



MEETING DATE: June 03, 2026

PRESENTED BY: Xavier Cervantes, AICP, CPM, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit Renewal for a Mobile Food Unit – Tony’s Hot Dogs & More in a property zoned (C-3) General Business District, being the South 3.86 acres out of Lot 22, New Caledonia Subdivision, located at 2120 West Mile 3 Road. Applicant: Andres Antonio Cruz Torres - Cervantes

NATURE OF REQUEST:

Project Timeline:

- May 08, 2026 – Application for a conditional use permit submitted for processing.
- May 21, 2026 – In accordance with State and local law, notice of the required public hearings was mailed to all the property owners within a 200’ radius of the subject tract, and notice of hearings was published in the Progress Times.
- June 03, 2026 – Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission.
- June 23, 2026 – Public hearing and consideration of the requested rezoning ordinance by the City Council.

Summary:

- The subject is located at the Northeast corner of Moorefield and West 3 Mile Road. The applicant is leasing a space from the Puente Tire Center for the operation.
- Per the Code of Ordinance, a mobile food unit requires the approval of a conditional use permit by the City Council.
- The applicant has had a mobile food unit in operation since December 2011. The city annexed the property on January 14, 2013. The applicant stopped the operation of the food sales on May 11, 2025, due to a traffic accident that damaged the unit.
- The City Council approved the C.U.P. on June 23, 2025, and he resumed operations at the site. The business license was issued on July 25, 2025
- The location follows the city’s new distance regulations ordinance for mobile food units. The nearest mobile food unit is at 1900 W. Griffin Parkway (10,704 feet away) and at 3314 N. Conway (11,101 feet away).
- The proposed hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- Staff: 3 employees
- Parking: The applicant is proposing to have four (4) tables with four (4) chairs each for a total of 16 seating spaces. He will be required to have 5 parking spaces (1 parking space for every 3 seats = 5.3).
- The Planning staff has not received any objections to the request from the surrounding property owners.
- Notices were mailed to 16 surrounding property owners.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit request, subject to compliance with the following conditions:

- Permit for two years to re-evaluate this operation
- Must comply with all City codes (Building, Fire, Health, and Sign, etc.)
- Restrooms must be accessible to the employees and patrons at all times
- Must provide a minimum of 5 parking spaces at all times.
- Hours of operation are Tuesday to Saturday from 7:00 p.m. to 1:00 a.m.
- The conditional use permit is not transferable to others.

RECORD OF VOTE:

APPROVED: _____

DISAPPROVED: _____

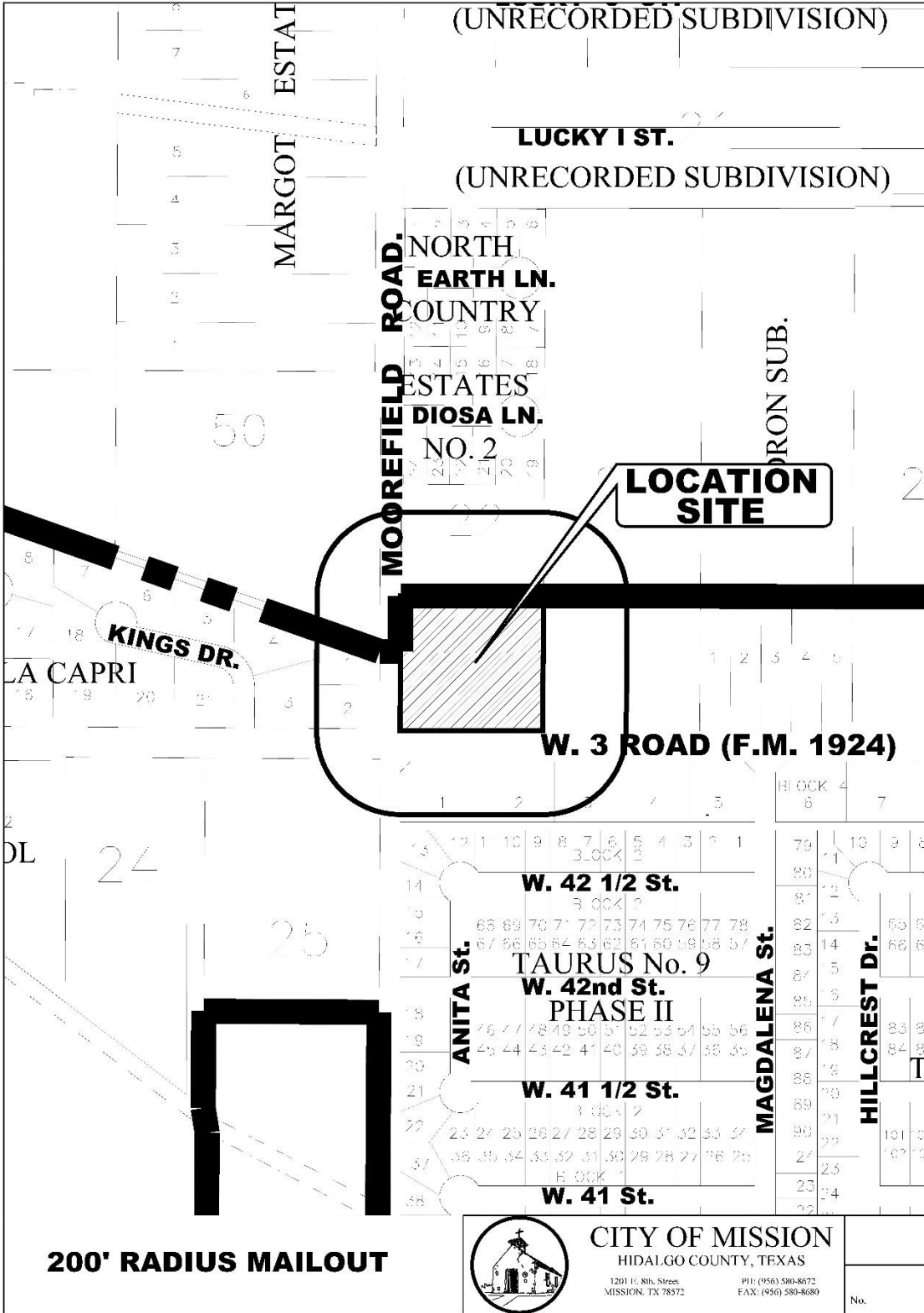
TABLED: _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

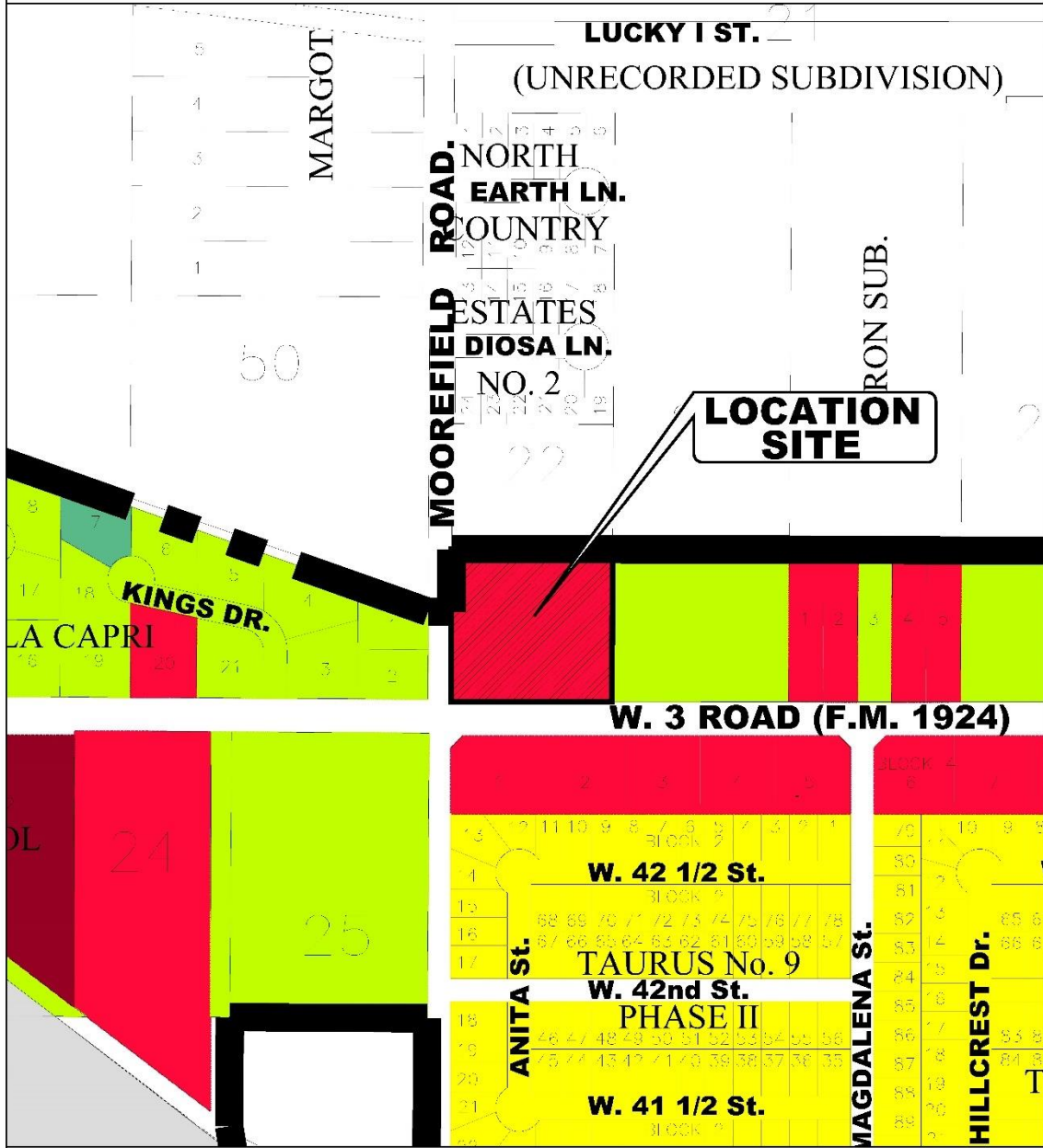
LEGAL NOTICE MAP



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

No.

ZONING MAP



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 MF/CTD 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

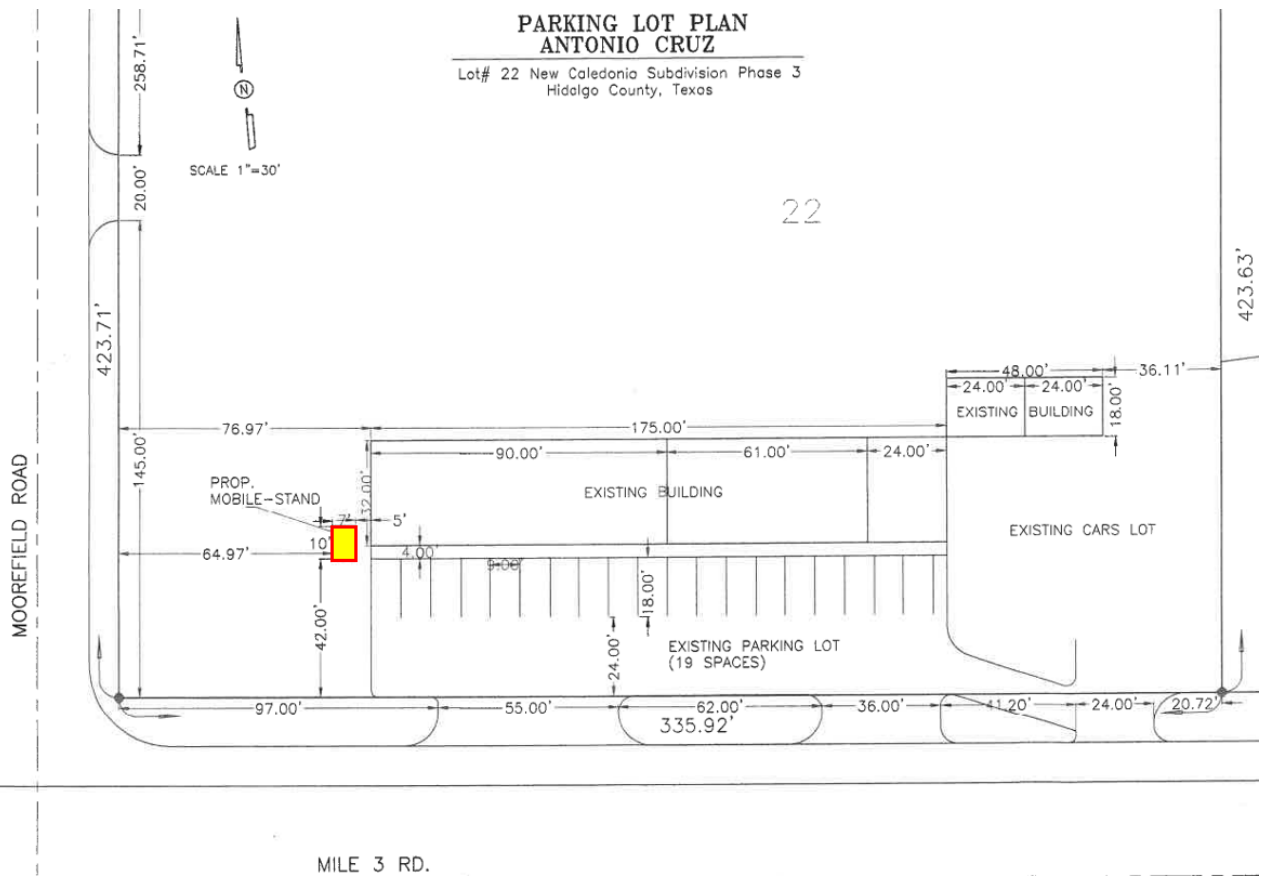


PROPERTY SITE PLAN

PARKING LOT PLAN ANTONIO CRUZ

Lot# 22 New Caledonia Subdivision Phase 3
Hidalgo County, Texas

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FLOOR PLAN AND PHOTO OF THE MOBILE FOOD UNIT

FLOOR PLAN ANTONIO CRUZ

Lot# 22 New Caledonia Subdivision Phase 3
Hidalgo County, Texas

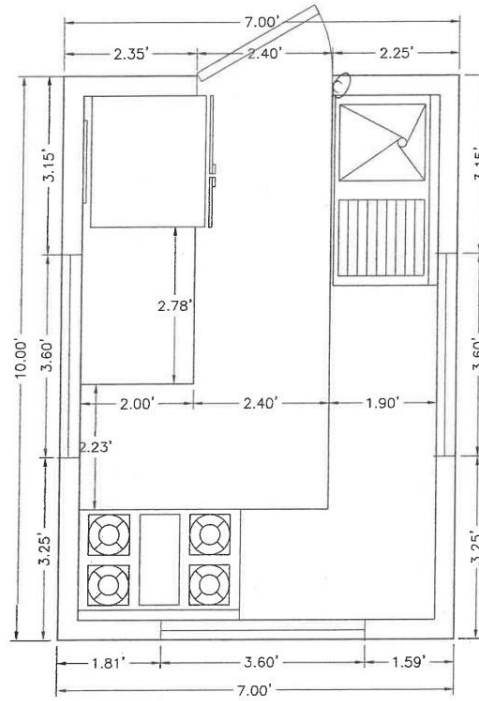


PHOTO OF THE PROPERTY



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
245038	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
245114	MONAS INVESTMENT HOLDINGS LLC	9232 BENTSEN PALM DR	PALMVIEW	TX	78574-4083
245039	MENDOZA CONCEPCION J	4400 N MOOREFIELD RD	MISSION	TX	78574-4891
649646	RTE INVESTMENTS LLC	123 S FRONT ST	MEMPHIS	TN	38103-3607
649648	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
649647	SALAZAR MARIA D	PO BOX 3359	MISSION	TX	78573-0057
314444	LARA GUADALUPE & FRANCISCA	RR 15 BOX 6091-5	MISSION	TX	78574
314445	OVIEDO HOMERO J LARA	417 MARSHALL ST	MILFORD	DE	19963-2059
796074	SANCO DEVELOPMENT	2004 TANGELO ST	MISSION	TX	78572-3012
897553	PUENTE FELIX ROLANDO	2300 W 3 MILE RD	MISSION	TX	78574
554269	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245043	GONZALEZ PABLO	1410 W ROGERS RD	EDINBURG	TX	78541-8858
245041	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245040	REYES LADISLAO	2110 W MILE 3 RD	MISSION	TX	78573-6747
245042	CHAPA JULIO CESAR	2106 W MILE 3 RD	MISSION	TX	78573-6747
244914	CORPORATIVO GARCIA SC	BLVD MIGUEL ALEMAN 20-804	BOCA DEL RIO VER MEXICO CP 94299	NULL	NULL