



MEETING DATE: May 21, 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 – Elotes & More, being the East 300 feet of the South 300 feet of the North 300 feet of the East 479.4 feet of the West 1249.4 feet of Lot 24-6, West Addition to Sharyland Subdivision, in a (C-2) Neighborhood Commercial District, located at 2215 N. Conway Avenue. Applicant: Ricardo Martinez – Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 2, 2025 – Application for a Conditional Use Permit (“CUP”) submitted to the City.
- May 08, 2025 – Following State and local law, notice of the required public hearings mailed to all property owners within 200 feet of the subject tract.
- May 21, 2025 - Public hearing and consideration of the requested Conditional Use Permit by the Planning and Zoning Commission (P&Z).
- May 27, 2025 – Public hearing and consideration of the requested Conditional Use Permit by the City Council.

Summary:

- The site is located at the Southwest corner of N. Conway and Griffin Parkway within the property of the Conway Avenue Baptist Church.
- Pursuant to Section 1.56 of the City of Mission Code of Ordinances, a Mobile Food Unit requires the approval of a conditional use permit by the City Council.
- The applicant proposes to place a 9 foot by 18 foot mobile food unit using three church parking spaces to allow the unit owners to sell their corn products.
- The church pastor has allowed the use of the building restrooms to be accessible to the employees and customers while the church is in service only.
- The proposed hours of operation are as follows: Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m.
- Staff: 4 to 6 employees.
- Parking: The church has a total of 60 parking spaces available. Based on the capacity of the church 50 parking spaces required, exceeding code by 10. (1 parking spaces for every 4 seats in the auditorium $200 \text{ seats} / 4 = 50 \text{ parking spaces}$).
- The application for this conditional use permit was submitted after the April 28, 2025 ordinance amendment placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units.
- The proposed location is 1,040 feet of the existing mobile food unit located at 1625 N. Conway.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (10) 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 as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends denial to the Conditional Use Permit since it does not comply with the new minimum distance requirement from other existing mobile food units.

However, if the board or Council is inclined to approve the request, then staff recommends the following conditions:

- 1-year re-evaluation in order to assess this new operation;
- Must comply with all City Codes (Building, Fire, Health, Sign, etc.),
- Add landscaping with a drip irrigation system along Griffin Parkway.
- Restrooms must be accessible to the employees and patrons at all times.
- Acquisition of a business license prior to occupancy.
- CUP is not transferable to others
- Hours of operation are Wednesday from 7:00 p.m. to 8:30 p.m. & Sunday from 10:00 a.m. to 12:00 p.m.

RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

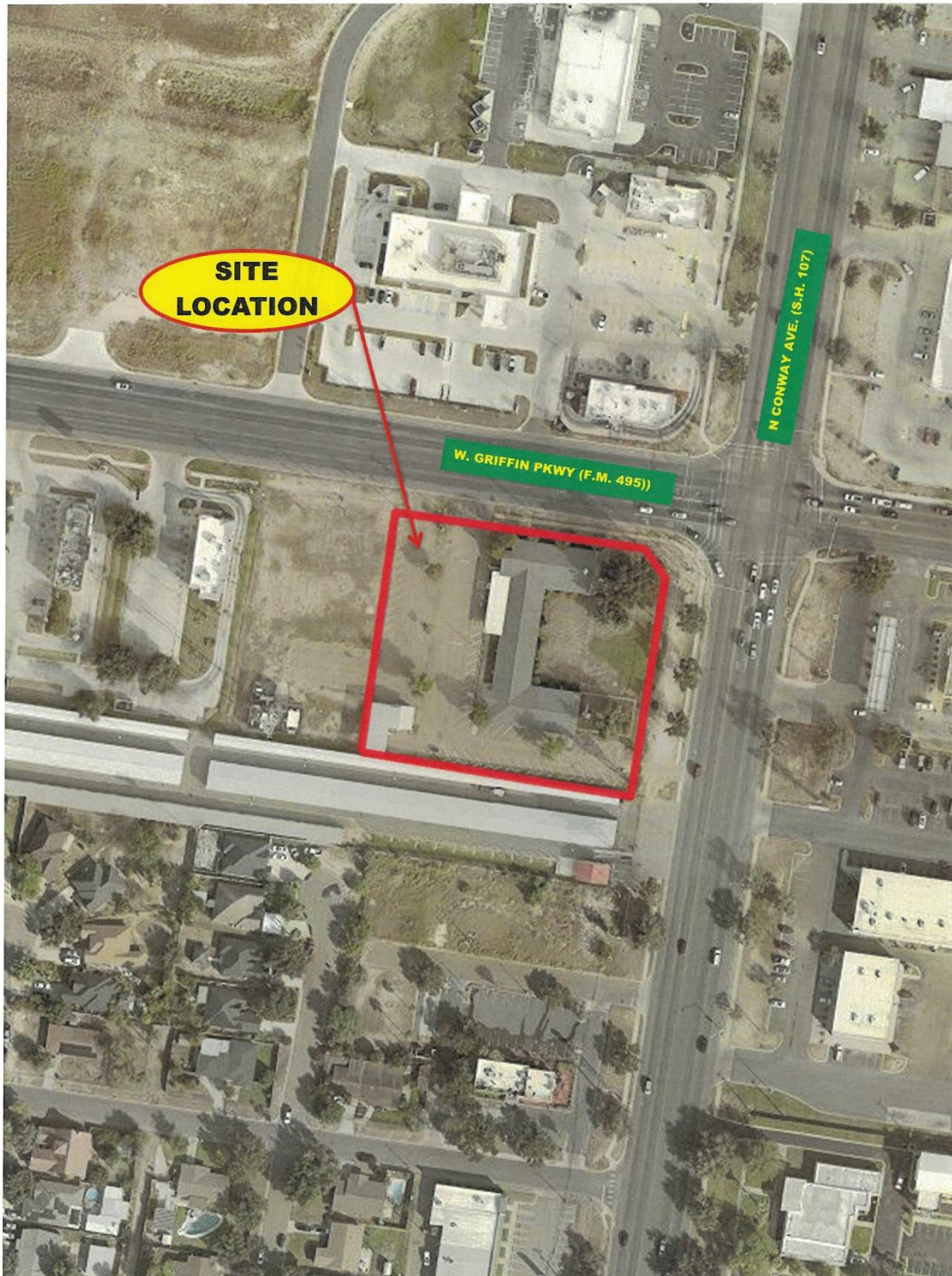
_____ AYES

_____ NAYS

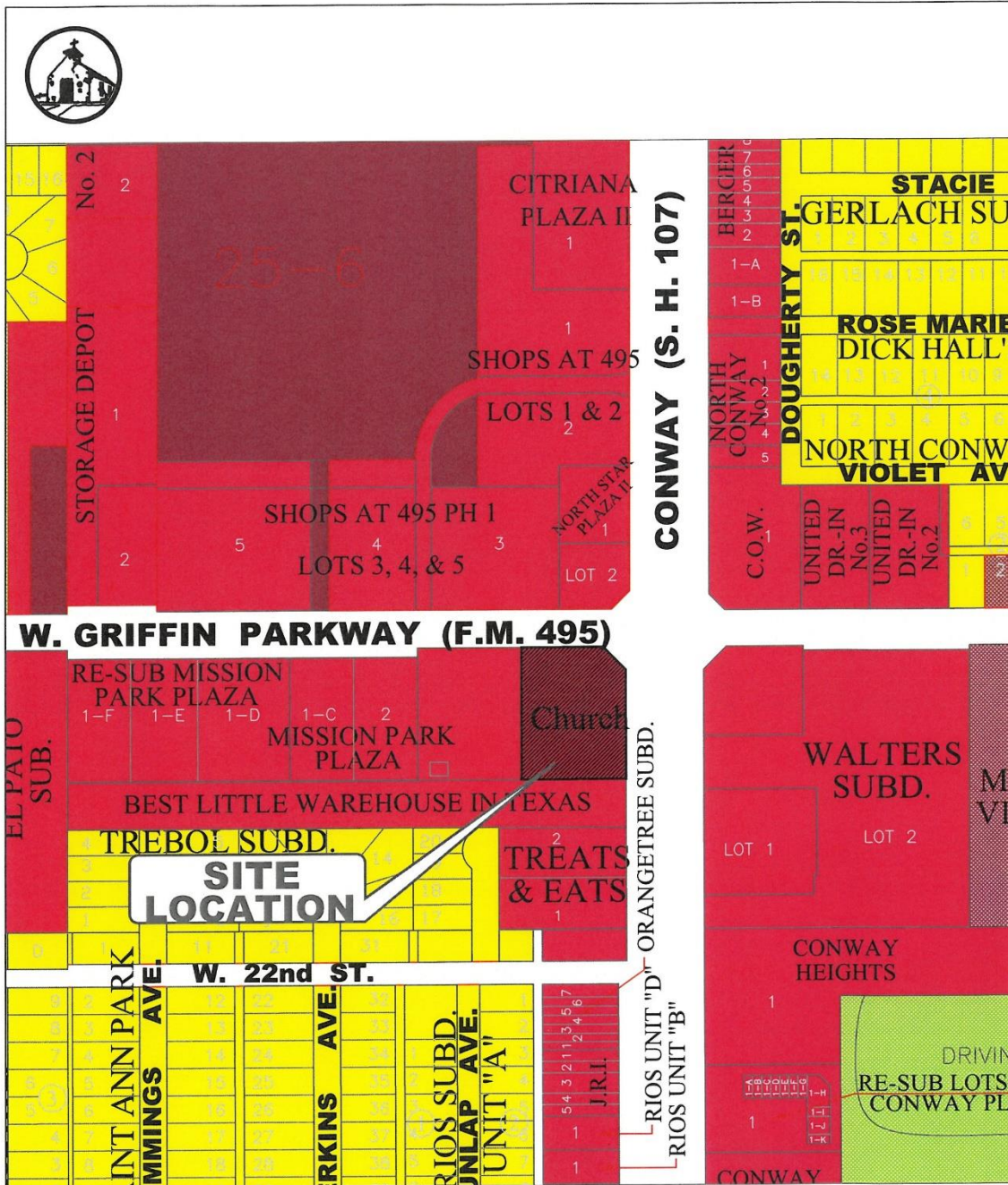
_____ DISSENTING _____



AERIAL MAP



ZONING MAP



ZONING LEGEND

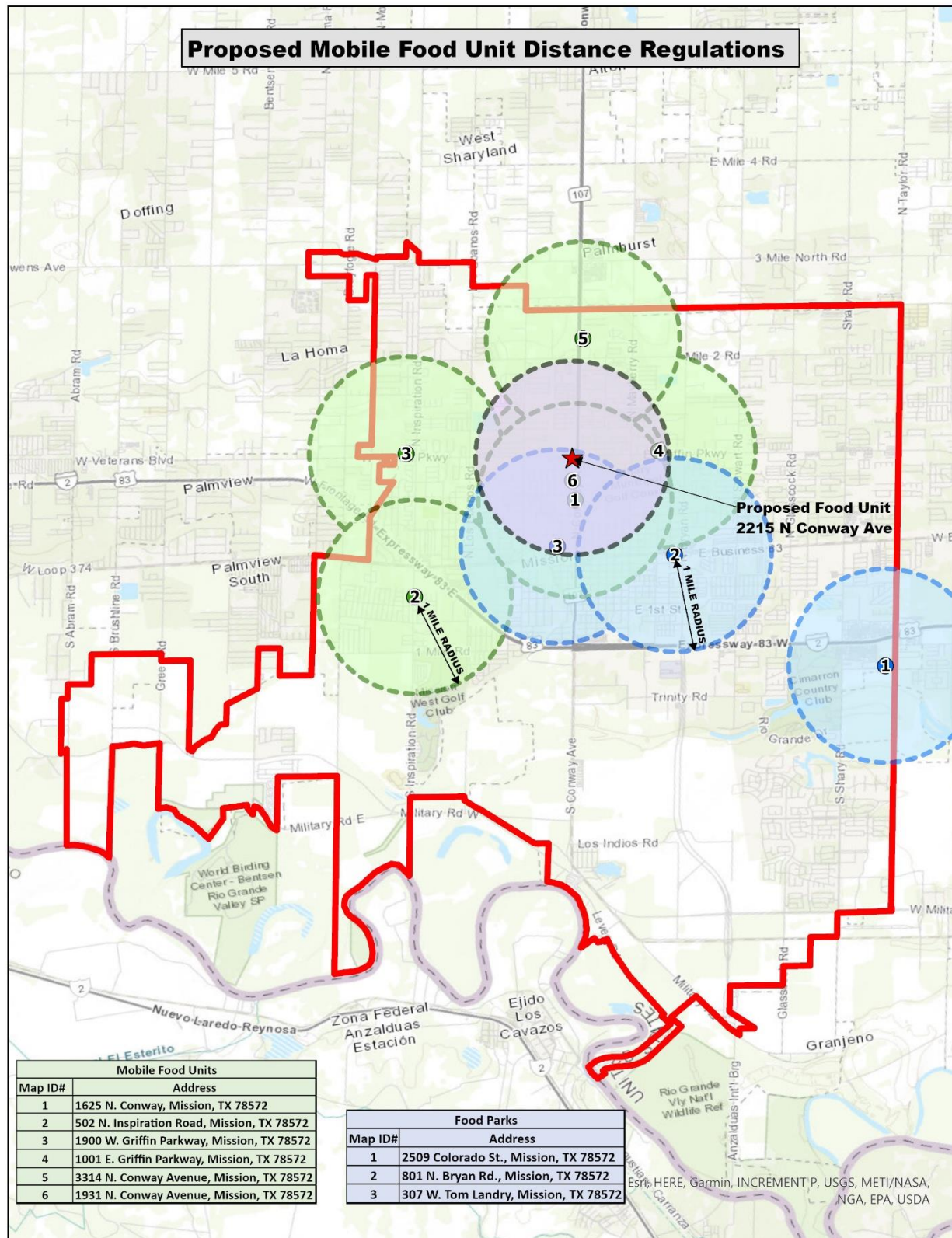
	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFC'D HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING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



SITE PLAN



MAP SHOWING THE EXISTING MOBILE FOOD UNITS AND THE ONE MILE RADIUS



PHOTOS



RESTROOM PERMISSION



Dear city of Mission,

Conway Avenue Baptist Church will provide restrooms for "Elotes and More" during their hours of operations.

Sincerely,

A handwritten signature in black ink, which appears to read "Pastor Juan R. Mora".

Pastor Juan R Mora

2215 N. Conway
Mission TX, 78572
1-956-279-6589
conwaybaptistoffice@gmail.com

MENU

STEP 1

	8 oz.	12 oz.
ELOTE CUP -----	\$6.00	\$8.00
ELOTE ENTERO -	\$6.00	

STEP 2

BASICS

- Mayonnaise
- Butter
- Queso Fresco
- Lime juice
- Crema Mexicana (Buttermilk & Heavy Cream)

STEP 3

*EXTRA TOPPINGS

.50 cents extra

- Nacho Cheese
- Hot Cheetos
- Takis
- Doritos

STEP 4

HOT SAUCE



Classic: mild



Tapatio: medium



Cholula: medium



Siracha: Hot

956

ELOTES & MORE

MAILOUT LIST

PROP_ID	file_as_na	addrDeliveryLine	addrCity	addrState	addrZip
559996	MARCLYN DEV CO LTD	304 W NOLANA AVE	MCALLEN	TX	78504-2528
560072	CANTU HECTOR J & CECILIA A TORRES	2209 N DUNLAP AVE	MISSION	TX	78572-2838
580362	BRADEN & TREYTON HOLDINGS LTD	605 W JAVELINA DR	PHARR	TX	78577-9470
658376	STORE-MORE MISSION	6646 IRON HORSE BLVD	NORTH RICHLAND HILLS	TX	76180-6037
316920	CONWAY AVENUE BAPTIST CHURCH	2215 N CONWAY AVE	MISSION	TX	78572-2969
620125	H E BUTT GROCERY COMPANY	PO BOX 839999	SAN ANTONIO	TX	78283-3999
564154	H E BUTT GROCERY COMPANY	PO BOX 839999	SAN ANTONIO	TX	78283-3999
598722	MISSION TOWN CENTER LTD	2290 W PIKE BLVD STE 100	WESLACO	TX	78596-4967
316916	HIDALGO CO R/O/W DEPT	902 N DOOLITTLE RD	EDINBURG	TX	78542-7470
1466415	SHOPS AT 495 - LOT 3 LTD	4040 BROADWAY STE 508	SAN ANTONIO	TX	78209-6351