

ITEM# 1.5

CONDITIONAL USE PERMIT: Mobile Food Truck- Baja Fish Tacos
2509 Colorado Street, Ste. 202
Lot 1, Block 2, Santa Lucia Development
C-3
Octavio A. Morales

REVIEW DATA

The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – **see vicinity map**. The applicant is leasing a space on the Mobile Food Park and would like to place his mobile food truck to offer a variety of seafood. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways.

- **Days & Hours of Operation:** Monday – Thursday & Sunday from 10:45 am to 12:00 am
Friday & Saturday from 10:45am to 2:00am
- **Employees:** 7 employees
- **Parking & Landscaping:** The Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage they are required 23 parking spaces. The landlord has a total of 67 parking spaces available for this area and has submitted a written agreement to use the parking spaces from the commercial plaza if needed.
- **Other Requirements:** Must comply with all Building, Fire and Health Codes.

REVIEW COMMENTS: Staff mailed out 16 notices to property owners within 200' radius and staff has not received any comments in favor or against the request.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 1 yr. re-evaluation in order to assess this new operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.)
- 3) Must acquire a business license prior to occupancy; and
- 4) CUP not transferable to others

SHARY RD. (F.M.494)

LOTS 1 & 5 OF SHARYLAND PLACE
2 3

LOTS 1-A, 1-B, 5-A, 5-B & 5-C SHARYLAND PLACE SUBD.

WAL-MART STORE

COLORADO SUBDIVISION

LOT 1
LOT 2A
COLORADO
LOT 2A

PEDIATRICS SHARYLAND

165

NAVIN

SHARYLAND TERRACE
LOT A

COLORADO STREET

LUCIA DR. (PRIVATE)

SANTA LUCIA

LOT 1
LOT 2
SANTA LUCIA DEVELOPMENT

TINSEL TOWN MOVIES 17 -MISSION

LOT 3

LOT 1

LOT 2

TAYLOR ROAD

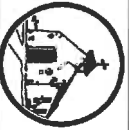
SITE LOCATION

McMANUS SUBDIVISION

155

156

157



CITY OF MISSION
PLANNING DEPARTMENT
1201 E. 8th Street
MISSION, TX 78572
PH: (956) 580-8672
FAX: (956) 580-8680

DATE:08-19-24

No.

SHARY RD. (F.M.494)

LOTS 1 & 5 OF SHARYLAND PLACE
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LOTS 1-A, 1-B, 5-A, 5-B & 5-C SHARYLAND PLACE SUBD.

WAL-MART STORE

COLORADO SUBDIVISION

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155

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NAVIN

SHARYLAND TERRACE

COLORADO STREET

LUCIA DR. (PRIVATE)

TINSELTOWN MOVIES 17 -MISSION

SANTA LUCIA

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22

156

SITE LOCATION

157

200' RADIUS MAILOUT MAP



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No.



COLORADO ST.

SITE
LOCATION

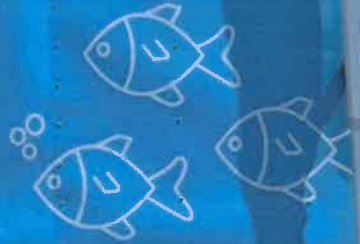
S. TAYLOR RD.



BAJA FISH TACOS



Home of the World's
GREATEST FISH TACO



-  @BAJA FISH TACOS
-  @BAIAFISHTACOSRGV
-  @BAIAFISHTACOSRGV
-  @BATAFISHTACOSTX





Employees Must Wash
Hands Before Returning
to Work



**HAND WASH
ONLY**

WASH LADDER
WASH LADDER
WASH LADDER



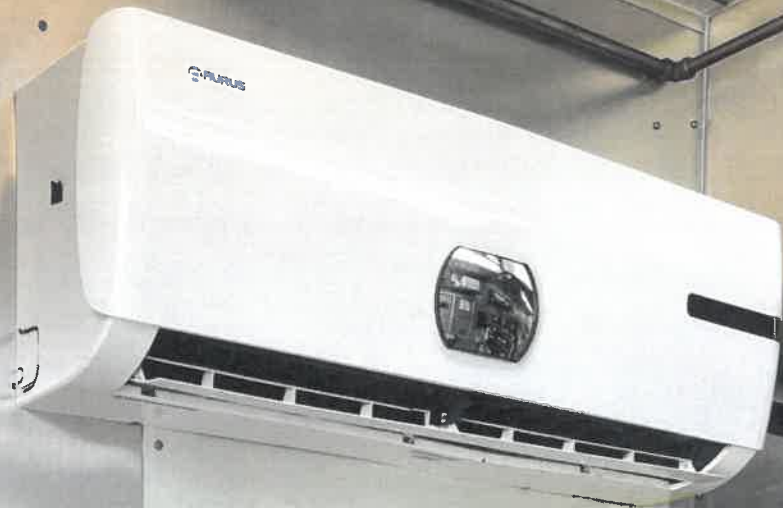
SANITIZE **DESINFECTAR**
WATER LEVEL NIVEL DEL AGUA

RINSE **ENJUAGAR**
WATER LEVEL NIVEL DEL AGUA

WASH **LAVAR**
WATER LEVEL NIVEL DEL AGUA



TY OF E
ND
ENVIRONMENTAL HEALTH DEPARTMENT
MOBILE FOOD UNIT PERMIT



Tacos

SINGLE TACO

- Fish Taco*** \$5.98 * tax
- Shrimp Taco*** \$7.98 * tax
- Grilled Shrimp \$7.98 * tax
- Grilled Lobster \$11.98 * tax
- Grilled Chicken \$5.98 * tax
- Zucchini Taco** \$3.98 * tax
- crema, cabbage, pico de gallo, red salsa, & chipotle crema on a hot corn tortilla
- Steak Taco*** \$7.98 * tax
- onion, cilantro, & red salsa
- Surf n Turf*** \$11.98 * tax
- steak with grilled shrimp topped with crema, pico, red salsa, & chipotle crema
- add grilled lobster +\$4.98



WE DELIVER!
(956) 410-1102

Baskets

WITH FRIES

- Fish Basket \$18.98 * tax
 - Shrimp Basket \$20.98 * tax
 - Fish & Shrimp*** \$22.98 * tax
 - Chicken Basket \$18.98 * tax
- Upgrade to Vegas Fries \$.98



***CASH PRICES SHOWN
CARD FEES APPLY***

Burgers

WITH FRIES

- Baja Fish Burger \$13.98 * tax
- Baja Shrimp Burger \$14.98 * tax
- Baja Lobster Burger \$22.98 * tax
- Baja Chicken Burger \$13.98 * tax
- Sex on the Beach Burger*** \$36.98 * tax

crema, cabbage, pico de gallo, red salsa, chipotle crema, & cheese

- Classic Fish Burger \$13.98 * tax
- Classic Shrimp Burger \$14.98 * tax
- tartar sauce & cheese

Surf n Turf Burger* \$18.98 * tax

steak with grilled shrimp, crema, pico de gallo, red salsa, chipotle crema, & cheese



Drinks

- Water \$1.98 * tax
- Coca-Cola \$2.98 * tax
- Jarritos \$2.98 * tax
- Tehuacán \$2.98 * tax

PARTY PACK

**12 Fish Strips,
30 Shrimps,
& XXL Fries**
\$89.98 * tax

***FIRST TIMER
FAVORITE***

Famous Fries

- Regular Large Fries \$7.98 * tax
- Vegas Fries*** \$8.98 * tax
- topped with homemade sauces
- crema, red salsa, & chipotle crema
- add steak \$5.98
- add grilled shrimp \$5.98
- add grilled lobster \$7.98
- add cheese \$1.98





S2950-00-000-0156-00 (280830)
SHIN FOUNDATION I LTD
1401 W ESPERANZA AVE
MCALLEN TX 78501

S1818-00-000-0001-00 (961125)
SANTA LUCIA AT BENTSEN LAKES LLC
2603 E 3 MILE RD
PALMHURST TX 78573

S1819-00-001-0001-00 (1071560)
VILLAS ST LUCIA OWNERS
ASSOCIATION INC
620 S 12TH ST
MCALLEN TX 78501

S1819-00-001-0002-00 (1071561)
RAMIREZ BLANCA ALICIA
921 LUCIA DR
MISSION TX 78572

S1819-00-001-0003-00 (1071562)
GASECA LLC
1110 S CLOSNER BLVD
EDINBURG TX 78539

S1819-00-001-0004-00 (1071563)
TGR CAPITAL LLC
329 S MCCOLL RD
MCALLEN TX 78504

S1819-00-001-0005-00 (1071564)
RAMIREZ TANIA YANET
915 LUCIA DR
MISSION TX 78572

S1819-00-001-0006-00 (1071565)
CONFIDENTIAL
913 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0007-00 (1071566)
QUINTANILLA ARNOLDO JR & MAYRA A
911 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0008-00 (1071567)
SAYCOCIE AKHASONE & MARICARMEN
909 LUCIA DR
MISSION TX 78572

S1819-00-001-0009-00 (1071568)
FALCON IVAN
907 LUCIA DR
MISSION TX 78572

S1819-00-001-0010-00 (1071569)
FERNANDEZ KARLA O DURAN
905 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0011-00 (1071570)
GARCIA SERGIO I
903 SANTA LUCIA DR
MISSION TX 78572

S1819-00-001-0012-00 (1071571)
SANCHEZ TERESA IRMA
901 SANTA LUCIA DR
MISSION TX 78572

S1819-00-002-0001-00 (1071582)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501

S1819-00-002-0002-00 (1071583)
MDM REAL ESTATE DEV LLC
329 MCCOLL RD
MCALLEN TX 78501