

LEGAL NOTICE MAP

U.S. EXPRESSWAY 83

RESUBDIVISION OF BERT OGDEN
CHEVROLET NO.1

LOT 1

16-11

16-10

SECOND AMENDED PLAT
OF MISSION HOSPITAL INC.

LOT 1

LOT 4

LOT 2

LOT 3

24

SAINT CLAIRE BLVD.
SAINT CLAIRE
BUSINESS CENTRE

22

HIDALGO
COUNTY SNF

21

TRINITY RD.

EXPRESSWAY BUSINESS
PARK PHASE VIII

2

6

3

BRYAN RD.

MEDICAL DRIVE
SOUTHSIDE MEDICAL PARK

SITE
LOCATION

MISSION NURSING
HOME SUBD.

DELWOOD ST.

15-11

DUKE ST.

DERBY ST.

DRIFT ST.

DOLORES ST.

DOLCAN ST.

MAYFAIR AT TRINITY.

200' DRAIN DITCH R.O.W.

200' RADIUS MAILOUT



CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

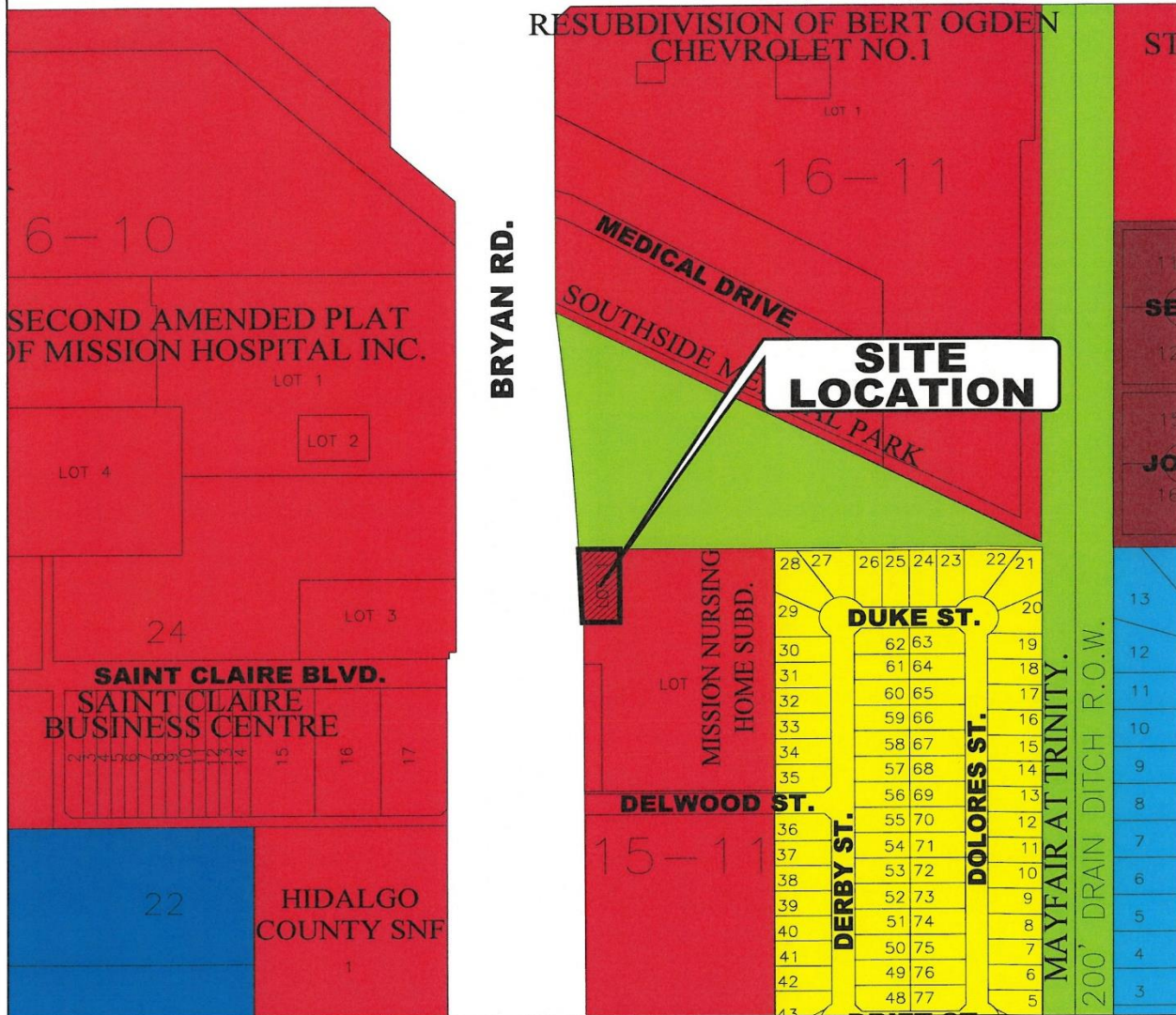
PH: (956) 580-8672
FAX: (956) 580-8680

No.

ZONING MAP



U.S. EXPRESSWAY 83



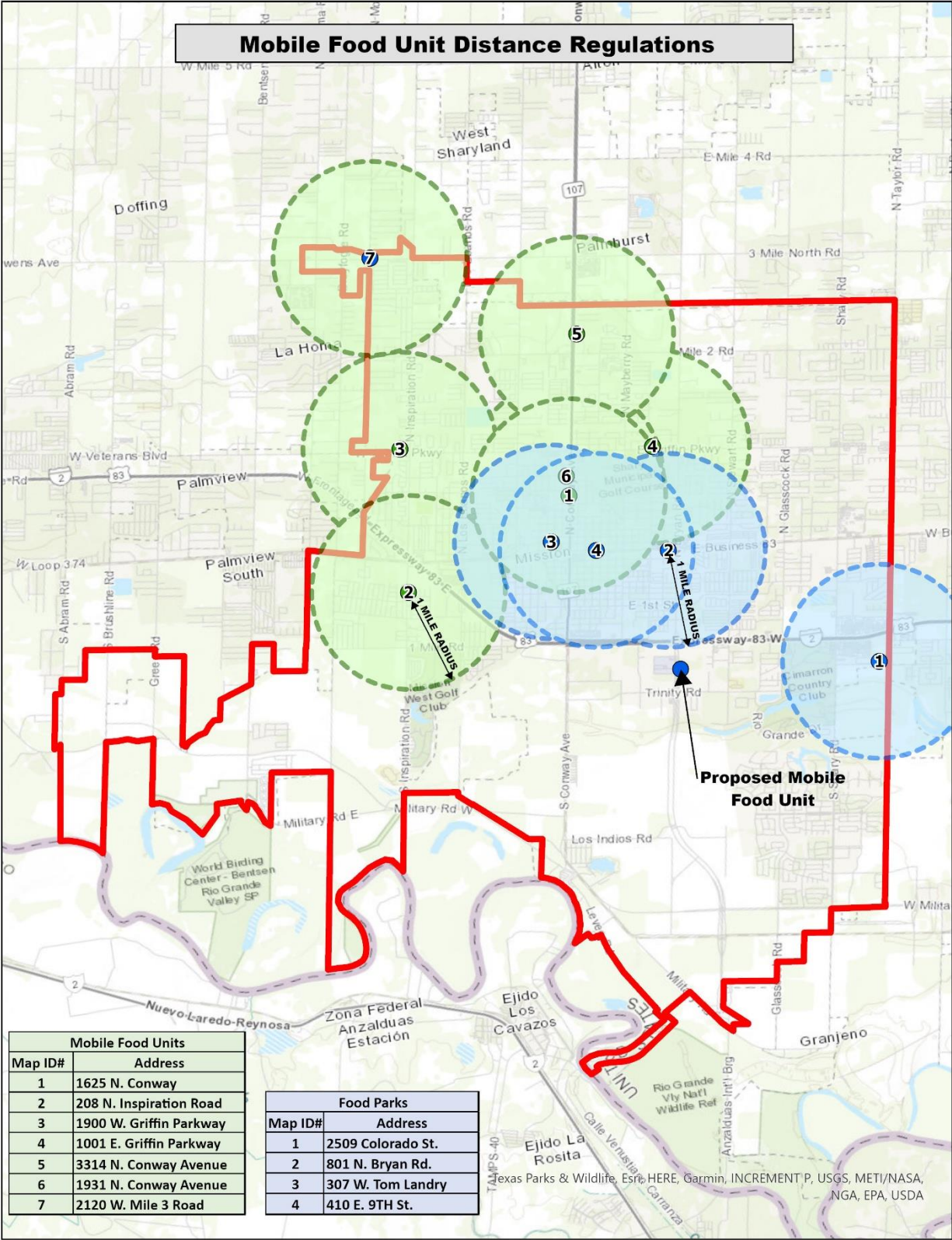
ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	AO-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCT'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

AERIAL



Mobile Food Unit Distance Regulations



PURPOSED NARRATIVE

Lu's Coffee shop is a cozy vintage-style small food truck that brings warmth, comfort, and purpose to every cup of coffee. The name Lu's meaning light (yellow) honors the beautiful memory of my Godson 8-year-old Luciano- a brave warrior who fought 3 years against Ependymoma (brain Cancer). In his honor, a portion of every sale will be donated to St. Jude's Hospital to support brain cancer research and bring hope to other children and families. Our compact 7x12 - food truck will serve high-quality, health-conscious coffee creations including iced coffee, protein coffee, matcha, Frappuccino's, and classic American coffee. Strategically located near a hospital, nursing homes, local business, car dealership, and Anzaldua's bridge. Lu's coffee shop will provide a convenient and uplifting stop for healthcare workers, local employees, and community members. Every sip will not only energize the body but also shine a little light in memory of Luciano and in support of a greater cause.

PROPERTY SITE PLAN

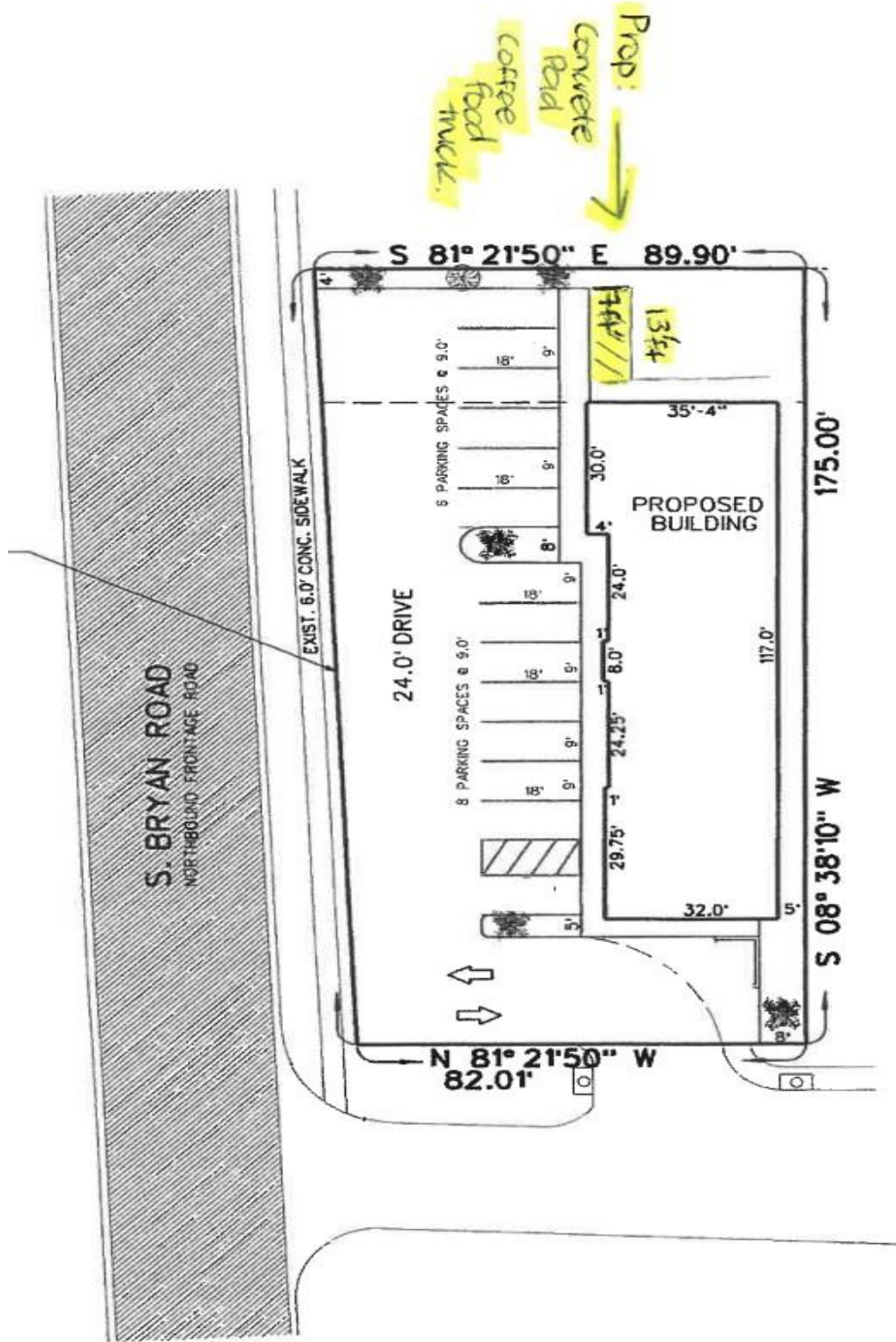


PHOTO OF THE MOBILE FOOD UNIT



PHOTO OF THE PROPERTY



MAILOUT LIST

PROP_ID	geoID	name	addrDelive	addrCity	addrState	addrZip
316612	W0100-00-016-0011-01	RIVERA FERNADO III & GERARDO A	118 N CONWAY AVE	MISSION	TX	78572-5458
795507	M5155-00-000-0002-02	MISSION REAL ESTATE INVESTMENT INC	PO BOX 20197	ATLANTA	GA	30343
686628	M5155-00-000-0001-00	CERDA SERGIO H	3206 SAN GABRIEL ST	MISSION	TX	78572-8638
795504	M5155-00-000-0000-05	MISSION REAL ESTATE INVESTMENT INC	PO BOX 20197	ATLANTA	GA	30343