



**MEETING DATE:** January 7, 2026

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

**AGENDA ITEM:** Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Lola Food Truck in a (C-3) General Business District, being a re-subdivision of all of Lot 2, Re-Subdivision of Lot 1, Mission Center Subdivision, located at 1931 N. Conway Avenue, Patricia Rey, – Cervantes

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**NATURE OF REQUEST:**

Project Timeline:

- December 8, 2025 – Application for Conditional Use Permit (“CUP”) submitted to the City.
- December 26, 2025 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- January 7, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- January 27, 2026 – Public hearing and consideration of the requested Conditional Use Permit by the City Council (CC).

Summary:

- The site is located at the Southwest corner of W. 20<sup>th</sup> Street and N. Conway Avenue.
- The applicant proposes a renewal of the conditional use permit for the Mobile Food Unit. Her menu consists of Burgers and Tacos.
- This business has been in operation since July 11, 2025. The last Conditional Use Permit was approved by the City Council on February 24, 2025, for a one-year.
- The applicant has 3 picnic tables to allow their customers to sit and enjoy their food.
- Access to the site is provided off of Conway Avenue and W. 20<sup>th</sup> Street.
- Per the Code of Ordinance, a mobile food unit requires the approval of a Conditional Use Permit by the City Council.
- The proposed hours of operation are as follows: Thursday – Sunday from 5:00 pm to 10:00 pm,
- Staff: 1 employee
- Parking: There is a total of 37 parking spaces available that are shared amongst the three businesses that she owns.
- The Planning staff has not received any objections to the request from the surrounding property owners. Staff mailed out (15) legal notices to 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.
- The mobile food unit was in operation before the adoption of the ordinance establishing minimum distance requirements.

**STAFF RECOMMENDATION:**

1. Approval for 2-year re-evaluation to continue to assess this mobile food unit
  2. Continued compliance with all City Codes (Building, Fire, Health, Sign codes, etc.)
  3. Hours of operation to be as follows: Thursday – Sunday from 5:00 pm to 10:00 pm
  4. CUP is not transferable to others
  5. Must comply with the noise ordinance
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**RECORD OF VOTE:****APPROVED:** \_\_\_\_\_**DISAPPROVED:** \_\_\_\_\_**TABLED:** \_\_\_\_\_

\_\_\_\_\_ AYES

\_\_\_\_\_ NAYS

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

## VICINITY MAP

**E. GRIFFIN PARKWAY (F.M. 495)**

**RE-SUB MISSION PARK PLAZA**  
1-F 1-E 1-D 1-C 2

**MISSION PARK PLAZA**

**Church**

**BEST LITTLE WAREHOUSE IN TEXAS**

**TREBOLE SUBD.**  
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

**TREATS & EATS**  
1 2

**W. 22nd ST.**

**PERKINS AVE.**

**RIOS AVE.**

**RIOS SUBD. UNIT 'A'**

**W. 20th ST.**

**RIC-CIN**

**MISSION CENTER**

**ENRIQUE MERY**

**W. 18th ST.**

**Mission Boys & Girls Club**

**WING AVE.**

**200' RADIUS MAILOUT**

**LOT 2**

**C. UN D1 UN D1 UN D1 1 2 3 OBL**

**WALTERS SUBD.**  
LOT 1

**LOT 2**

**MISSION VILLA**

**CONWAY HEIGHTS**

**DRIVING RA**

**RE-SUB LOTS 1&1L CONWAY PLAZA**

**CONWAY PLAZA**

**EAST 20th ST.**

**CONWAY GARDENS**

**EAST 19th ST.**

**SHARY BOUGANVILLA HEIGHTS**

**23-7**

**CONWAY SING CROSSING**

**LER AVE.**

**CITY OF MISSION HIDALGO COUNTY, TEXAS**

**1201 E. 8th Street  
MISSION, TX 78572**

**PH. (956) 580-8672  
FAX. (956) 580-8680**

**No.**

## ARIEL MAP



## ZONING MAP



PARK PLAZA

1-C 2  
**MISSION PARK  
PLAZA** □

## Church

## BEST LITTLE WAREHOUSE IN TEXAS

## TREBOLE SUBD

Saint Ann Par	12	22	3
Cummings Ave	13	23	3
	14	24	3
	15	25	3
	16	26	3
	17	27	3
	18	28	3
	19	29	3
	20	30	4
			PERKINS

20	1	20	4 RE MIS
19	2	19	
18	3	18	
17	4	17	
16	5	16	
15			
14			
13	8	13	
12	9	12	
11	10	11	

WE.

## ANSWER

## TREATS & EATS

th ST.  
-SUBD. LOT 10  
SION CENTER  
2C 1

LOT 2A & 2B 2A  
SUBD. LOT 1  
VISION CENTER  
CENTER 2B  
3

ONLINE LIBRARY

WALTERS  
SUBD.

## MISSION VILLAGE

## CONWAY HEIGHTS

DRIVING RAN  
RE-SUB LOTS 1&1L  
CONWAY PLAZA

WAY  
ZA<sup>3</sup>

**EAST 20th St.**

# CONWAY GARDENS

# **EAST 19th ST.**

1	2	2
7	3	7
8	4	3
	SHARY	4

# BOUGANVILLA HEIGHTS

4	8	3	5	8	6
9		4	9		3
10		5	10		

23-7

## ZONING LEGEND

- █ AO-I AGRICULTURAL OPEN INTERIM
  - █ AO-P AGRICULTURAL OPEN PERMANENT
  - █ R-1A LARGE LOT SINGLE FAMILY
  - █ R-1T TOWNHOUSE RESIDENTIAL
  - █ R-1 SINGLE FAMILY RESIDENTIAL
  - █ R-2 DUPLEX-FOURPLEX RESIDENTIAL

- |     |                             |
|-----|-----------------------------|
| R-3 | MULTI-FAMILY RESIDENTIAL    |
| R-4 | MOBILE & MODULAR HOME       |
| R-5 | HIGH DENSITY MFCT'D HOUSING |
| C-1 | OFFICE BUILDING             |
| C-2 | NEIGHBORHOOD COMMERCIAL     |
| C-3 | GENERAL BUSINESS            |

- █ C-4 HEAVY COMMERCIAL
  - █ C-5 ADAPTIVE COMMERCIAL
  - █ I-1 LIGHT INDUSTRIAL
  - █ I-2 HEAVY INDUSTRIAL
  - █ PUD PLANNED UNIT DEVELOPMENT
  - █ P PUBLIC

## PICTURES



## PICTURES



## MENU

### Specialty Tacos

(These are a fusion of flavors that bring a twist to classic tacos)

- **Taco Elote** – Grilled corn, mayo, cotija cheese, chili powder
- **Bacon-Wrapped Shrimp Taco** – Shrimp wrapped in crispy bacon, avocado, and spicy mayo

### Burritos

- **Carne Asada Burrito** – A hearty burrito with carne asada, rice, beans, avocado, and salsa
- **Chicken Burrito** – Grilled chicken, cilantro-lime rice, black beans, guacamole
- **Shrimp Burrito** – Shrimp, avocado, lettuce, cucumber, spicy mayo
- **Breakfast Burrito** – Scrambled eggs, bacon or sausage, hash browns, cheese, and salsa

### Quesadillas

- **Classic Cheese Quesadilla** – Flour tortilla with melted cheddar and mozzarella
- **Steak Quesadilla** – Grilled steak, cheese, and salsa
- **Chicken Quesadilla** – Grilled chicken, cheese, sour cream, and pico de gallo
- **Spinach & Mushroom Quesadilla** – Spinach, mushrooms, cheese, and chipotle sauce

### Sides

- **Street Corn (Elote)** – Corn on the cob with mayo, cotija cheese, chili powder, and lime
- **Mexican Rice**
- **Refried Beans**
- **Chips & Guacamole**
- **Chips & Salsa** (Choice of mild, medium, or spicy salsa)
- **French Fries**

### Drinks

- **Horchata** – Sweet rice milk drink with cinnamon
- **Agua Fresca** – Fruit water in flavors like pineapple, watermelon, and cucumber lime
- **Mexican Coke** – Bottled, made with cane sugar
- **Jarritos** – Mexican soda in a variety of fruit flavors
- **Bottled Water**
- **Sodas**

## MENU

### Sandwiches/ Burgers

- Ham and Cheese-w/ trimmings
- Bacon Burgers- w/ trimmings
- Regular Burger- w/ trimmings
- Avocado Burger- w/ trimmings
- Mexican Hot Dogs- w/ trimmings
- Regular Hotdogs- w/ trimmings

### Tacos

(Soft corn tortillas with your choice of filling, served with onions, cilantro, and your choice of salsa)

- **Carne Asada** – Grilled beef, seasoned to perfection
- **Pollo Asado** – Marinated grilled chicken
- **Al Pastor** – Pork marinated with pineapple and achiote
- **Barbacoa** – Slow-cooked beef with spices
- **Taco de Pescado** – Crispy fried fish fillet
- **Veggie Taco** – Grilled peppers, onions, zucchini, and portobello mushrooms
- **Bacon & Egg** – Scrambled eggs with crispy bacon

## MAILOUT LIST

PROP_ID	geoid	name	addrDelive	addrCity	addrState	addrZip
271136	R3250-00-002-0007-00	RIOS JOE A JR	2004 N DUNLAP AVE	MISSION	TX	78572-2839
271129	R3250-00-001-0006-00	SALINAS MANUEL JR	2001 N DUNLAP AVE	MISSION	TX	78572-2840
316864	W0100-00-023-0007-02	LILA-TESS INVESTMENTS LTD	2321 ORANGE ST	MISSION	TX	78574-2425
458630	M4935-00-000-0007-00	ACJ LLC	409 EAST RIDGE RD	PHARR	TX	78577-6003
316863	W0100-00-023-0007-01	GUERRA ALBERTO JR & BEATRIZ	1902 N CONWAY AVE	MISSION	TX	78572-2962
271137	R3250-00-002-0008-00	SARABIA FERNANDO JR	2000 N DUNLAP AVE	MISSION	TX	78572-2839
520493	R3250-0B-000-0001-00	GARCIA JULIO CESAR	25 CALLE ANACUA	BROWNSVILLE	TX	78520-7303
539586	R2435-00-000-0001-00	MISSION QUICK LUBE INC	2001 N CONWAY AVE	MISSION	TX	78572-2965
548154	C7980-00-000-0003-00	BANK OF SOUTH TEXAS	840 N CAGE BLVD	PHARR	TX	78577-3106
549025	M4935-00-000-002B-00	MY BLESSINGS LTD	3921 SARATOGA BLVD STE 103	CORPUS CHRISTI	TX	78415-5820
549024	M4935-00-000-002A-00	BIJO MANAGEMENT LLC ET AL	1508 IVY LN	EDINBURG	TX	78539-5333
627729	M4935-00-000-0003-05	DEL OLMO GUILLERMO PRIETO	1602 JONATHON DR	MISSION	TX	78572-8563
458636	M4935-00-000-0001-00	ARGENTO PROPERTIES LTD	805 W DAVIS RD	EDINBURG	TX	78541-6559
1067787	M4935-00-000-002C-00	FLORES RAUL	1714 E RABBIT RUN AVE	ALTON	TX	78573-3947
1067789	M4935-00-000-002D-00	ARGENTO PROPERTIES LTD	910 E HIDALGO AVE STE 1	RAYMONDVILLE	TX	78580-4095