

ITEM# 2.0

CONDITIONAL USE PERMIT: Designate an Area as a Mobile Food Park
& Open-Air Market
2515 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
MDM Commercial Properties

REVIEW DATA

The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – see vicinity map. The applicant is the owner of the entire commercial development and would like to designate an area as a Mobile Food Park and Open-Air Market. This will be an outdoor market for local vendors, patrons, and foodies. The applicant is proposing to have 8 Mobile Food Units, 3- containers, 4-kiosk for pop-up shops, restrooms facilities, and an area on the parking lot designated for the vendors of the Open-Air Market. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Hours of Operation for Mobile Food Park:** Monday – Sunday from 8am to 12pm
- **Hours of Operation for Open-Air Market:** Every Saturday from 6pm – 10pm
- **Parking & Landscaping:** The designated area for the proposed Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage he is required 23 parking spaces. The applicant has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must continue to comply with all Building, Fire and Health Codes.

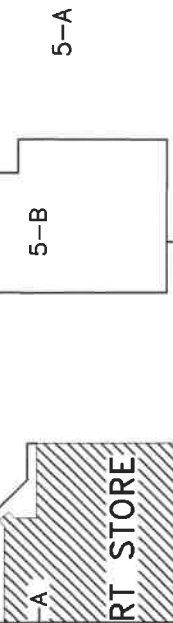
REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request. If request is approved each mobile food unit has to obtain a conditional use permit and their business license.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, etc.), and
- 3) Must acquire a business license prior to occupancy.

MOVIES 17 - MISSION

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.



22212019

SANTA LUCIA

1

LUCIA DR.

- 18
- 17
- 16
- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

SHARYLAND
TERRACE
LOT A

165

LOT 2
SANTA LUCIA
DEVELOPMENT

**SITE
LOCATION**

COLORADO STREET

55

156

157



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th Street
 MISSION, TX 78372
 PH: (956) 580-8672
 FAX: (956) 580-8680

No.



**SITE
LOCATION**

TAYLOR RD.

COLORADO STREET



PROJECT TITLE:
FOOD TRUCK SANTA LUCIA
 PROJECT ADDRESS:
2515 COLORADO ST.

REVISION DATE	REVISION BY	COMMENTS

DRAWN BY: NSG
 CHECKED BY: YDDNM
 DATE: 01/10/2023
 SYSTEM: I.G. & J.T.

SCALE
 FLOOR PLAN
 SITE PLAN

10000 S. COLORADO ST.
 SUITE # 100
 DENVER, CO 80231

MDM

Development + Construction





St. Lucia

Food park and OpenAir market

Santa Lucia food park and open air market will be an outdoor market for local vendors, patrons, and foodies. Come Enjoy a family friendly atmosphere al fresco.

Hours of operation

Eateries
(food truck/trailer)
Monday-Sunday
8am-12pm

Pop-Up Shops
(kiosk)
Monday-Sunday
8am-12pm

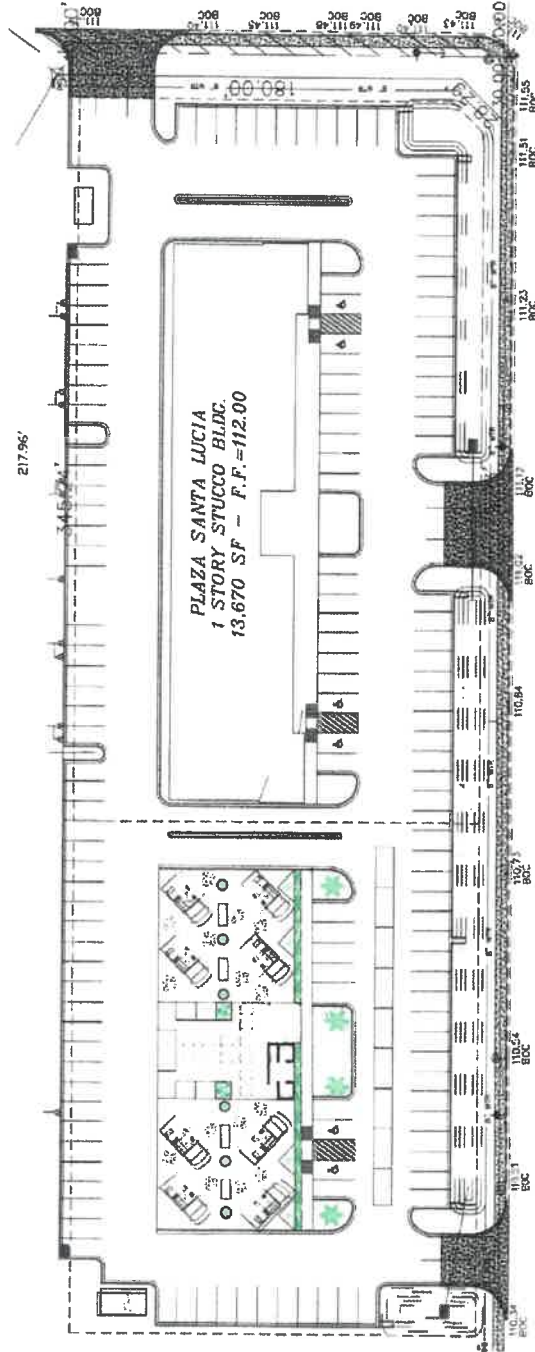
OpenAir Market
Every Saturday Evening
6pm-10pm

Amenities
Shared Social Area
Lighting
Shared Bathrooms
Water and Sewer Connection
Individual Power Connection

2509 Colorado St. Mission, Tx. 78572

EXHIBIT A

SITE MAP OF PROPERTY



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SHARED PARKING AGREEMENT

STATE OF TEXAS §

COUNTY OF HIDALGO §

This Shared Parking Agreement (the "Agreement") is made and entered into as of the 3rd day of April, 2023, by MDM Real Estate Development LLC., a Texas limited liability company ("Developer").

I. Recitals

1.1 WHEREAS Developer is the owner of that certain real property situated in the City of McAllen, Hidalgo County, Texas (the "Property"), fully described as:

Lot 1 ("Lot 1") and Lot 2 ("Lot 2"), SANTA LUCIA DEVELOPMENT SUBDIVISION, an addition to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded under Document No. _____ Official Records, Hidalgo County, Texas.

1.2 WHEREAS Lot 1 and Lot 2 each contain a parking lot (the "Parking Lot" or "Parking Lots"), as identified in the site plan attached hereto as Exhibit "A."

NOW, THEREFORE, for and in consideration of the mutual benefit to Lot 1 and Lot 2, Developer hereby agrees as follows:

II. Agreement

2.1 Reciprocal Access.

A. Upon the terms and conditions hereof, Developer hereby grants Lot 1 a non-exclusive perpetual right to use the Parking Lot located on Lot 2 solely for the purpose of (a) pedestrian and vehicular access to the Property, and (b) parking on the Property.

B. Upon the terms and conditions hereof, Developer hereby grants Lot 2 a non-exclusive perpetual right to use the Parking Lot located on Lot 1 solely for the purpose of (a) pedestrian and vehicular access to the Property, and (b) parking on the Property.

2.2 Non-Exclusive. The permission for access and parking granted herein is non-exclusive, meaning that Developer, their successors and assigns, may grant additional non-exclusive access to the Parking Lots for parking related purposes.

2.3 Term. The term of this Agreement shall continue in force in perpetuity.

2.4 No Obstructions; Compliance with Laws. Developer covenants and agrees that it shall not permit any structure to obstruct the ingress and egress or parking provided by the access and parking license herein granted. In using such access and parking, pedestrians and vehicles of Lot 1 and Lot 2 shall comply with all applicable laws, codes, ordinances and governmental regulations.

III.
General Provisions

3.1 Permitted Use. Pedestrians and vehicles of Lot 1 shall not use nor permit the use of the Parking Lot for any purpose other than access and parking, nor for any purpose which is illegal, dangerous to life, limb or property or which, in Developer's reasonable opinion, creates a nuisance or which causes an increase in the cost of insurance coverage with respect to the Property.

3.2 No Interest in Real Property. Neither the permission for access and parking granted herein, this Agreement nor the use of the Parking Lot on the Property shall be construed to confer any interest or estate of any kind whatsoever in the Property.

3.3 Successors and Assigns. This Agreement will be binding upon and inure to the benefit of Developer's successors and permitted assigns.

3.4 Notice. Any notice, request, demand, consent, approval or other communication required or permitted hereunder or by law shall be deemed given or made only if in writing. Notice may be given by fax, hand delivery, electronic mail, or certified mail, postage prepaid, and is deemed received on the day faxed or hand delivered or on the first day after deposit if sent by certified mail. Notice must be addressed as follows:

Developer: MDM REAL ESTATE DEVELOPMENT LLC
 329 S . Mccoll Rd.
 McAllen, Texas 78503

3.5 Counterparts: Multiple Originals. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

EXECUTED as of the date first set forth above.

DEVELOPER:

MDM REAL ESTATE DEVELOPMENT LLC, a Texas
limited liability company

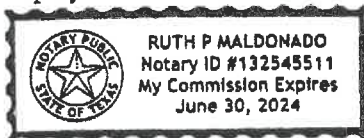
By:


Tomas Gutierrez, Manager

STATE OF TEXAS §

COUNTY OF HIDALGO §

This instrument was acknowledged before me on ~~March~~ ^{April} 03, 2023, by Tomas Gutierrez, Manager of MDM REAL ESTATE DEVELOPMENT LLC, a Texas limited liability company, on behalf of said limited liability company.




Notary Public, State of Texas

S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS ASSOCIATIC
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
2515 COLORADO ST STE 6
MISSION TX 78574

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA A
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL ROAD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL ROAD
MCALLEN TX 78501