

### **ITEM# 1.3**

**CONDITIONAL USE PERMIT:** Mobile Food Truck- Rincon Tapatio  
2509 Colorado Street, Ste. 208  
Lot 1, Block 2, Santa Lucia Development  
C-3  
Rincon Tapatio, LLC  
c/o Crystal A. Zavala

### **REVIEW DATA**

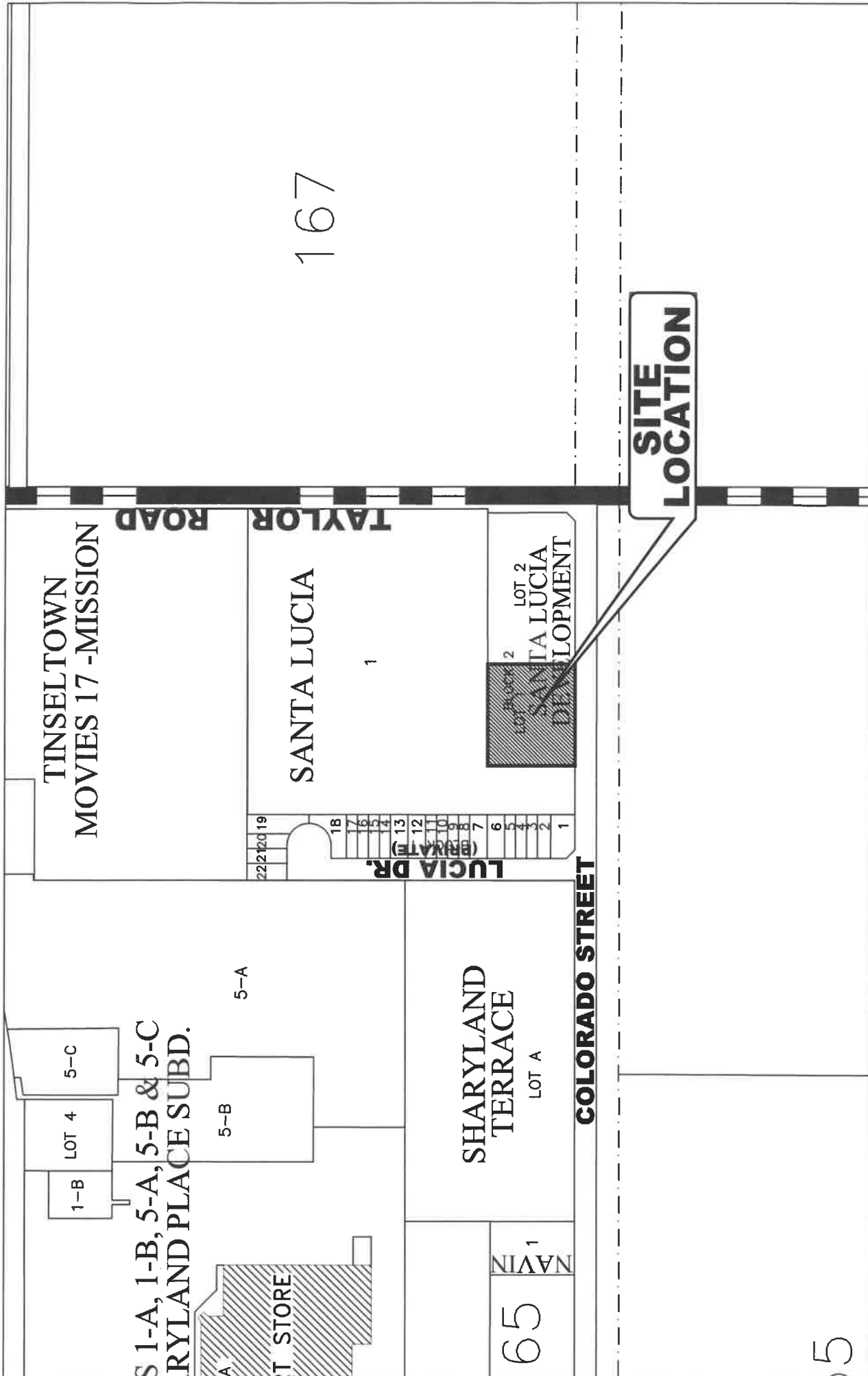
The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street – **see vicinity map**. The applicant is leasing a space on the recently approved Mobile Food Park and would like to place her mobile food truck to offer a variety of tortas, tostadas, hamburgers,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

- **Days & Hours of Operation:** Monday – Sunday from 8:00 am to 12:00 am
- **Employees:** 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.



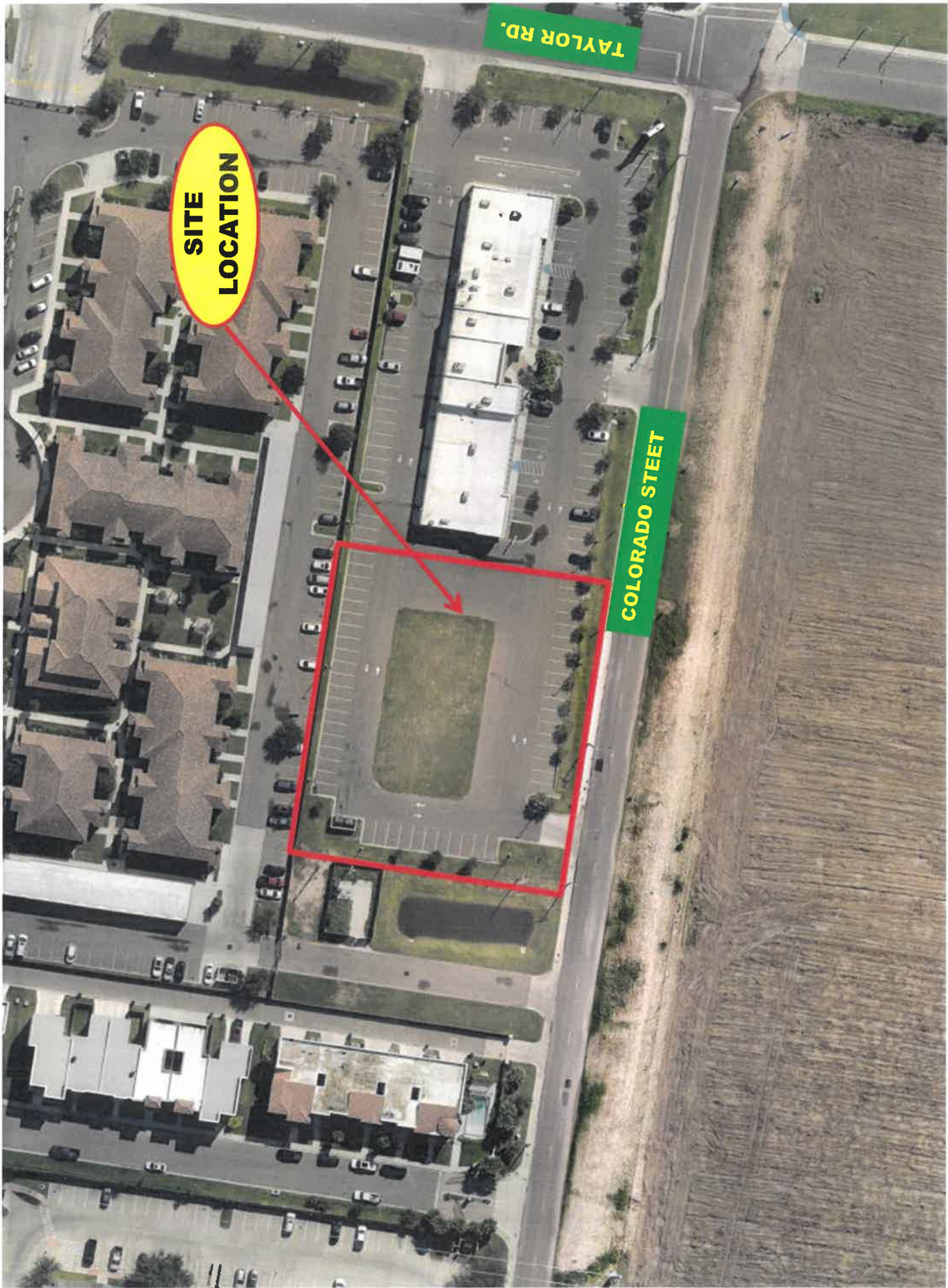
**CITY OF MISSION**  
 HIDALGO COUNTY, TEXAS  
 1201 E. 8th. Street  
 MISSION, TX 78572  
 PH: (956) 580-8672  
 FAX: (956) 580-8680

No.

TAYLOR RD.

**SITE  
LOCATION**

COLORADO STEET





THE MIX

Empanadas  
El Argentino

BrizzFries

Caramela Food  
Boutique

Rincon  
Tapatio



The Mix

Midtown  
Ceviche Bar

Antojitos  
Tlaquepaque  
La Canadera

Los Tacos de  
La Canadera

# RINCON TAPATIO

MON - SUN 8 AM - 12 AM

## TORTAS SENCILLAS

TORTA DE JAMON	\$9.75
TORTA DE PIERNA	\$10.99
TORTA DE MILANESA	\$10.99
TORTA DE ADOBADA	\$10.99
TORTA DE POLLO	\$10.99

## TORTAS ESPECIALES

TORTA CHILANGA	\$12.99
TORTA CUBANA	\$12.99
TORTA LOCA	\$14.99
TORTA LA CHICKEN	\$12.99
TORTA DE PANELA	\$12.99
TORTA LA PURISIMA	\$13.99
TORTA LA TEJANA	\$12.99
HAMBURG - TORTA	\$12.99

## HAMBURGUESAS

HAMBURGUESA SENCILLAS	\$9.99
HAMBURGUESA MEXICANA	\$12.99

## HOT DOGS

HOT DOG MEXICANO	\$9.99
HOT DOG SENCILLO	\$9.99

## CALDOS DE LA CASA

CALDO DE RES	\$12.75
CALDO TLAPENO	\$12.75
MENUDO	\$12.75
BARBACOA	\$12.75
BIRRIA	\$12.75

## TOSTADAS

TOSTADA DE CUERITO	\$9.99
TOSTADA DE PATATA	\$10.99
TOSTADA DE LOMO	\$10.99
TOSTADA DE POLLO	\$9.99
TOSTADA MIXTA	\$12.99

## TACOS

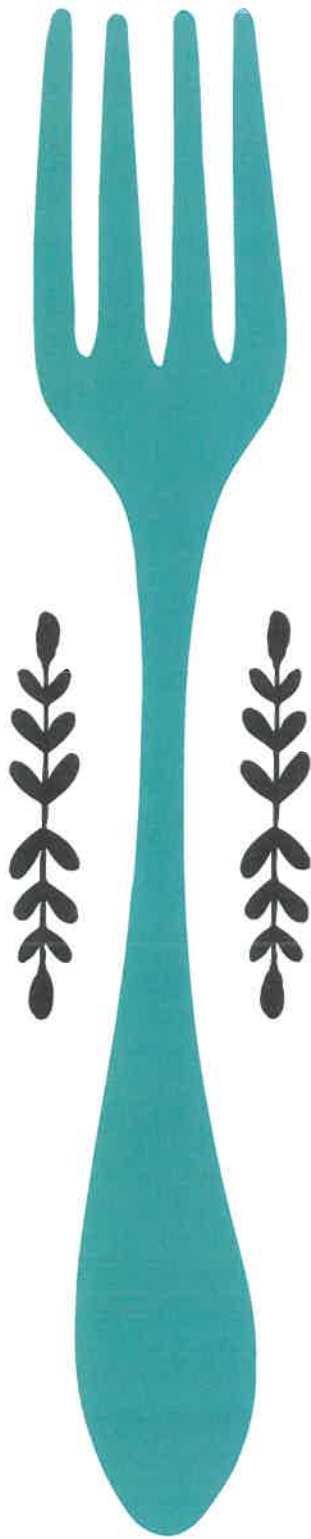
TACOS DE BIRRIA	\$12.75
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## COMPLEMENTOS

PAPAS FRITAS	
CHETOS CON QUESO	
ENSALADA DE COL	
PURE DE PAPA	
COL DULCE	

## BEBIDAS

REFRESCOA DE LATA	\$2.00
REFRESCOS MEIXANOS	\$3.50
AGUAS FRESCAS	\$4.50
BOTELLA DE AGUA	\$2.00



## **Tortas sencillas**

### ***Torta de jamon***

***Mayonesa, jamon, queso  
Americano, lechuga, tomate, cebolla,  
, aguacate***

### ***Torta de pierna***

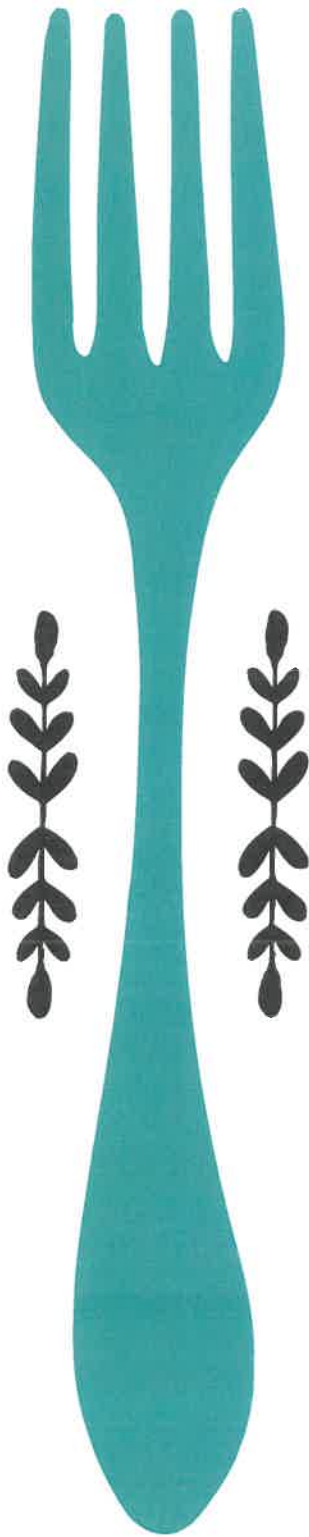
***Frijol, mayonesa, pierna de  
Puerco, lechuga, tomate, cebolla, a  
guacate***

### ***Torta de milanesa***

***Frijol, mayonesa, milanesa de  
res, lechuga, tomate, cebolla,  
aguacate***

### ***Torta de adobada***

***Frijol, mayonesa, carne de  
Puerco adobada, lechuga, tomate,  
cebolla, aguacate***



## ***Torta de pollo***

***frijol, mayonesa, pollo, lechuga,  
tomate, cebolla, aguacate***

## **tortas especiales**

### ***torta chilanga***

***frijol, mayonesa, jamon, queso  
mozzarella, chorizo, bisteck***

### ***torta cubana***

***frijol, mayonesa, queso  
mozzarella, carne adobada,  
jamon, lechuga, tomate,  
cebolla, aguacate, piña***

***torta loca frijol, mayones,  
queso Americano, milanese,  
pierna, jamon, salchicha, chorizo,  
huvo, lechuga, tomate, cebolla,  
aguacate***



### ***torta la chicken***

***milanesa de pollo, queso panela,  
mayonesa, cebolla asada, chile  
habanero, aderezo chipotle***

### ***torta de panela***

***queso panel, frijol,  
mayonesa, lechuga, tomate,  
cebolla***

### ***Torta la purisima***

***Aguacate, jamon, queso de  
Puerco, fiambre, queso panela,  
tomate, cebolla***

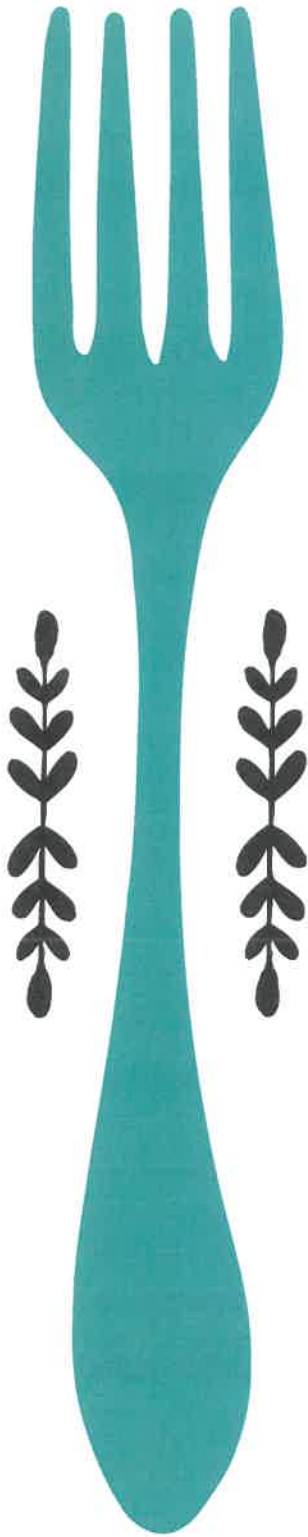
### ***Torta La tejana***

***Brisket, salsa bbq, ensalada de  
col, pepinillos, mayonesa***

### ***hamburg torta***

***frijol, mayonesa, queso  
Americano, carne de  
hamburguesa, tocino huevo,  
lechuga, tomate, cebolla,  
aguacate.***





## Hamburguesas

### *Hamburguesa sencilla*

*Carnede haburguesa, queso,  
Tomate, lechuga,cebolla*

### *Hamburguesa Mexicana*

*Carne de  
hamburguesa,queso,jamon  
Tocino,huevo,lechuga,tomate,  
Cebolla,aguacate*

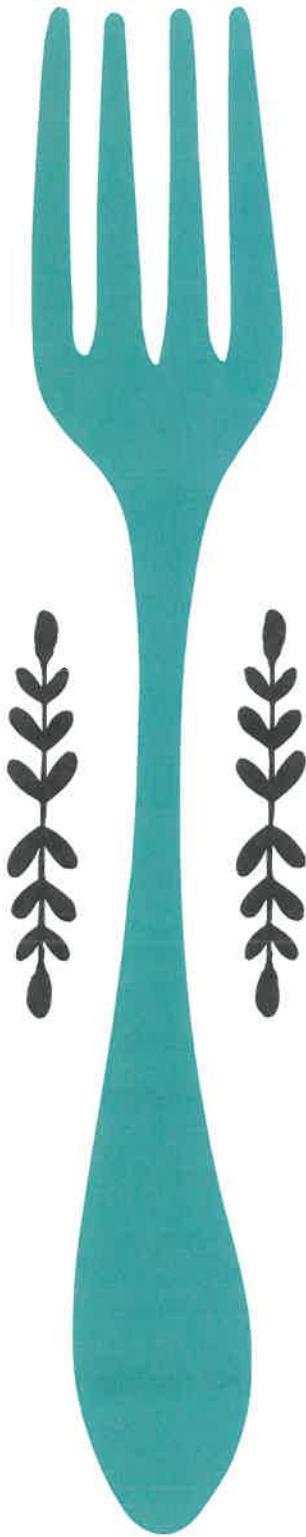
## Hot dog

### *Hot dog mexicano*

*Salchicha,tocino,tomate,  
Cebolla*

### *Hot dog semcillo*

*Salchicha,tomate,cebolla*



## Complementos

*Papas fritas*

*Pure de papa*

*Chetos con queso*

*Ensalada verde*

*Ensalada de coditos*

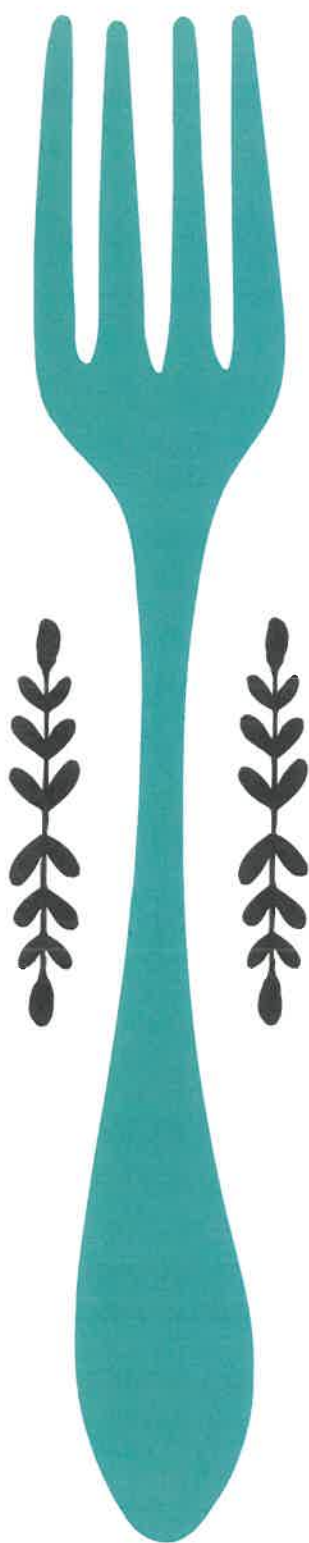
*Ensalada de col*

*Sopa del dia*

*Elote mexicano*

*Ensalada de uva*

***Todas las tortas van  
acompañadas de un  
complemento a elegir y  
salsa***



***Refrescos***

***Aguas fresca***

***Salsa verde***

***Salsa roja***

***Salsa de semilla***

## **Caldos de la casa**

***Caldo de res***

***Caldo tlapeño***

***Menudo***

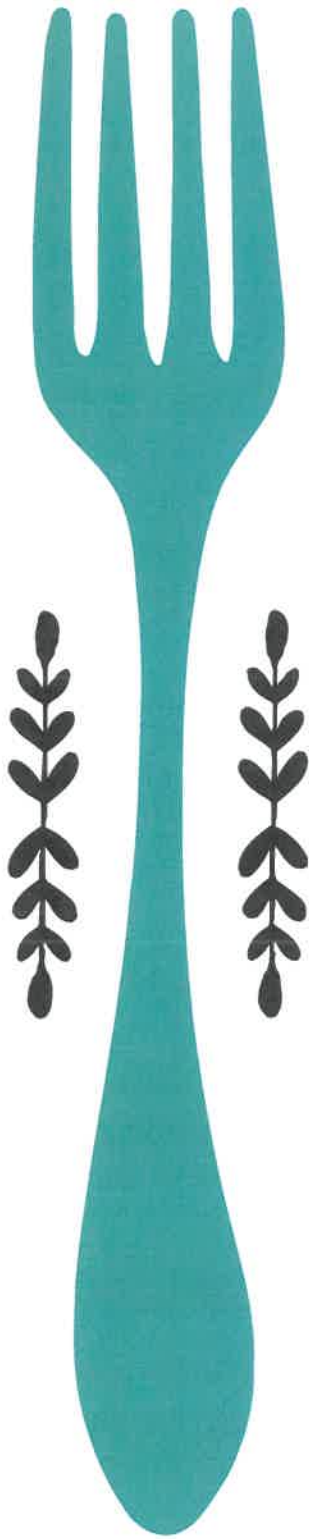
***Barbacoa***

***BIRRIA***

## **Tostadas**

***Tostada de cuerito***

***Frijol, cueritos de Puerco,  
lechuga, tomate, cebolla, salsa de  
tomate, crema , queso fresco***



### ***Tostada de pata***

***Frijol, pata de Puerco, lechuga, tomate, cebolla, salsa de tomate, crema , quesofresco***

### ***Tostada de lomo***

***Frijol, lomo de Puerco, lechuga, tomate, cebolla, salsa de tomate, crema , quesofresco***

### ***Tostada de pollo***

***Frijol, pollo, lechuga, tomate, cebolla, salsa de tomate, crema , quesofresco***

### ***Tostada mixta***

***Frijol, lomo ,cuerito, pata , lechuga, tomate, cebolla, salsa de tomate, crema , quesofresco***

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