



MEETING DATE: August 25, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for the Sale & On-Site Consumption of Alcoholic Beverages – El Chin Chin to Go within an approved Food Truck Park in a property zoned (C-3) General Business District, being Lot 1, Block 2, Santa Lucia Development Subdivision, located at 2509 Colorado Street, Suite 102, Applicant: Delegar, LLC, c/o Jose Sarmiento, Adoption of Ordinance # _____ - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 30, 2026 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- July 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.
- August 5, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- August 25, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Northwest corner of Colorado and Taylor Road along the North side of Colorado Street.
- Pursuant to Section 1.56 (11)(G) of the City of Mission Code of Ordinances, the Sale and on-site consumption of Alcoholic Beverages requires the approval of a conditional use permit by the City Council.
- The applicant is leasing a container in an approved Mobile Food Truck Park to offer shrimp cocktails, ceviche, aguachiles, and micheladas. He would like to offer alcohol with his meals.
- Access to the site will be off of Colorado or S. Taylor Road through existing 24’ driveways.
- The proposed hours of operation are as follows: Every day from 11:00 a.m. to 11:00 p.m.
- Staff: 4 employees
- Parking: The Mobile Food Park measures 134’ x 72’ for a total of 9,648 sq.ft. Based on the square footage, they are required to have 27 parking spaces. The landlord has a total of 67 parking spaces available in this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- Sale of Alcohol: Section 1.56(3)(a) of the Zoning Code requires a minimum separation of 300’ from the property line of any church, school, publicly owned property, or residence. There is a residential subdivision within 300 feet; however, P&Z and City Council have waived this separation requirement in previous conditional use permits.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (17) 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 to ensure that a use requested by a Conditional Use Permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

- Approval for a 1-year permit to continue to assess this new operation.
- Waiver of the 300' separation requirement from residential homes
- Must comply with all City Codes (Building, Fire, Health, etc.)
- Hours of Operation are every day from 11:00 a.m. to 11:00 p.m.
- Must comply with the noise ordinance
- Acquisition of a business license before occupancy
- CUP is not transferable to others
- Must comply with TABC requirements.

Departmental Approval: Approval

Advisory Board Recommendation: Approval

City Manager's Recommendation: Approval *JP7*

RECORD OF VOTE: **APPROVED:** _____

DISAPPROVED: _____

TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____