

ITEM# 1.4

CONDITIONAL USE PERMIT: To Place a Mobile Food Truck –
Las Vegas Antojitos
1705 W. Griffin Parkway
Lot 2, Barrera Estates & Lot 74,
Las Misiones Subdivision
C-3
Baldomero Sepulveda

REVIEW DATA

SITE: The subject site is located at the SW corner of Kirk Ave. and W. Griffin Parkway (FM 495)–see **vicinity map**. The subject site currently has an existing drive-thru convenience store and would like to place a Mobile Food Truck to offer Mexican inspired candies, snacks, air fried wings, burgers and hot dogs. The building measures 40' x 45' for a total of 1,800. Access to the site is provided off of Griffin Parkway through an existing 16' asphalt driveway and existing through a 15' driveway along Kirk Ave.

- **Days / Hours of operation:** Monday – Saturday from 11:00 a.m. to 12:00 a.m.
- **Staff:** The store owner and 1 employee will man this operation.
- **Parking:** Based on the size of the building, there will be a total of 8 parking spaces required for the drive-thru convenience store and 3 parking spaces that will be required for the mobile food trailer for a total of 11 parking spaces. It is noted that there is a 10' driveway along the east side of the building for exiting purposes. Directional signage will need to be installed in the entrance and exit of the property. As well as a speed hump along the driveway on the east side of the building.
- **Landscaping:** 1-3" caliper tree will be required along the frontage of the property. Lighting will be required.

REVIEW COMMENTS: The parking lot will need to be resurface and restripe in order to meet code, install the speed hump along the east driveway. Landscaping and lighting will need to be installed.

RECOMMENDATION: If applicant is receptive to comply with all the requirements, 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.



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

DATE:04-07-22



**SITE
LOCATION**

W. GRIFFIN PARKWAY 495

KIRK AVE

KIRK AVE



Vegas drive

Thru



Enter

W GRIFFIN PKWY

New name of the unit will be :

LAS VEGAS ANTIJITOS

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

Owner of the property is going to be the operator for the food truck.

(His name will be on the permit for the food truck)

And the menu will be antojitos

-Mexican inspired candies

-Snacks

-Candies

-AIRFRIED wings

Let me know if you need anything else

Thank you

Jerry Leal







Apr 7, 2022 10:37:48 AM



Apr 7, 2022 10:34:42 AM

L3340-00-000-000A-00 (582244)
TREVINO ANGEL MARIO
2510 SANDSTONE DR
MISSION TX 78574

L3340-00-000-0020-00 (582291)
RODRIGUEZ VELEN AGUILAR
PO BOX 517
MISSION TX 78573

L3340-00-000-0022-00 (582293)
ARISTA PEGGY & RAMONA ZUNIGA
1105 FINCHER ST
MISSION TX 78572

L3340-00-000-0023-00 (582294)
IBARRA RAQUEL
1700 W 22ND 1/2 ST
MISSION TX 78572

L3340-00-000-0072-00 (582256)
GARCIA CRISTOBAL A JR & CHRISTIAN
1705 W GRIFFIN PKWY
MISSION TX 78572

L3340-00-000-0073-00 (582257)
GARCIA CRISTOBAL A JR & CHRISTIAN
1705 W GRIFFIN PKWY
MISSION TX 78572

L3340-00-000-0074-00 (582258)
GARCIA CRISTOBAL A JR & CHRISTIAN
1705 W GRIFFIN PKWY
MISSION TX 78572

L3340-00-000-0075-00 (582262)
LOPEZ LYNA
1904 JIM SCHRODER DR
MISSION TX 78573

L5470-00-000-0003-00 (221292)
TREVINO ANGEL MARIO
2510 SANDSTONE DR
MISSION TX 78574

O0900-02-004-0021-00 (250450)
DASC INVESTMENTS LLC
2130 W MILE 11 N
WESLACO TX 78599

O0900-02-004-0022-00 (250451)
ELGINZ INVESTMENTS LLC
2709 NASSAU ST
EDINBURG TX 78541

O0900-02-006-0022-00 (250496)
LORD & GONZALEZ LP
5801 N GUMWOOD AVE
PHARR TX 78577

O0900-02-006-0023-00 (250497)
LEAL JULIO CESAR GALVAN
1706 W GRIFFIN PKWY
MISSION TX 78572

O0900-02-006-0024-00 (250498)
DE LA GARZA IMELDA
1910 SPRINGROCK LN
HOUSTON TX 77080

O0900-02-006-0025-00 (250499)
SILVA CARLOS HINOJOSA
MELVA HINOJOSA
1702 W GRIFFIN PKWY
MISSION TX 78572

T5900-02-024-0001-14 (305840)
GONZALEZ ALBERTO G ETAL
1709 W GRIFFIN PKWY
MISSION TX 78572

T5900-02-024-0001-15 (305841)
GONZALEZ ALBERTO
1709 W GRIFFIN PKWY
MISSION TX 78572

B3335-00-000-0002-00 (638105)
LOPEZ LEONEL J & OLGA G
PO BOX 3318
MISSION TX 78573

B1843-00-000-0001-00 (20827897)
GARCIA LYDIA
1705 W GRIFFIN PKWY
MISSION TX 78572

B1843-00-000-0002-00 (20827900)
GARCIA LYDIA
1705 W GRIFFIN PKWY
MISSION TX 78572