



MEETING DATE: March 18, 2026

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

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit for a Mobile Food Unit – Café Allegro, in a (C-3) General Business District, being Lot 2, Walters Subdivision, located at 200 E. Griffin Parkway, Applicant: Jonathan Morales - Cervantes

NATURE OF REQUEST:

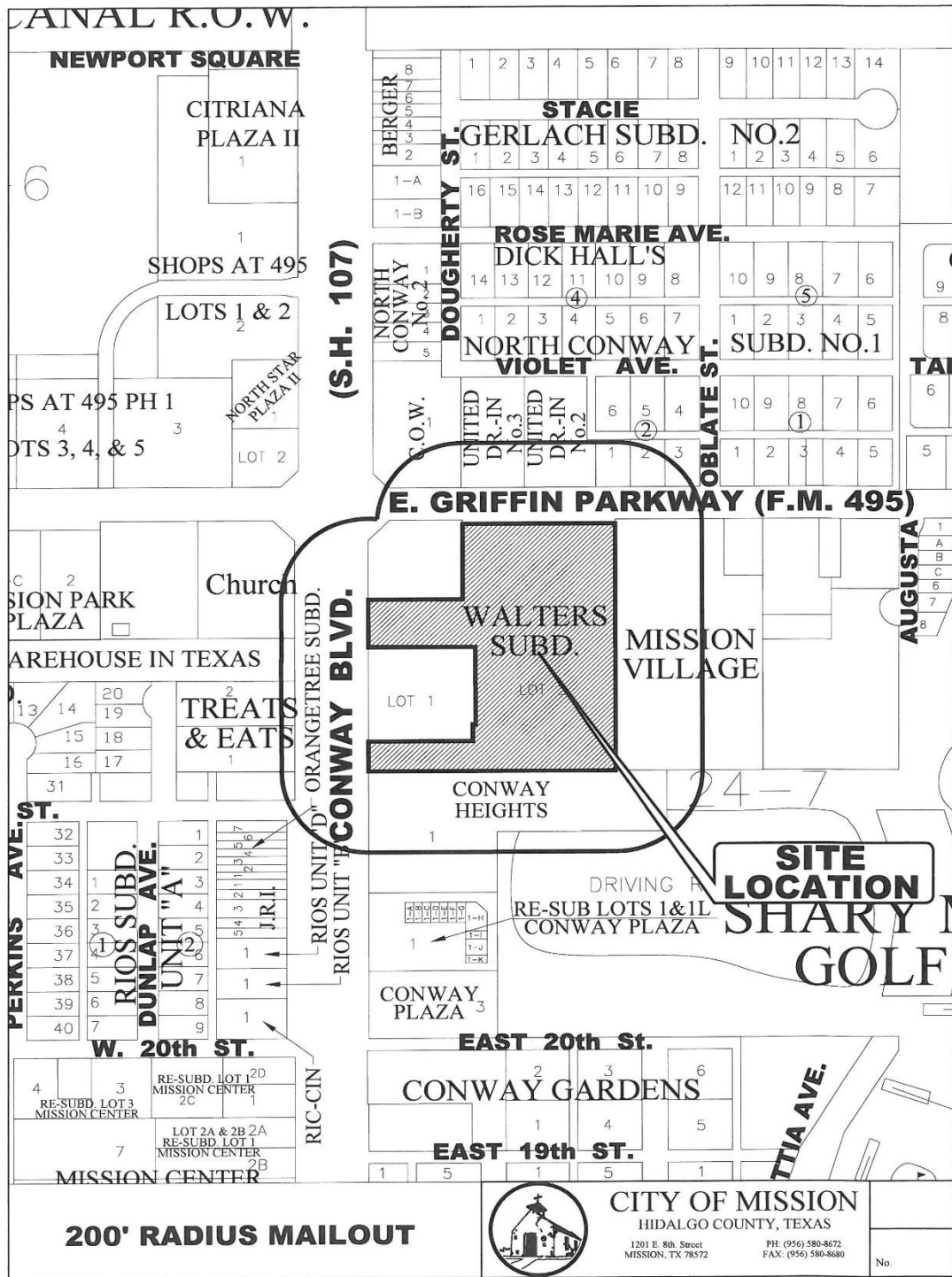
Project Timeline:

- February 23, 2026 – Application for Conditional Use Permit (“CUP”) submitted to the City for processing.
- March 3, 2026 – In accordance with State and local law, notice of required public hearings was mailed to all property owners within 200 feet of the subject tract, and notice of public hearings was published in the Progress Times.
- March 18, 2026 – Public hearing and consideration of a Conditional Use Permit by the Planning and Zoning Commission.
- April 14, 2026 – Public hearing and consideration of a Conditional Use Permit by the City Council.

Summary:

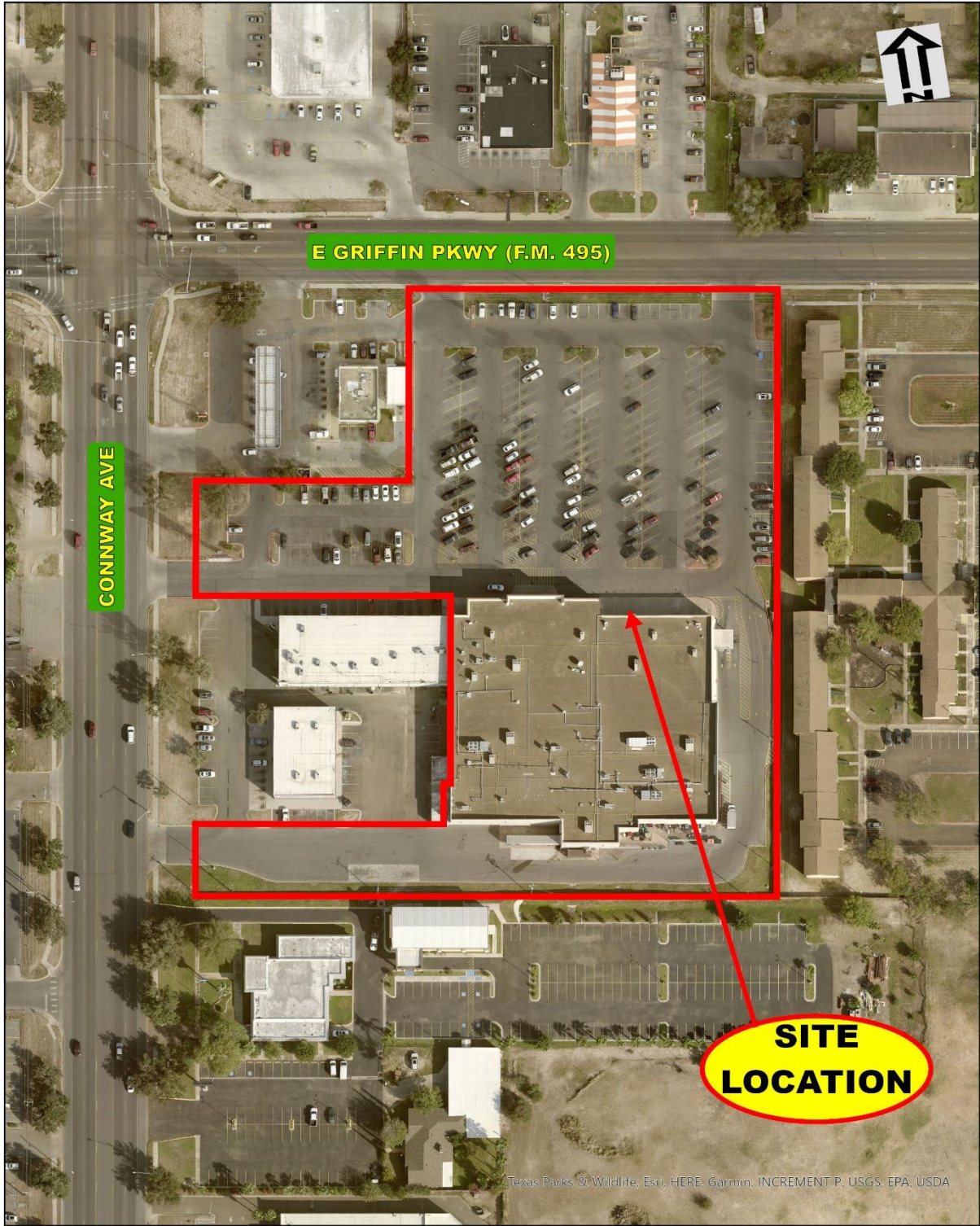
- The subject site is located at 200 E. Griffin Parkway.
- Per Code of Ordinance, Mobile Food Units require the approval of a Conditional Use Permit by the City Council.
- The applicant is leasing an area within the HEB to place Café Allegro Mobile Food Unit. He offers a variety of coffees and pastries. This operation is only for pick-up and go.
- The applicant did not consult with the planning staff before signing the lease agreement
- Site access includes (3) access points: two 36-foot-wide access driveways off of Griffin Parkway and one 36-foot-wide access driveway off of Conway Avenue.
- The proposed days and hours of operation are Monday–Saturday from 7:00 am to 5:00 pm, closed on Sundays
- Staff: 2 employees
- Parking: HEB has a total of 251 parking spaces available that will be shared amongst several businesses.
- The last conditional use permit approved for this mobile food unit was at a different location and was approved for a period of two years.
- The application for this conditional use permit was submitted after the April 28, 2025, ordinance amendment, placing limitations for new mobile food units to be located with a one-mile minimum distance separation from existing mobile food units.
- The proposed location is 1,276 feet from the existing mobile food unit located at 1931 N Conway.

VICINITY MAP



No.

ARIEL MAP

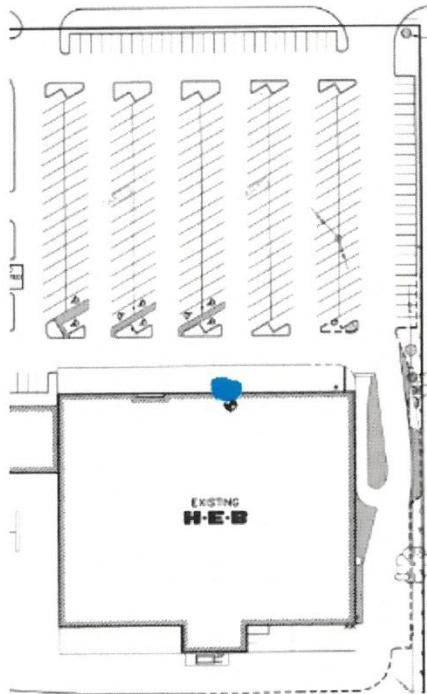


SITE PLAN

IB18-9F87-4C7D50A49239

EXHIBIT A Property and Location

WAY (F.M. 495)

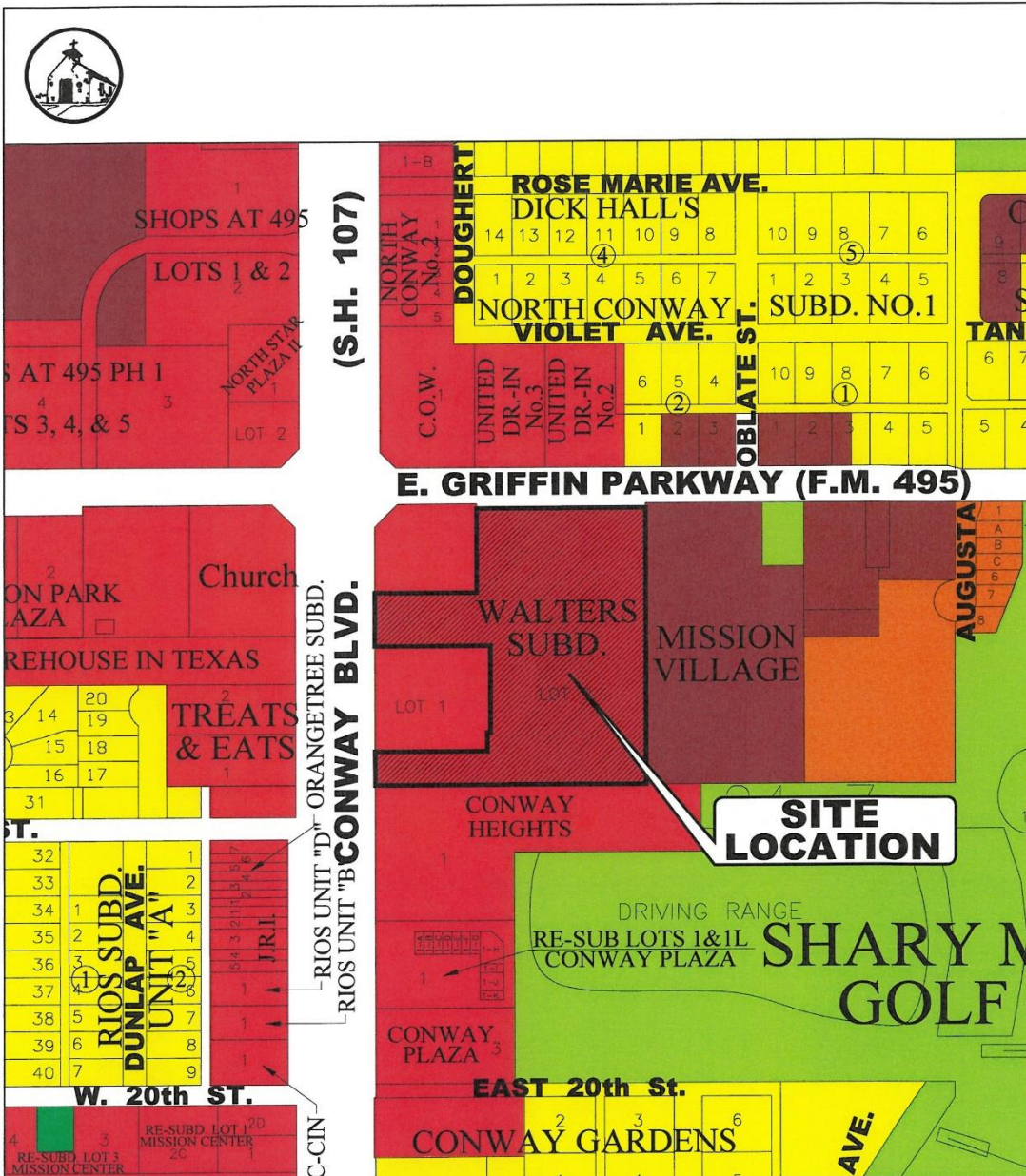


Licensee Location to be designated by Store Management.

ATTACHMENTS



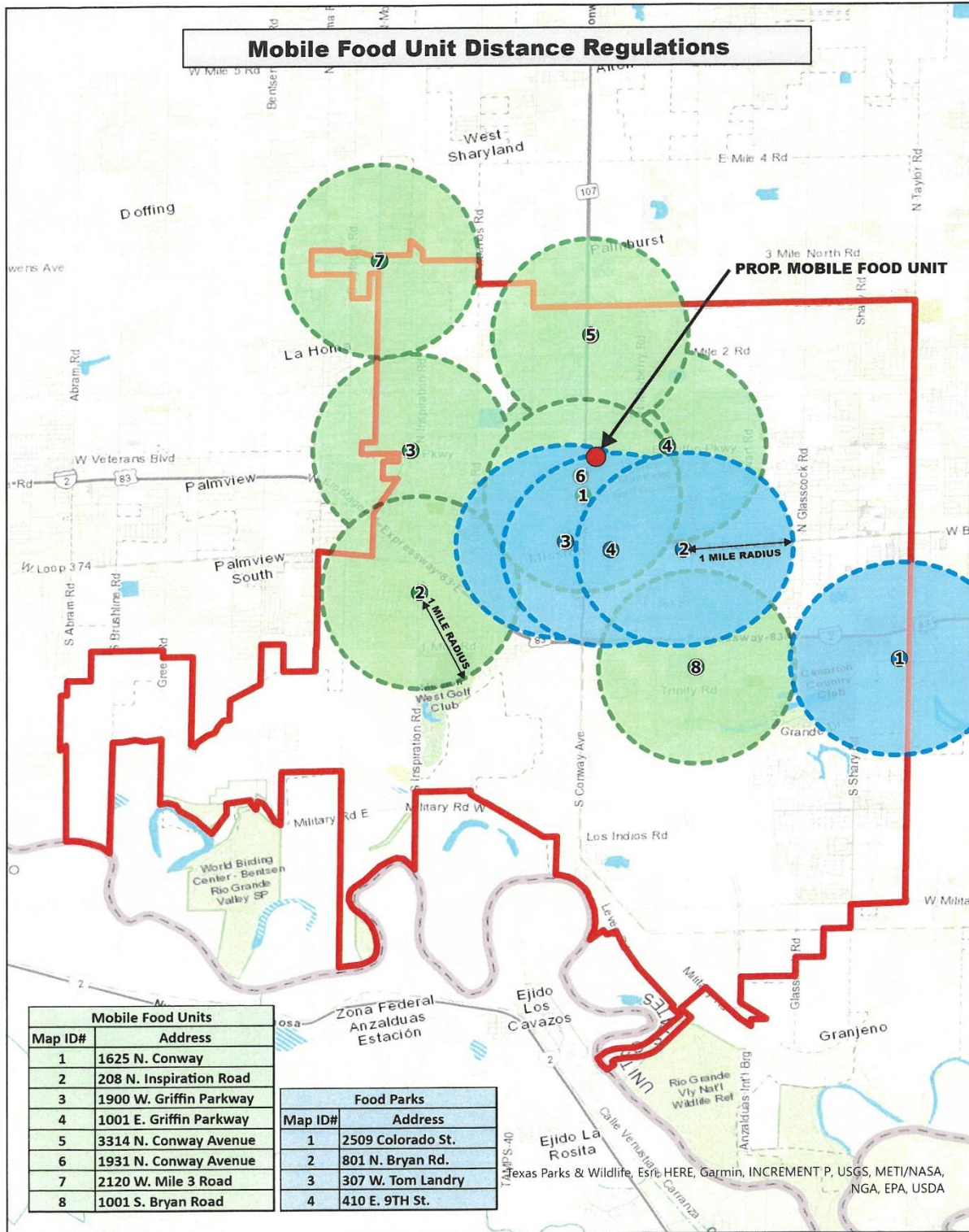
ZONING MAP



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 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 |

ATTACHMENTS



Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA

Menu



flat white
cappuccino
double espresso
cortado
americano

latte
mocha
matcha
hot chocolate

iced matcha
iced mocha
iced latte

housemade syrups

vanilla bean cinnamon honey dulce de leche

MAILOUT LIST

| PROP_ID | name | addrDelive | addrCity | addrState | addrZip |
|---------|-------------------------------|--------------------------|----------------------|-----------|------------|
| 840505 | AIN 2013 TX MISSION LLC | 1401 BROAD ST | CLIFTON | NJ | 07013-4236 |
| 686613 | FLORES ROBERTO III | 2517 COVINA AVE | MCALLEN | TX | 78503-7507 |
| 247226 | MOLINA ELVIRA | 303 E GRIFFIN PKWY | MISSION | TX | 78572-2913 |
| 247227 | CENTRAL AUTO SALES LLC | 1617 PEBBLE DR | MISSION | TX | 78574-3521 |
| 580361 | R & L LOZANO LEASING LTD | 208 N CAGE BLVD | PHARR | TX | 78577-3906 |
| 580362 | BRADEN & TREYTON HOLDINGS LTD | 605 W JAVELINA DR | PHARR | TX | 78577-9470 |
| 658376 | STORE-MORE MISSION | 6646 IRON HORSE BLVD | NORTH RICHLAND HILLS | TX | 76180-6037 |
| 316920 | CONWAY AVENUE BAPTIST CHURCH | 2215 N CONWAY AVE | MISSION | TX | 78572-2969 |
| 240906 | MISSION VILLAGE LTD | 6800 PARK TEN BLVD | SAN ANTONIO | TX | 78213-4235 |
| 620125 | H E BUTT GROCERY COMPANY | PO BOX 839999 | SAN ANTONIO | TX | 78283-3999 |
| 564154 | H E BUTT GROCERY COMPANY | PO BOX 839999 | SAN ANTONIO | TX | 78283-3999 |
| 650767 | UNITED DRIVE INN NO 1 | 2101 DIAZ AVE | MCALLEN | TX | 78503-5624 |
| 598722 | MISSION TOWN CENTER LTD | 2290 W PIKE BLVD STE 100 | WESLACO | TX | 78596-4967 |
| 316922 | CITY OF MISSION | 1201 E 8TH ST | MISSION | TX | 78572-5812 |
| 153943 | SANBRO INVESTMENTS LP | 2200 N CONWAY AVE | MISSION | TX | 78572-2968 |
| 1067324 | VIRGIL WILSON MORTUARY | 2200 N CONWAY AVE | MISSION | TX | 78572-2968 |
| 598721 | MISSION TOWN CENTER LTD | 2290 W PIKE BLVD STE 100 | WESLACO | TX | 78596-4967 |
| 289493 | R & L LOZANO LEASING LTD | 208 N CAGE BLVD | PHARR | TX | 78577-3906 |
| 603896 | R & L LOZANO LEASING LTD | 208 N CAGE BLVD | PHARR | TX | 78577-3906 |
| 316916 | HIDALGO CO R/O/W DEPT | 902 N DOOLITTLE RD | EDINBURG | TX | 78542-7470 |