

ITEM# 1.3

CONDITIONAL USE PERMIT: To Place a Mobile Food Truck –
El Comalito Mobile Food Truck
1900 W. Griffin Parkway
Lot 4, Inspiration Point Subdivision
C-3
Omar Solis

REVIEW DATA

SITE: The subject site is located approximately 500' from N. Inspiration Road along the north side of W. Griffin Parkway (FM 495)—see **vicinity map**. The subject site currently has a karate gym and would like to place a Mobile Food Truck to offer Mexican inspired cuisine, like tacos, tostadas, and burritos. The operation will be a pick up and go basis. Access to the site is provided off of Griffin Parkway through 2 existing 24' concrete driveways.

- **Days / Hours of operation:** Monday – Saturday from 5:00 p.m. to 11:00 p.m.
- **Staff:** 2 employees will man this operation.
- **Parking:** The building measures 3,200 sq. ft. Based on the size of the building, there is a total of 11 parking spaces required for the building and 3 parking spaces that will be required for the mobile food trailer for a total of 14 parking spaces.
- **Landscaping:** 1-3" 7ft. tall caliper tree will be required along the front of the property.

REVIEW COMMENTS: Staff notes that the property owner has two adjacent lots to this and Mr. Solis will be able to utilize those parking spaces for his business. Staff mailed out 28 notices to property owners within 200' radius and as of 4/22/22 staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to: 1) 1-year re-evaluation to assess this new operation, 2) compliance with Building, Fire, Parking, Landscaping and Sign Codes, 3) CUP not transferable to others, and 4) obtain a business license.

Middle School

MILLER RESUB.

SITE LOCATION

LUCAS FLORES

DOLLAR
GENERAL

ANOTHER CLOSET
NO. 3

AL R.O.W.

10 11 12 13 14 15 16 17 18 19

20 21 22 23 24 25 26 27 28 29

30 31 32 33 34 35 36 37 38 39

40 41 42 43 44 45 46 47 48 49

50 51 52 53 54 55 56 57 58 59

60 61 62 63 64 65 66 67 68 69

70 71 72 73 74 75 76 77 78 79

80 81 82 83 84 85 86 87 88 89

90 91 92 93 94 95 96 97 98 99

100 101 102 103 104 105 106 107 108 109

TULIPAN AVE.

W. 26 1/2 ST.

W. 26th ST.

W. 25 1/2 ST.

[illegible]

200' H.C.I.D. No. 1 F

GIRASOL SUBD.

GIRASOL DR.

FLORES DR.

BETO DR.

LIZ DR.

KIM MARIE AVE.

OAKWOOD

KRISTI

SALINAS DR.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

A B C D E F

W. GRIFFIN PARKWAY (F.M. 495)

SOUTHERN OAKS

1 2 3 4 5 16 7 8 9 10 11 12 13 14 15

23 22 21 20 19

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LOT 1
7-DAY
ADVENTISTS
CHURCH

VALERIE MICHAEL
& BO SUB.

24-1

14 15 16 17 18 19 20 21 22

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ORTIZ
LOT 1

OREGON
SUBD.
LOT A
LOT B

W. 22ND. 1/2

31 30 29 28 27 26 25

32 33 34 35 36 37 38

W. 22ND.
LAS MISION

47 46 45 44 43 42 41

48 49 50 51 52 53 54

W. 21ST.

63 62 61 60 59 58 57

64 65 66 67 68 69 70

W. 20TH. S

S. DR.

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66

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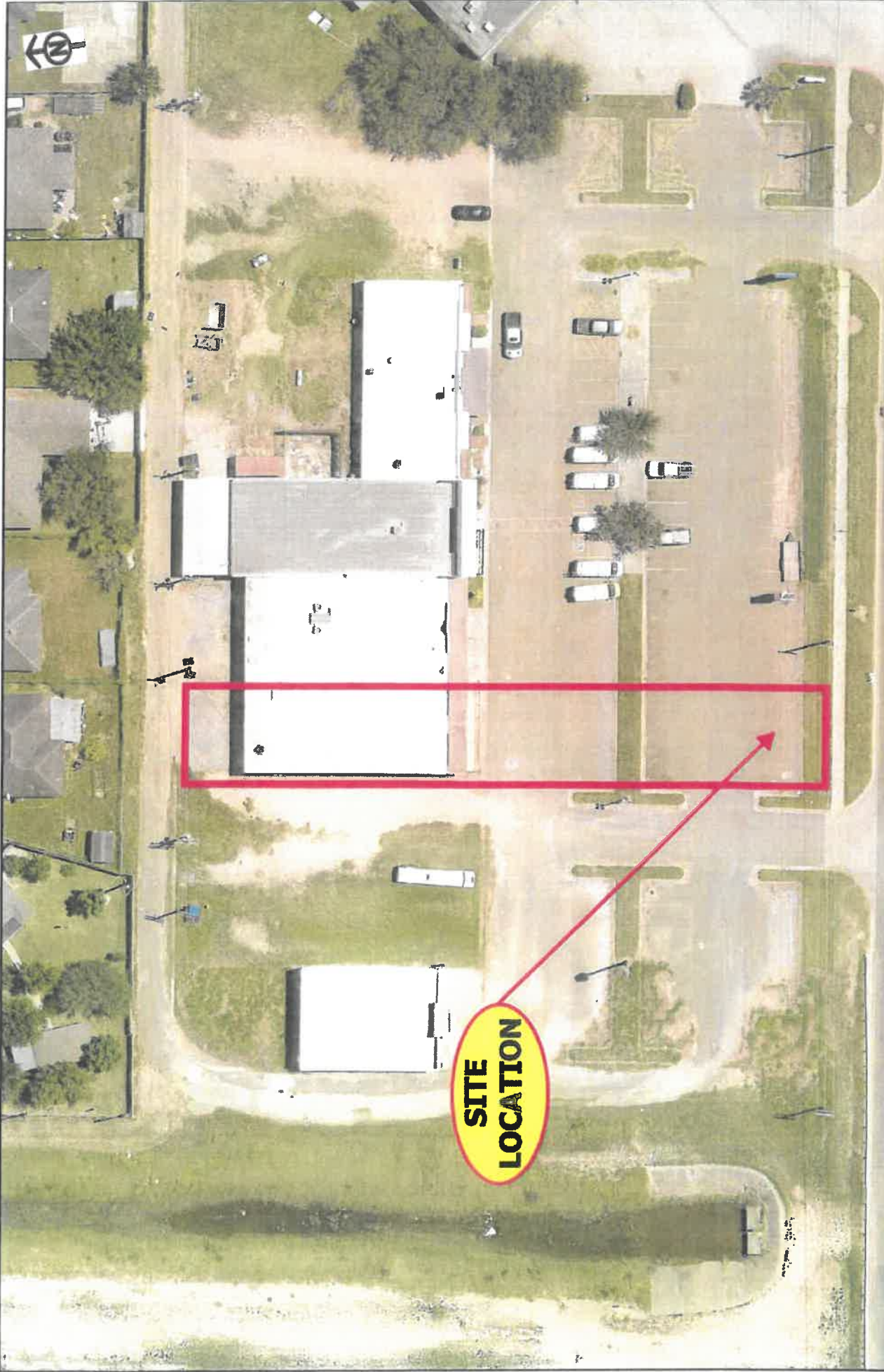
CITY OF MISSION

HIDALGO COUNTY, TEXAS

1201 E. 8th. Street
MISSION, TX 78572

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

No.



GRIFFIN PKWY (F.M. 495)

Texas: Parks & Wildlife, Ben, KIERE, Gannett, GeoTechnologies, Inc., USGS, EPA, USDA

Please see attached

Address : 1900 w griffin parkway lot 2, Mission, TX 78572

Number of employees : 2 Including unit operator

Name of unit: Tacos El Comalito

(We haven't gotten the unit wrapped yet, pending approved artwork)

Hours of operation:

5-11pm Monday -Sunday

Owner of the property is going to be handing me his paperwork approving us parking on his property on Monday. Restroom letter will also be given to us on Monday

And the menu will be antojitos

-Mexican inspired cuisine

-Tacos

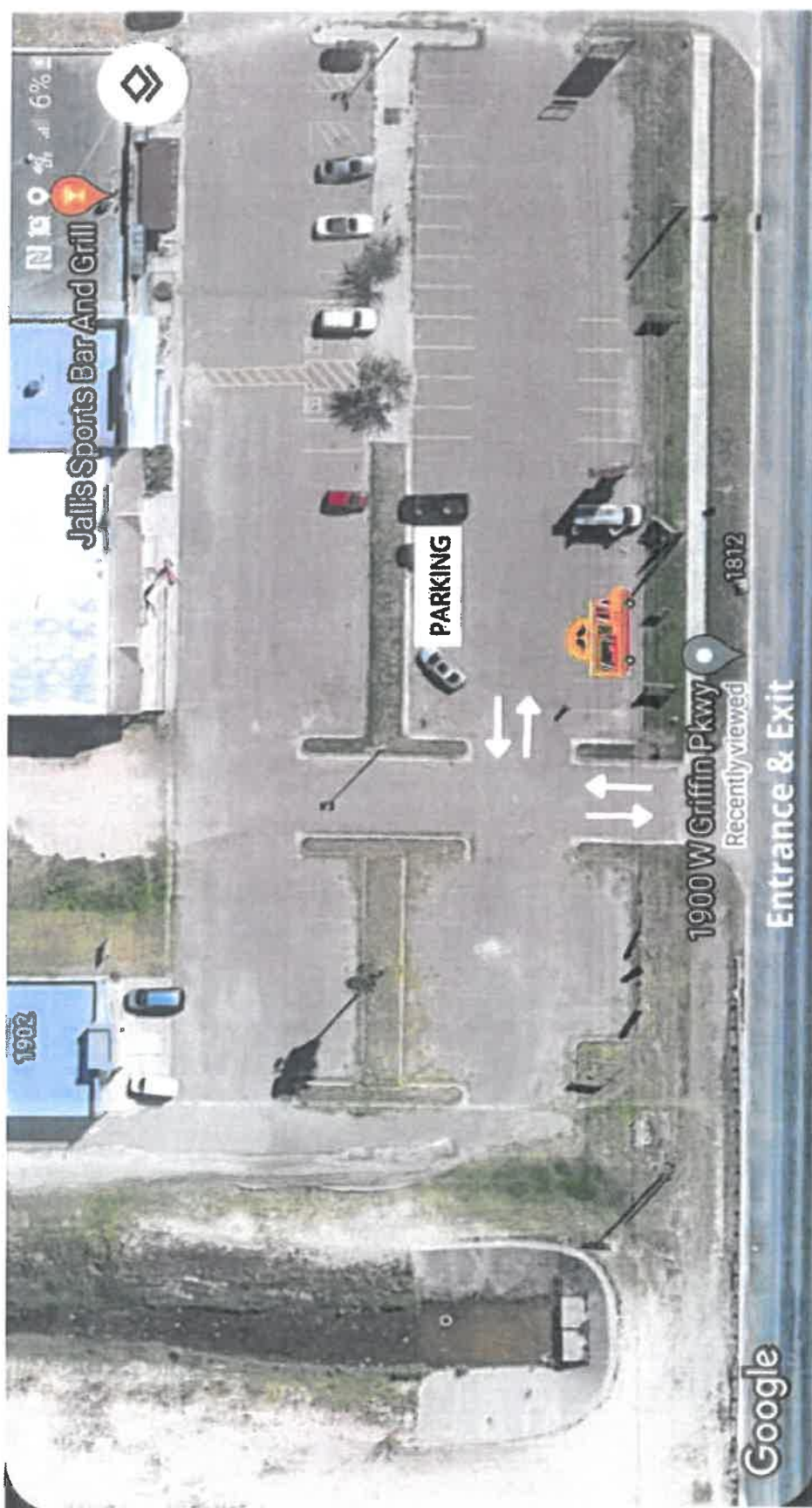
-Tostadas

-Burritos

Let me know if you need anything else

Thank you

Jerry Leal





I4049-01-000-0001-00 (582863)
GARCIA FAUSTINO
1801 W PALMA VISTA DR
PALMVIEW TX 78572

I4049-01-000-0002-00 (582864)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78574

I4049-01-000-0003-00 (582865)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78572

I4049-01-000-0004-00 (582866)
VALLE MARIA
1915 FAIR OAKS DR
MISSION, TX 78574

I4049-01-000-0005-00 (582867)
VALLE MARIA
1915 FAIR OAKS DR
MISSION TX 78574

I4049-01-000-0006-00 (582868)
OK CORRAL ENTERPRISES LLC
1812 W GRIFFIN PKWY
MISSION TX 78572

I4049-01-000-0007-00 (582869)
RAMIREZ GUILLERMO & LETICIA
3421 N MOOREFIELD RD
MISSION TX 78574

I4049-01-000-0008-00 (582870)
RAMIREZ GUILLERMO & LETICIA
3421 N MOOREFIELD RD
MISSION TX 78574

I4049-01-000-0009-00 (582871)
CASTILLO AURORA & JESUS D
1710 BARNES ST
MISSION TX 78572

I4049-01-000-0010-00 (582872)
CASTILLO AURORA & JESUS D
1710 BARNES ST
MISSION TX 78572

L5660-00-000-0004-00 (592226)
GARZA HECTOR & SANDRA
1807 LIZ DR
MISSION TX 78574

L5660-00-000-0005-00 (592227)
VAUGHN BLANCA B
1809 LIZ DR
MISSION TX 78574

L5660-00-000-0006-00 (592228)
ESPINOZA NIDIA E
1811 LIZ DR
MISSION TX 78574

L5660-00-000-0007-00 (592229)
AP PROPERTIES LP
11916 N BRYAN ROAD
MISSION TX 78573

L5660-00-000-0008-00 (592230)
ZAMORA RUBEN & JUANITA TAYLOR
1815 LIZ DR
MISSION TX 78574

L5660-00-000-0009-00 (592231)
TREVINO MYRNA E
1817 LIZ DR
MISSION TX 78574

L5660-00-000-0010-00 (592232)
YBARRA MARCELINO & MARIBEL
2301 TULIPAN AVE
MISSION TX 78574

L5660-00-000-0011-00 (592233)
GONZALEZ BELINDA
2303 TULIPAN AVE
MISSION TX 78574

L5660-00-000-0048-00 (592270)
DODD DEANA DENISE
1812 LIZ DR
MISSION TX 78574

L5660-00-000-0049-00 (592271)
NAVA REYNALDO M RAMIREZ & MARIA I
1810 LIZ DR
MISSION TX 78574

L5660-00-000-0050-00 (592272)
RODRIGUEZ MARTHA M
1808 LIZ DR
MISSION TX 78574

S4846-01-000-0001-00 (582909)
MARTINEZ EDUARDO & DAISY A VELA
509 S RESPLANDOR ST
MISSION TX 78572

S4846-01-000-0005-00 (582913)
MARTINEZ EDUARDO
509 S RESPLANDOR
MISSION TX 78572

S4846-01-000-0006-00 (582914)
ALANIZ ROBERT
2413 LAKEHURST DR
AUSTIN TX 78744

S4846-01-000-0007-00 (582915)
DUQUE CESAR TREVINO
839 RICARDO AVE
MISSION TX 78574

S4846-01-000-0008-00 (582916)
T FREIGHT LLC
1901 W GRIFFIN PKWY
MISSION TX 78572

S4846-01-000-0009-00 (582917)
MARTINEZ EDUARDO
509 S RESPLANDOR ST
MISSION TX 78572

S4846-01-000-0012-00 (582920)
RIO CREATIVE
727 W PALMA VISTA DR STE A
MISSION TX 78572-2124