

## **ITEM# 2.2**

### **CONDITIONAL USE PERMIT RENEWAL:**

Mobile Food Truck – El Sancho BBQ  
1625 N. Conway Avenue  
The north ½ of Lot 13 & all of Lot 14, Block 258,  
Mission Original Townsite Subdivision  
C-3  
Daniel Sanchez

### **REVIEW DATA**

**SITE:** The subject site is located 400' north of Kika De La Garza Loop along the west side of Conway Avenue—see vicinity map. The primary business is Jitterz Coffee Bar. Access to the site is off of Conway Blvd. This CUP was most recently approved by P&Z on November 18, 2020 for a period of 2 years. The applicant desires to renew his CUP for the Food Truck, staff notes that this would be the 3<sup>rd</sup> renewal for this location.

- **Hours of operation:** Monday through Friday from 7:00 a.m. to 10:00 p.m., Saturday from 8 a.m. to 10:00 p.m., and Sunday 8:00 a.m. to 7:00 p.m.
- **Staff:** Only the applicant will be running the stand.
- **Parking:** The coffee shop has a large paved area directly west of the building. In addition, there is additional parking in the front of the coffee shop through Conway.
- **Landscaping:** There are some green areas south side and west side of Jitterz.

**REVIEW COMMENTS:** El Sancho BBQ has been operating at this location without any issues. The applicant has an agreement with Jitterz to use their restroom facilities for both his personal use and for customer use. Parking is also plentiful and not a concern.

**RECOMMENDATION:** Staff recommends approval subject to: CUP to valid for a period of 4 years and must continue to comply with all Fire, Health Requirements



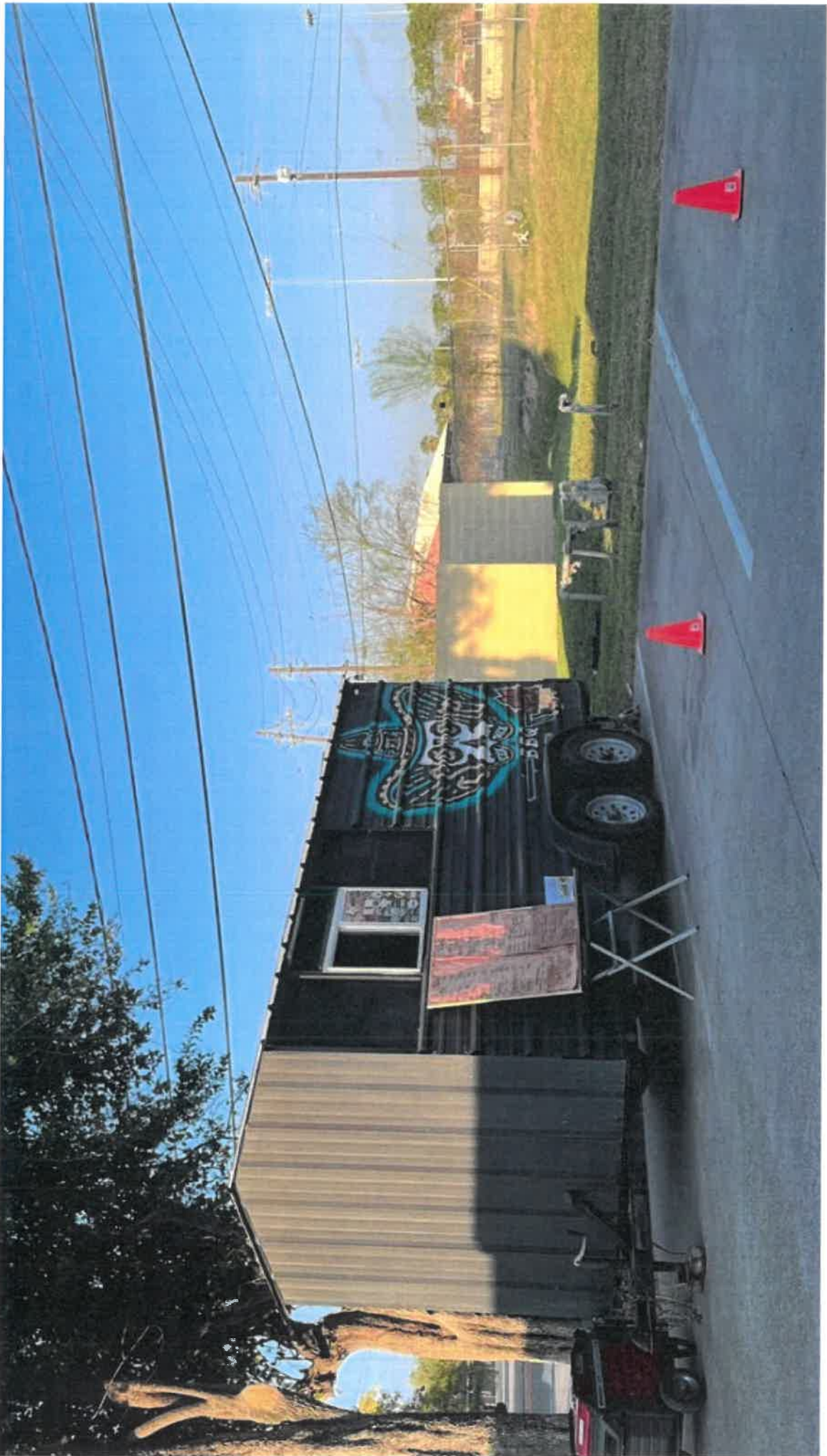


**SITE  
LOCATION**

**CONWAY BLVD. (S.H. 107)**







C1050-00-000-0000-24 ( 130473)  
SSB HOMES INC  
321 S MAIN ST  
MCALLEN TX 78501

C1050-00-000-0000-27 ( 130475)  
DLG INDUSTRIES LLC  
1625 N CONWAY  
MISSION TX 78572

M5200-00-257-0014-00 ( 240304)  
SSB HOMES INC  
321 S MAIN ST  
MCALLEN TX 78501

M5200-00-258-0001-00 ( 240306)  
KAMPER INVESTMENTS LLC  
321 S MAIN ST  
MCALLEN TX 78501

M5200-00-258-0003-00 ( 240307)  
KAMPER INVESTMENTS LLC  
321 S MAIN ST  
MCALLEN TX 78501

M5200-00-258-0007-00 ( 240310)  
CONWAY CROSSING 2 LLC  
321 MAIN ST  
MCALLEN TX 78501

M5200-00-258-0013-05 ( 240316)  
DLG INDUSTRIES LLC  
1625 N CONWAY  
MISSION TX 78572

N8400-00-014-0000-01 ( 249709)  
MISSION IND SCHOOL DISTRICT  
1201 BRYCE DR  
MISSION TX 78572

S2850-00-004-0005-01 ( 280685)  
SAUCEDA CARLOS H SILVA  
1706 N CONWAY AVE  
MISSION TX 78572

S2850-00-004-0005-02 ( 280686)  
HIDALGO CO R/O/W DEPT  
902 N DOOLITTLE RD  
EDINBURG TX 78542

S2850-00-004-0005-03 ( 280687)  
HIDALGO COUNTY COURTHOUSE  
COURTHOUSE ANX  
EDINBURG TX 78539

W0100-00-023-0006-05 ( 316858)  
PLAINS CAPITAL BANK  
2323 VICTORY AVE STE 1400  
DALLAS TX 75219

W0100-00-023-0006-10 ( 316860)  
MISSION CONSOLIDATED ISD  
1116 N CONWAY AVE  
MISSION TX 78572

C7945-00-000-0002-00 ( 635904)  
KAMPER INVESTMENTS LLC  
321 S MAIN ST  
MCALLEN TX 78501

C7945-02-000-0001-00 ( 686308)  
KAMPER INVESTMENTS LLC  
321 S MAIN ST  
MCALLEN TX 78501