the employees and patrons at all times
- Acquisition of a business license is required prior to any food sales
- Must provide a minimum of 5 parking spaces at all times.
- Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- The conditional use permit is not transferable to others

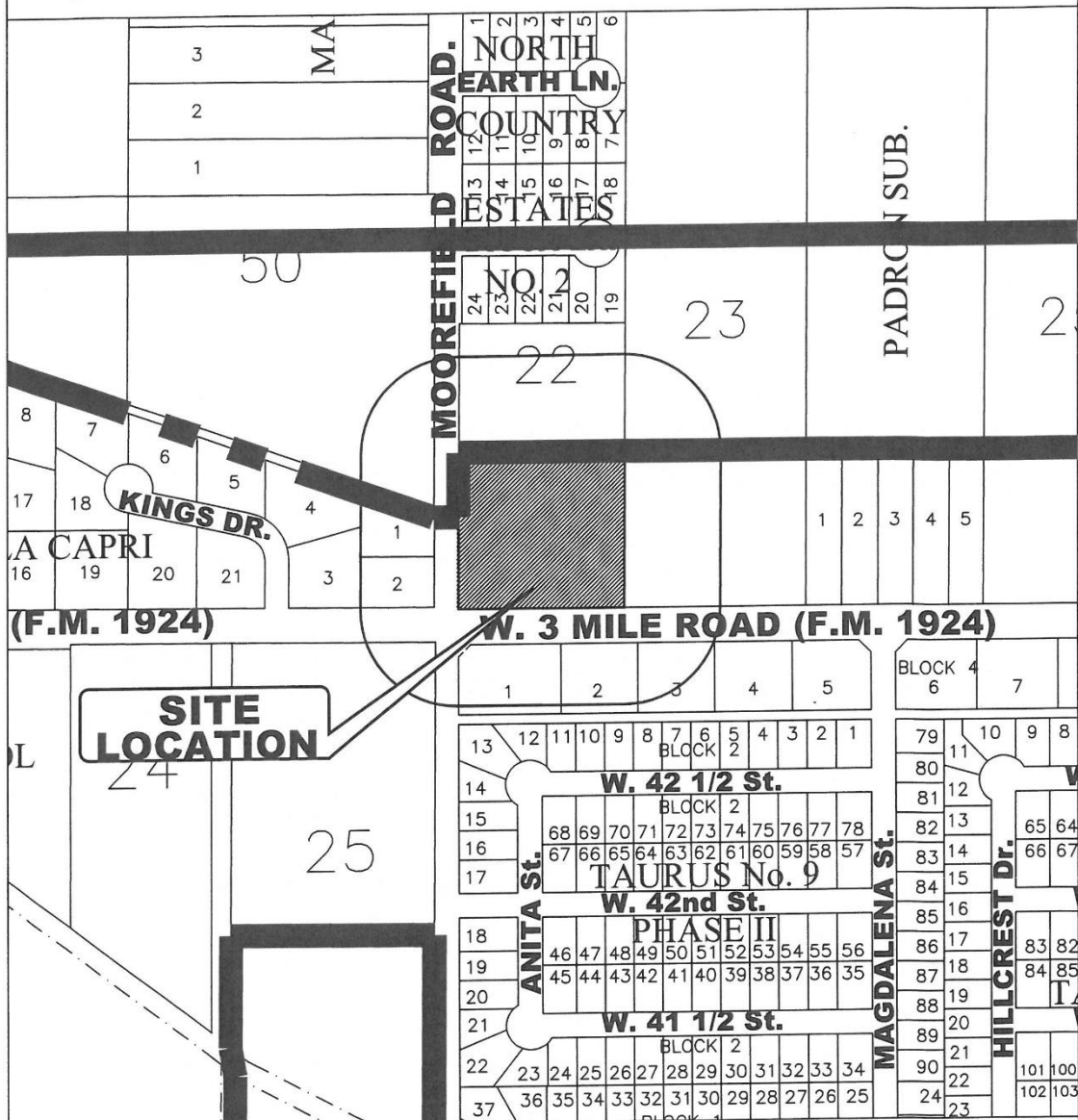
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**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

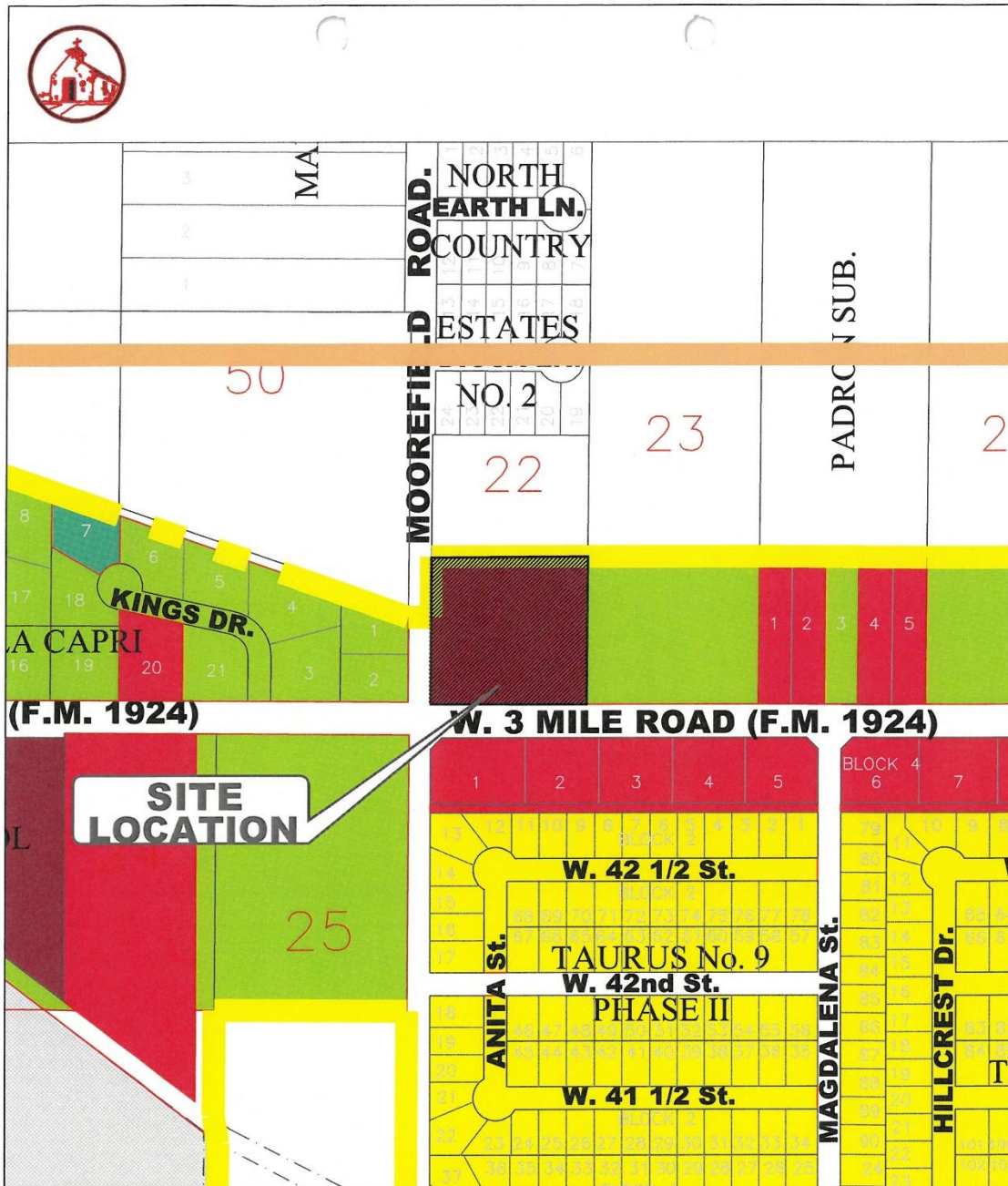
\_\_\_\_\_ DISSENTING \_\_\_\_\_



## 200' RADIUS MAILOUT



# ZONING MAP



## ZONING LEGEND

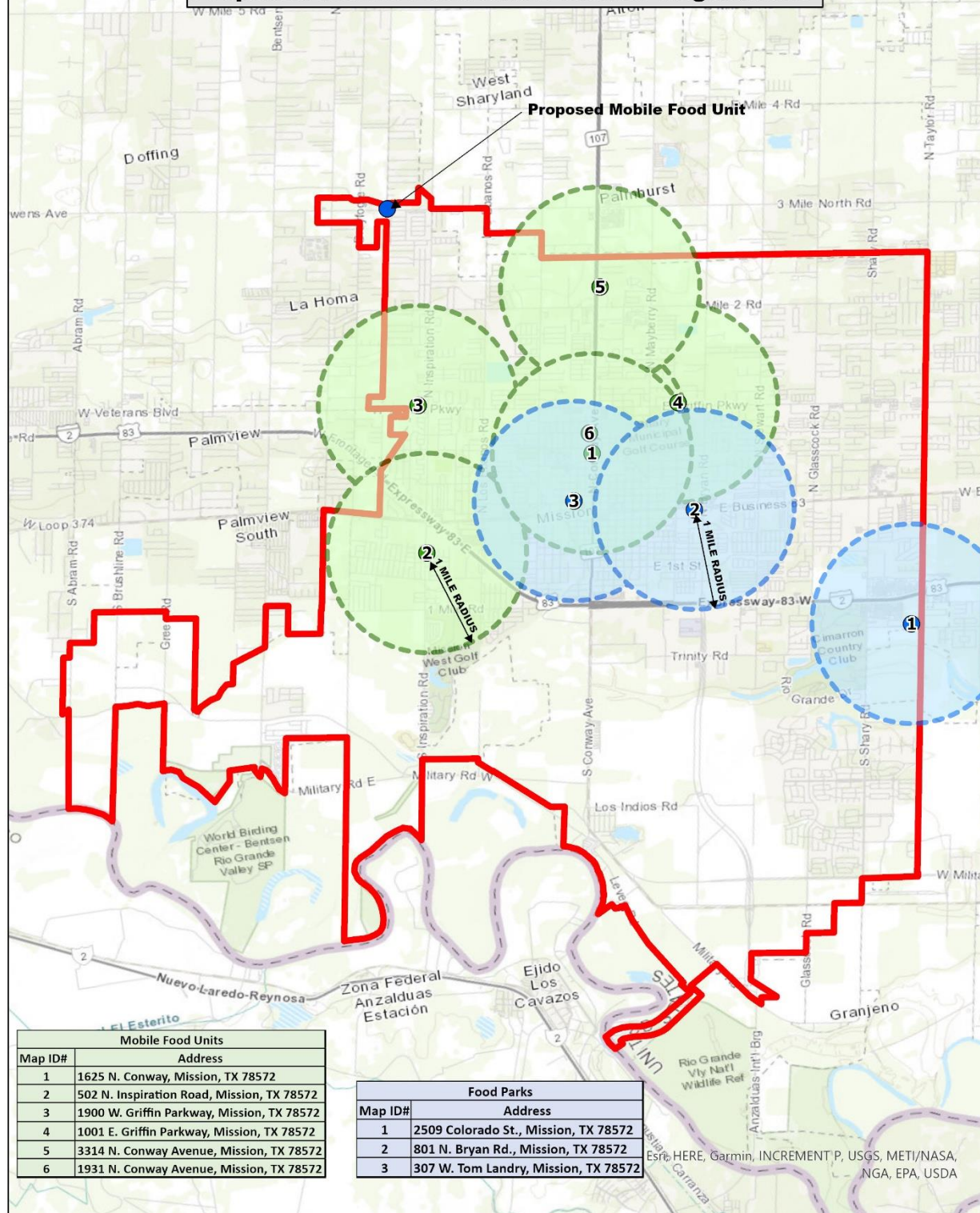
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		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



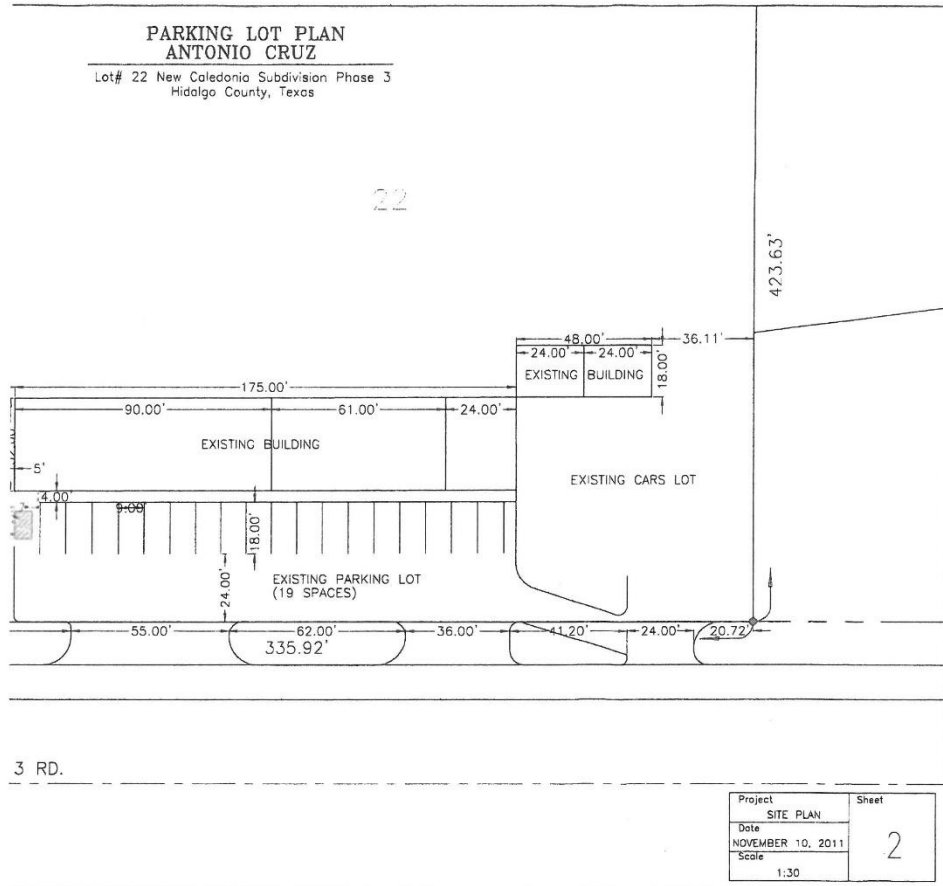
# AERIAL



## Proposed Mobile Food Unit Distance Regulations



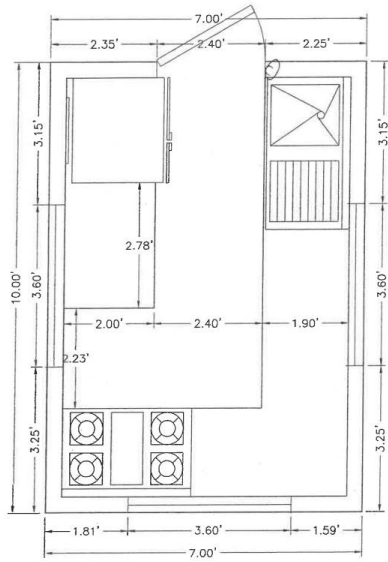
# PROPERTY SITE PLAN



## FLOOR PLAN AND PHOTO OF THE MOBILE FOOD UNIT

### FLOOR PLAN ANTONIO CRUZ

Lot# 22 New Caledonia Subdivision Phase 3  
Hidalgo County, Texas



SUBSEQUENT PHOTO OF THE PROPERTY



## MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
245038	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
245114	MONAS INVESTMENT HOLDINGS LLC	9232 BENTSEN PALM DR	PALMVIEW	TX	78574-4083
245039	MENDOZA CONCEPCION J	4400 N MOOREFIELD RD	MISSION	TX	78574-4891
649646	RTE INVESTMENTS LLC	PO BOX 4230	MCALLEN	TX	78502-4230
649648	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
649647	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
314447	ARTEAGA JUAN & MYRNA L	2204 W MILE 3 RD	MISSION	TX	78574-6766
314446	ARTEAGA JUAN & MYRNA L	2204 W MILE 3 RD	MISSION	TX	78574-6766
314444	LARA GUADALUPE & FRANCISCA	RR 15 BOX 6091-5	MISSION	TX	78574
314445	OVIEDO HOMERO J LARA	417 MARSHALL ST	MILFORD	DE	19963-2059
796074	SANCO DEVELOPMENT	2004 TANGELO ST	MISSION	TX	78572-3012
897553	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
554269	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245043	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245041	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245040	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245042	CHAPA JULIO CESAR	2106 W MILE 3 RD	MISSION	TX	78573-6747
244914	CORPORATIVO GARCIA SC	BLVD MIGUEL ALEMAN 20-804	BOCA DEL RIO VER MEXICO CP 94299	NULL	NULL