

ITEM# 1.4

CONDITIONAL USE PERMIT: Mobile Food Truck- Empanadas El Argentino
2509 Colorado Street, Ste. 204
Lot 1, Block 2, Santa Lucia Development
C-3
Ana Serna De Lara

REVIEW DATA

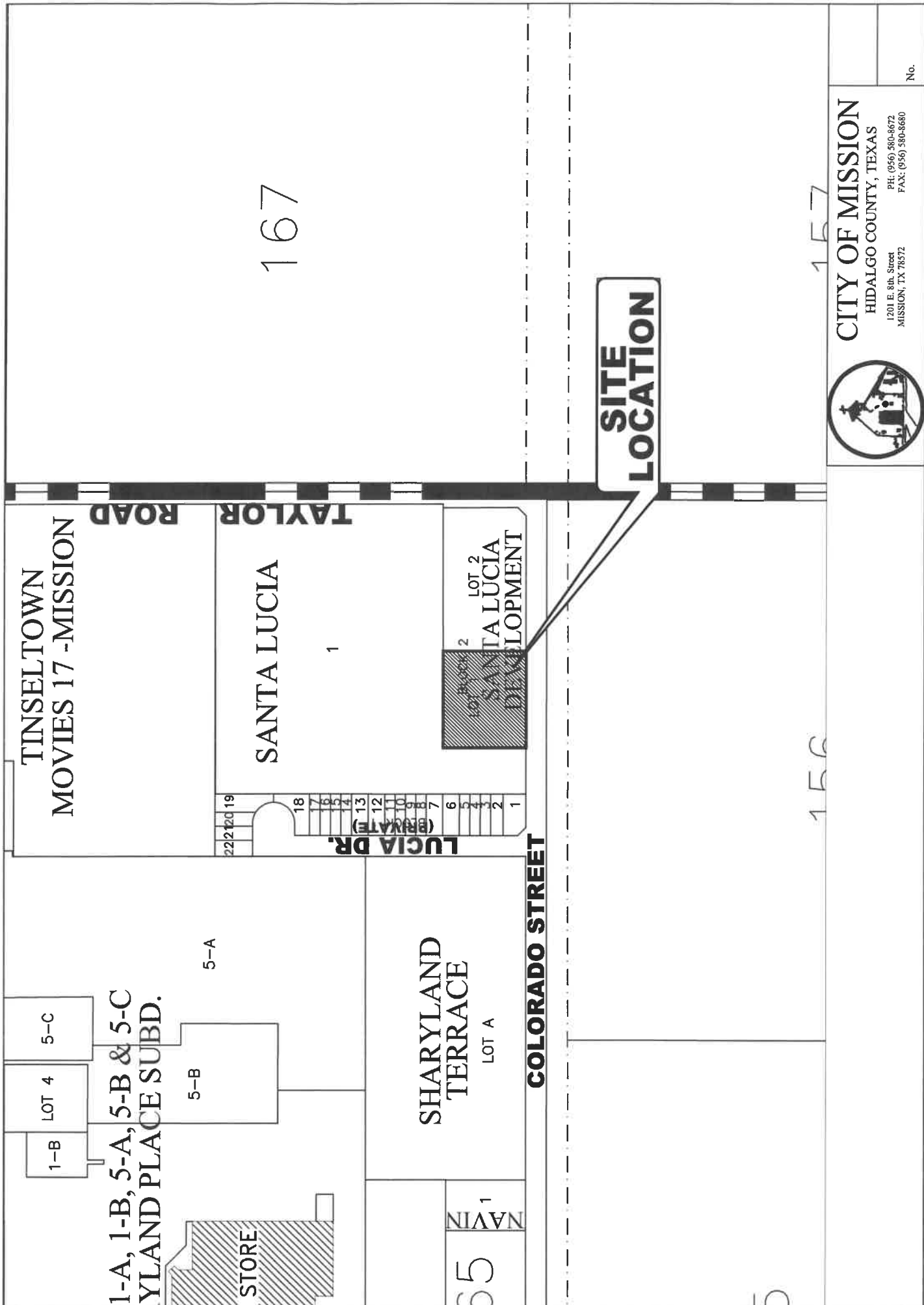
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – **see vicinity map**. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place her mobile food truck to offer a variety of Empanadas. Access to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

- **Days & Hours of Operation:** Monday – Saturday from 5:30 pm to 10:30 pm
- **Employees:** 3-4
- **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.) and
- 3) Must acquire a business license prior to occupancy.



CITY OF MISSION
 HIDALGO COUNTY, TEXAS
 1201 E. 8th. Street
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 380-8660

No.

157

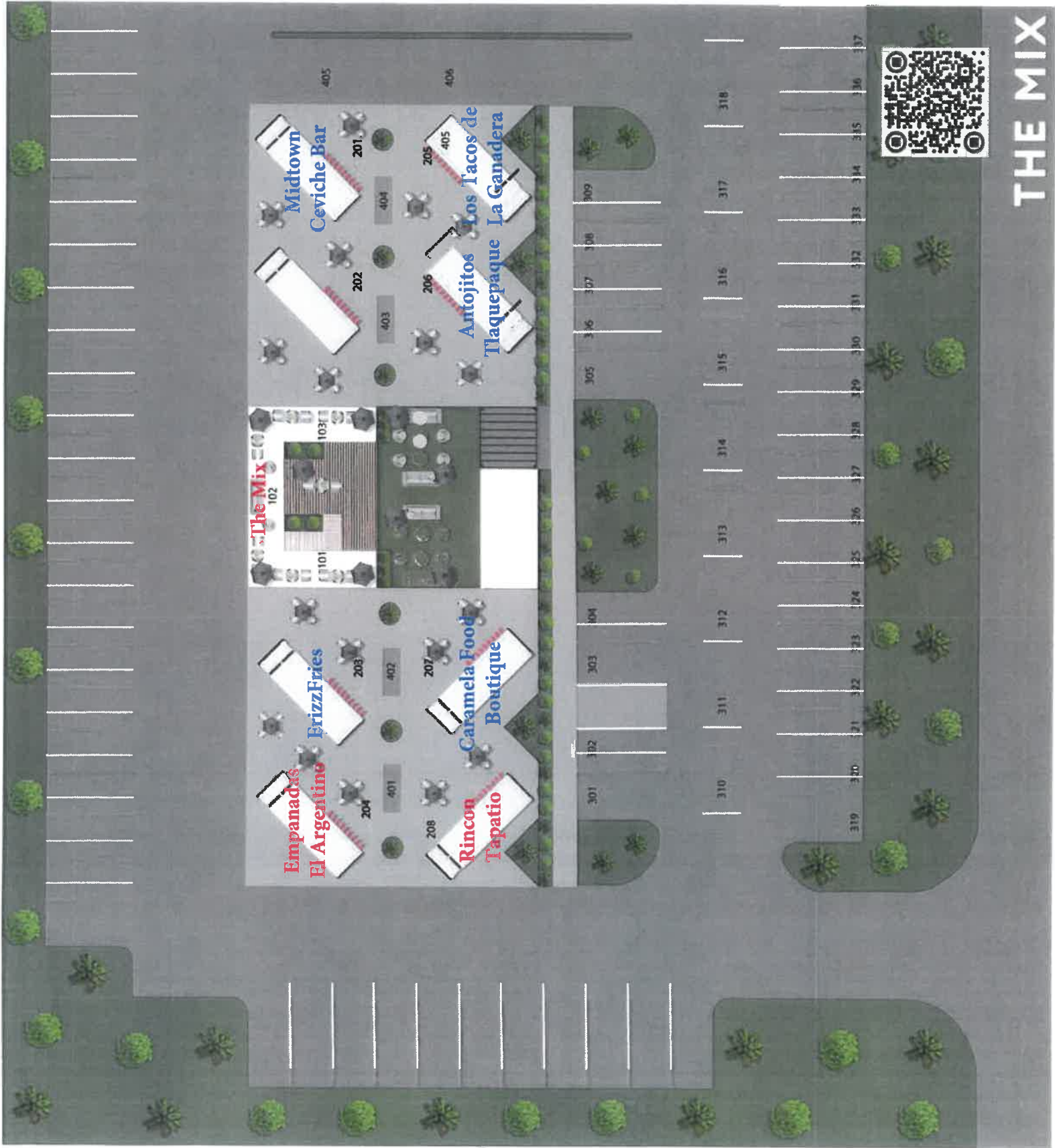
156



TAYLOR RD.

SITE LOCATION

COLORADO STREET



THE MIX

EMPANADAS EL ARGENTINO

*Sabor
Autentico!*

EMPANADAS

TRADITIONAL- TRADICIONAL

Ground beef, onion, green olive, boiled egg, spices

CHICKEN - POLLO

Chicken breast, black olives, red & yellow bell pepper, green onions, spices

TUCUMANA

Cubed beef, green onion, boiled egg, spices

SALTENA

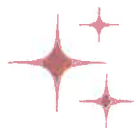
Cubed beef, potatoes, green onion, egg, spices

SPINACH - ESPINACA

Spinach, mozzarella & cream cheese, egg, spices

HAM & CHEESE - JAMÓN Y QUESO

Ham, mozzarella cheese



KIDS

HOT DOG

PEPPERONI PIZZA SLICE

KIDS SIDE OPTIONS

Pringles or Mandarin Oranges Cup

CHORIPAN SANDWICH

Grilled Argentine sausage on french bread, mayo, chimichurri, and side of fresh-cut french fries or salad

SIDES

SALAD - spring mix, tomatoes, olive oil

FRENCH FRIES - fresh-cut

ALFAJORES

CORNSTARCH ALFAJOR

Two cornstarch cookies filled with dulce de leche and decorated with shredded coconut. No hydrogenated oil



WHITE CHOCOLATE ALFAJOR

Two cookies filled with dulce de leche covered with white chocolate. Without hydrogenated oil.



DARK CHOCOLATE ALFAJOR

Two cookies filled with dulce de leche covered with semi bitter chocolate. Without hydrogenated oil.



SPICY or NON-SPICY

CHIMICHURRI SAUCE

Herbs, Spices, and Olive Oil

CRIOLLA SAUCE

Purple Onion, Red & Green bell pepper, tomato, Vinegar, Olive oil, spices

Can Soda

Coke, Sprite, Coke Zero, Dr. Pepper

Bottle Soda

Coke, Sprite, Coke Zero, Dr. Pepper

Mexican Bottle Sodas

Joya: Manzana, Fresa, Ponche, Fresca Toronja, Coca

Fiji Water

Apple & Eve Juice Box

Apple, Very Berry, Fruit Punch



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 ASSOCIATIC
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