

ITEM# 1.9

CONDITIONAL USE PERMIT: To have a Restaurant in a C-2 zone
Don Ponchitos Café #5, LLC
800 E. 1st Street
Lots 88 & 89, Mayberry Plaza UT No. 3
C-2
Jenny Hernandez

REVIEW DATA

The subject site is at the SE corner of Mayberry Road and E. 1st Street—see vicinity map. The property currently has a commercial building with a nail shop within. The applicant intends to open a Mexican Restaurant on the property. The property is currently zoned Neighborhood Commercial (C-2 zone). Section 1.42(3)(e) of the Zoning Code states that restaurants require a CUP if in a Neighborhood Commercial Zone (C-2).

- **Days/Hours of Operation:** Monday - Sunday from 7:00 a.m. to 10:00 p.m.
- **Number of Employees:** 3
- **Parking:** The restaurant will have a total of 44 seats which require 15 parking spaces (44 seats/3 = 14.6 spaces). Currently the property has a total of 17 parking spaces that are held in common with the other business. The applicant has submitted a written agreement from the adjoining businesses granting permission to utilize their parking.
- **Landscaping:** The site has minimal green space. Staff would ask for them to install additional landscaping and that once installed it be maintained and irrigated.
- Must comply with all Building, Fire, and Health Codes

REVIEW COMMENTS: P&Z has seen previous requests for restaurants in a C-2 zone without creating a negative impact to the surrounding areas. Staff mailed out 19 notices to property owners within 200' radius to get any comments in favor or against the request. Staff has not received any comments in favor or against this 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, 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.



**SITE
LOCATION**

E. 1ST ST.

MAYBERRY RD.

DON PONCHITO'S

Cafe & Restaurant

Welcome!

956-598-5213



NOW SERVING AMERICAN BREAKFAST



HEAVY BREAKFAST

1 Pork Chop w/2 eggs, potatoes, beans & tortillas	\$8.99
2 Pork Chops w/2 eggs, potatoes, beans & tortillas	\$10.99
2 Pork Chops a la mexicana w/2 eggs, potatoes, beans & tortillas	\$11.59
Bistek w/2 eggs, beans, potatoes & tortillas	\$8.99
Fajita w/2 eggs, beans, potatoes & tortillas	\$10.99
<hr/>	
Huevos Rancheros 2 Huevos c/Salsa Ranchera, Frijoles, Tocino o Jamon, Papas y Tortillas	\$5.99
2 Eggs Topped w/Salsa Ranchera, Served w/Beans, Bacon or Ham, Potatoes and Your Choice of Tortillas or Toast	
Huevos Divorciados 2 Huevos Volteados, Chilaquiles, Frijoles, Papitas y Tortillas	\$8.25
2 Eggs, Served w/Chilaquiles, Beans, Fries and Tortillas	
Huevos Motuleños 2 Eggs any style topped with chorizo sauce. Beans, potatoes & Tortillas	\$8.25
Chilaquiles Tortillas con salsa Ranchera, Queso Blanco Derretido Arriba, Frijoles, Papas y Tortillas	\$7.99
Fried Tortilla Strips w/Ranchero Salsa, Topped w/White Cheese, Served w/Potatoes, Beans and Tortillas	
OPTIONAL Cooked w/Chicken	\$8.99
Chilaquiles Especiales 1 porcion de chilaquiles, 2 huevos al gusto, papas, frijoles y tortillas	\$8.50
Chicharron c/Huevo Con Papas, Frijoles y Tortillas	\$5.99
Pork Rinds Scrambled w/Egg and Salsa Served w/Beans, Potatoes and Tortillas	
Chicharron c/Salsa Con Papas, Frijoles y Tortillas	\$5.99
Pork Rinds w/ Salsa Served w/Beans, Potatoes and Tortillas	
Tocino c/Huevo Con Papas, Frijoles y Tortillas	\$6.49
Bacon Scrambled w/Egg, Served w/Potatoes, Beans and Tortillas	
Plato Pastoral 3 entomatadas con queso, 2 huevos y frijoles 3 cheese entomatadas, 2 eggs and beans	\$8.99
Papas a la Mexicana Con Frijoles, tortillas o pan tostado	\$5.99
Potatoes a la mexicana with a side of beans, tortillas or toast	
Nopales con Huevo Con Frijoles, papas al lado y tortillas	\$5.99
Nopales and egg, side of beans, potatoes and tortillas	

Migas Locas Migas con Huevo, Chorizo y Queso Blanco derretido arriba, c/Frijoles, Papas y Tortillas	\$6.99
Tortilla Chips Scrambled w/Egg, Chorizo, Topped w/Mozarella Cheese, Served w/beans, Potatoes and Tortillas	
Machacado c/Huevo C/papas, frijoles and tortillas	\$7.50
Dried Beef Scrambled w/Eggs, Served w/Beans, Potatoes and Tortillas	
Machacado c/Huevo a la Mex Con chile, tomate y cebolla C/papas, frijoles and tortillas	\$8.50
Dried Beef Scrambled w/Eggs, peppers, tomato and onion, served w/Beans, Potatoes and Tortillas	
Chorizo c/Huevo Papas, Frijoles y Tortillas	\$5.99
Mexican Chorizo Scrambled w/Eggs, Served w/Potatoes, Beans and Tortillas	
Chorizo c/Huevo a la Mexicana Chorizo Scrambled w/Eggs, peppers, tomato and onion, served w/Beans, Potatoes and Tortillas	\$6.99
Jamon c/Huevo Papas, Frijoles y Tortillas	\$5.99
Ham Scrambled w/Eggs, Served w/Potatoes, Beans and Tortillas	
Sausage c/Huevo Papas, Frijoles y Tortillas	\$5.99
Sausage and Egg Scrambled w/Eggs, Served w/Potatoes, Beans and Tortillas	
Papas c/Huevo Frijoles y Tortillas	\$5.99
Potatoes and Egg Scrambled, Served w/Potatoes, Beans and Tortillas	
Gorditas de Almuerzo Con 2 Ingredientes	\$3.99
Gorditas de Lonche	\$4.99
Gorditas de Fajita	\$5.99
Biscuit A la Plancha	\$1.49
A Grilled Biscuit	

Extra Ingredient for plate \$0.75

CHILDREN'S MENU

Kids Be-Happy \$4.59	Kids Hot Cakes \$5.59
Ham-Egg Sandwich	W/sausage or bacon

En mesas de 6 o mas personas se cobrará 15% extra

AMERICAN BREAKFAST

Short Stack (2 Pancakes)	\$4.49
Short Stack Deluxe 2 pancakes, 2 eggs and choice of bacon, ham or sausage & potatoes	\$7.49
Biscuit w/Gravy w/sausage add.99	\$4.25
French Toast Deluxe 2 french toast, 2 eggs, choice of bacon, ham or sausage and potatoes	\$7.99
Breakfast #2 2 eggs any style, potatoes, choice of bacon, ham or sausage, toast or biscuit	\$5.99
House Special 2 eggs any style, potatoes, choice of bacon, ham or sausage, toast or biscuit & coffee	\$7.49
Senior Special 1 egg, choice of meat bacon, ham or sausage & 1 pancake, toast or biscuit	\$5.49
Oatmeal w/toast or biscuit	
Oatmeal Served w/Cinnamon, Raisins Principio \$4.99 Regular (Small) \$5.29 Grande (Large) \$6.99	

APPETIZERS

	#1	#2
Nachos	\$6.99	\$8.99
w/Fajita	\$10.99	\$14.99
Panchos	\$8.99	\$15.99
w/Fajita	\$11.99	\$16.99
Choriqueso	\$5.99	\$7.99
	1/2 Orden	1 Orden
Guacamole	\$3.99	\$6.99
Guacamole ala Mex	\$4.99	\$7.99
Quesadillas	\$7.99	
(3) Corn or Flour served with rice, beans, salad & avocado		
Quesafajitas	\$10.29	
Papas w/cheese	\$4.59	
Add Bacon \$1.59		

PANCHOS #1 C/FAJITA



OMELETS

Ham & Cheese #1 Served with hash browns & toast	\$5.99
Ham & Cheese #2 Served with beans, potatoes & choice of tortillas or toast	\$6.99
Tex-Mex Omelette Ham & Cheese Omelette filled w/grilled Bell Pepper, tomato & onion	\$7.99
Mushroom Omelette Ham & Cheese Omelette filled w/grilled Mushrooms	\$7.99
Veggie Omelette Ham & Cheese Omelette filled w/grilled Broccoli, cauliflower and carrots	\$7.99

BREAKFAST TACOS

Papa c/Huevo Potatoes Scrambled w/Eggs	\$2.25
Papa c/Chorizo Potatoes w/ Chorizo	\$2.25
Papas a la Mexicana Potatoes w/Tomato, Chile and Onion	\$2.25
Tocino c/Huevo Bacon Scrambled w/Eggs	\$2.25
Jamon c/Huevo Ham Scrambled w/Eggs	\$2.25
Chicharrón en Salsa Pork Rinds in Salsa	\$2.25
Salchicha c/Huevo Sausage w/ Scrambled Eggs	\$2.25
Migas Locas Egg Scrambled w/Chorizo, Tortilla Chips & Mozzarella Cheese	\$3.00
Machacado c/Huevo Died Beef Scrambled w/Eggs	\$3.00
A la Mexicana	\$3.99
ESTI-Taco Papas, Frijoles, Queso Amarillo y Bacon Potatoes, Beans, Shredded Cheese & Bacon C/Huevo \$0.99 extra	\$2.50
Taco-Loco c/Huevo	\$6.49

TACOS MADE IN YOUR CHOICE
OF FLOUR OR CORN TORTILLA

EXTRA INGREDIENT FOR TACO \$0.50-CENTS

MEETING ROOM AVAILABLE FOR RENT (PONCHITOS #1)

LUNCH PLATES

*Most plates include rice, beans & salad

Beef Fajita	\$10.99
Fajita cooked w/Grilled Onions & Bell Pepper, Avocado	
Fajita Toreada	\$11.25
Fajita cooked w/Grilled Onions, Jalapeno peppers	
Chicken Fajita Plate	\$9.99
Chicken fajita cooked w/Grilled Onions & Bell Pepper, Avocado	
Bistek Ranchero	\$9.99
Flautas	\$8.99
4 Crispy Chicken Tortilla Rolls	
Milanese de Res o Pollo	\$9.99
Breaded Beef or Chicken Fillet w/Fries	
Texano Plate	\$9.99
2 Cheese Enchiladas, 1 Taco de Fajita y 1 Taco de Carne Guisada	
Mexican Plate	\$8.99
2 Cheese Enchiladas, 1 Chalupa & 1 Beef Crispy Taco	
Beef or Chicken Chalupas	\$8.99
3 Chalupas w/Beans, Lettuce, Tomato, Shredded Cheese, Served w/Rice	
Combinado Norteño	\$9.99
1 Chile Relleno, 2 Cheese Enchiladas	
Cheese Burger W/ Fries	\$7.99
Pork-chop (2)	\$10.99
Served w/Rice, Beans, salad & tortillas	
Hamburger Steak	\$8.99
Topped w/grilled onions & brown gravy	
Chicken Fried Steak	\$9.59
Topped w/white gravy	
Chicken Fried Chicken	\$9.99
Topped w/white gravy	
Pechuga a la Plancha	\$8.99
Grilled Chicken Breast w/grilled bell pepper & onions, served with rice, beans & salad	
Pechuga Santa Fe	\$9.59
Grilled Chicken Breast over sliced potatoes topped with melted mozzarella cheese, served with rice beans & salad	
Pechuga al Cilantro	\$8.99
Chicken Breast grilled w/fresh cilantro served with rice, beans & salad	
Pechuga Monterrey	\$9.99
Grilled Chicken Breast topped w/melted mozzarella cheese, avocado & tomato slices, served w/ rice, beans & salad	
Pechuga Toreada	\$9.99
Grilled Chicken Breast w/Grilled Onions and jalapeno peppers served with rice, Salad & Tortillas	



ENCHILADAS

Cheese Enchiladas	\$7.99
3 Cheese Enchiladas, Includes Saltine Crackers w/rice & beans	
Beef Enchiladas	\$8.99
3 Beef Enchiladas, Topped w/Gravy & Shredded Cheese w/rice & beans	
Chicken Enchiladas	\$8.99
3 Enchiladas Filled w/Shredded Chicken, Topped w/Shredded Cheese w/rice & beans	
Enchiladas Suizas	\$8.50
3 Enchiladas Filled w/Shredded Chicken, Topped w/Green Sauce & White Cheese w/rice & beans	
Enchiladas de Mole	\$7.99
3 Enchiladas Filled w/Fresh White Mexican Cheese Topped w/Mole Sauce w/rice & beans	
Enchiladas Rancheras	\$7.99
3 Enchiladas Filled w/Fresh White Mexican Cheese Topped w/Ranchera Sauce w/rice & beans	
Enchiladas Mexicanas	\$7.99
3 Enchiladas Filled w/Fresh White Mexican Cheese Topped w/Red Sauce Served w/rice & beans	

TACOS

Beef Fajita Tacos	\$10.99	Tacos de Bistec Mexicanos	\$8.99
Chicken Fajita Tacos	\$9.99	Tacos de Trompo	\$8.99
Grilled Shrimp Tacos	\$11.95	(1) Beef Fajita Taco	\$5.99
Tacos a la Plancha	\$9.59	(1) Chicken Fajita Taco	\$4.99
Tacos de Bistek	\$9.99	(1) Carne Guisada Taco	\$4.99
		(1) Barbacoa Taco	\$4.59

DAILY LUNCH PLATE SPECIAL



MONDAY/LUNES

Caldo de Res Beef Soup Served w/a Side of Rice and Tortillas	\$8.99	Chile Relleno de Carne Molida	\$8.99
Carne Guisada Beef Stew Meat Cooked w/Gravy, Rice, Beans & Tortillas	\$8.99	Pechuga Monterrey Grilled Chicken breast topped with white mozzarella cheese, avocado and tomato slices	\$9.99

TUESDAY/MARTES

Caldo de Pollo Chicken Soup Served w/a side of rice & tortillas	\$7.99	Chicken Parrillada Grilled Chicken, Sausage and Bacon	\$9.99
Pollo en Mole Chicken in Mole Sauce & Tortillas	\$8.99	Plato Tejano 1 Beef Fajita Taco, 1 Carne Guisada taco & 2 Cheese Enchiladas	\$9.99
		Picadillo Ground Beef Cooked w/Potatoes & Tortillas	\$8.99

WEDNESDAY/MIERCOLES

Caldo de Res Beef Soup Served w/a side of Rice & Tortillas	\$8.99	Milanesa de Res Breaded Beef Fillet w/fries	\$9.99
Bistek Ranchero Beef Strips Cooked w/Tomato, Chile, Onion & Tortillas	\$9.99	Carne Guisada Beef Stew Meat Cooked w/Gravy & Tortillas	\$8.99

THURSDAY/JUEVES

Caldo de Pollo Chicken Soup Served w/a side of rice & tortillas	\$7.99	Pescado Frito 2 Fried Fillets served w/Rice, Fries, Salad & Toast	\$9.99
Camarones al Chipotle Fries, salad and Rice	\$10.99	Asado de Puerco Pork Meat Cooked in Red Chile Sauce	\$8.99
Plato Tejano 1 Fajita Taco, 1 Carne Guisada Taco & 2 Cheese Enchiladas	\$9.99		

FRIDAY/VIERNES

Caldo de Mariscos	\$8.49	Pechuga Toreada Grilled Chicken Breast w/jalapeño & onions	\$9.99
Camaron Frito	\$10.99	Tampiquena 1 Piece of Beef Fajita, 2 Mexican Enchiladas, 1 Quesadilla, Aguacate & Tortillas	\$10.75
Chile Relleno de Camaron	\$9.99		

SATURDAY/SABADO

Menudo	Reg. \$7.99	Large \$9.99	Botanita 1 Side barbaçoa, 1 principio de menudo, 2 eggs, beans, onion, cilantro y tortillas	\$9.99
Barbaçoa Plate C/Frijoles, Cilantro, Cebolla, Tomate al lado y Tortillas Served w/Beans, Cilantro, Onion, a slice of Tomato & Tortillas		\$7.99		

**TODOS LOS ESPECIALES
INCLUYEN TE**



SEA FOOD

Pescado Frito 4 Fried Fillet, Rice, Salad, Fries & Toast	\$9.99
Pescado a la Plancha: Grilled Fish 4 Grilled Fillet, Grilled Vegetables, Rice, Salad & Toast	\$9.99
Camarones al Chipotle Served w/ rice, salad & fries and choice of tortilla or toast	\$10.99
Nopales con camaron Served w/ rice, salad & fries and choice of tortilla or toast	\$10.99
Chille Relleno de Camaron Served w/ rice, beans, salad and tortillas	\$12.99
Coctel de Camaron Regular \$9.99 Large \$12.99	
Pescado y Camarones #1 Fish & Shrimp, 2 Fish Fillet, 3 Fried Shrimp, Rice, Salad, Fries & Toast	\$13.99
Pescado y Camarones #2 6 Shrimp & 4 Fish Fillet served w/ fries, rice, salad & toast	\$22.99
Pescado y Camarones #4 12 Shrimp & 8 Fish Fillet served w/ fries, rice, salad & toast	\$40.99

KIDS MEALS

Beef Enchiladas	\$6.99
Cheese Enchiladas	\$5.99
Chicken Fingers	\$6.99
Pepperoni Pizza	\$4.99

SIDES

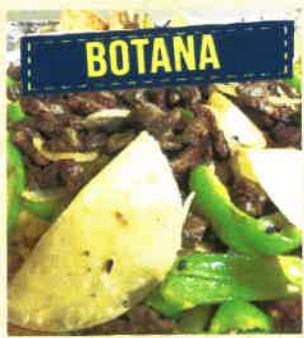
Bacon Order	\$2.14
1 Bacon slice	\$1.25
1 Pancake	\$2.25
Principio de queso	\$2.25
Cheese dip w/ chips	\$3.25
Principio de caldos	\$4.99
Slices of avocado w/ Salad	\$3.25
Chorizo	\$2.25
Papitas	\$1.84
1 Egg	\$1.25
Rice	\$2.05
Tortillas	\$1.25
Fries	\$2.25
Biscuit	\$1.49
Toast	\$1.14
Beans	\$1.84
Chips & Salsa	\$2.25
Hashbrowns	\$2.25
Sausage	\$1.25
Ham	\$1.25
Ref. Beans	\$2.55

CALDOS

	Reg.	Lrg.
Res	\$8.99	\$9.99
Pollo	\$7.99	\$9.29
Tlalpeño	\$7.99	\$9.99
Tortilla Soup	\$7.59	\$8.99
Menudo	\$7.99	\$9.99
Mariscos	\$8.49	\$9.99
Pescado	\$8.79	\$9.99
Camaron	\$9.99	\$11.29

Botanas

	#2	#3	#4
Chicken	\$24.99	\$31.99	\$39.99
Beef	\$27.99	\$34.99	\$41.99
Mixta (chicken & beef)	\$26.99	\$33.99	\$40.99



Tortilla chips w/beans, melted cheese, chicken or beef fajita on top, quesadillas, lettuce, tomato, onions, jalapeno, rice, beans & tortillas.

Sombreros

	#2	#3	#4
Chicken	\$22.88	\$28.89	\$37.99
Beef	\$25.88	\$33.99	\$40.99
Mixta (chicken & beef)	\$23.88	\$29.99	\$38.99
Shrimp	\$23.99	\$30.99	\$39.99

Choice of meat topped with vegetables, rice, beans & tortillas

Mar y Tierra

For 2 Persons \$27.99
4 Shrimps, 4 Fish fillet 8oz. grilled beef or chicken fajita, onion, bell pepper served with rice, salad, fries, tortillas & toast

For 4 Persons \$42.99
8 Shrimps, 4 Fish fillet 12oz. grilled beef or chicken fajita, onion, bell pepper served with rice, salad, fries, tortillas & toast

DRINKS

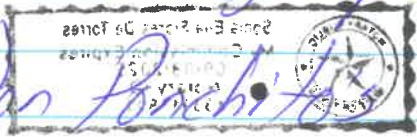
Sprite	\$2.89	Coffee	\$2.45
Coca	\$2.89	Sweet Tea	\$2.79
Diet Coke	\$2.89	Lemonade	\$3.09
Fanta Orange	\$2.89	Orange Juice	\$2.35
Powerade	\$2.89	Apple Juice	\$2.35
Raspberry Tea	\$2.89	Bottle Water	\$1.60
Aguas Frescas*	\$2.94	Chocomilk	\$2.79
*Only in Donna		Chocolate Caliente	\$3.29
		Milk	\$2.59
		Hot Tea	\$2.39

All Drinks only have 2 Refills

Joyas Mexicanas \$3.19
(Medio Litro)
Ponche, Coca, Toronja o Manzana


03-02-23

A quien corresponda:

Yo Celestina Hernandez otorgo permiso
al Restaurant  Don Pochito's Cafe
para usar el estacionamiento trasero
de la plaza Valle Hermoso de la
cual soy la dueña; compartiendo
el estacionamiento para los
clientes, por tiempo indefinido.

Gracias.

Atte: ~~Celestina Hernandez~~

Don Pochito's Cafe
Jenny, Hdz.


Estado de Texas condado de Hidalgo

En Marzo 09 del 2023 se presento la Sra.
Celestina Hernandez y Jenny Hernandez y me
dieron conocimiento de este documento.



Sonia E Flores
Notary Public.

B5450-00-00C-0027-00 (128355)
HERNANDEZ CELESTINA
1210 MIRACLE LN
MISSION TX 78572

B5450-00-00C-0032-00 (128358)
SALINAS BEATRIZ ALICIA
1000 S 16TH AVE
EDINBURG, TX 78539

B5450-00-00C-0035-00 (128359)
SALDANA SIXTO
C/O ABELARDO SALDANA
114 S MAYBERRY ST
MISSION TX 78572

B5450-00-00C-0037-00 (128360)
HERNANDEZ CELESTINA
1210 MIRACLE LN
MISSION TX 78572

M1900-02-000-0036-00 (228135)
TREVINO FELIX M & ESTHER
101 NARANJO ST
MISSION TX 78572

M1900-02-000-0037-00 (228136)
OCHOA CESARIA
101 NARANJO ST
MISSION TX 78572

M1900-02-000-0038-00 (228137)
GARZA DOMINGA
109 NARANJO ST
MISSION TX 78572

M1900-02-000-0051-00 (228150)
RODRIGUEZ MANUEL & BEATRIZ
1624 E GASTEL CIR
MISSION TX 78572

M1900-02-000-0052-00 (228151)
RODRIGUEZ MANUEL & BEATRIZ
1624 E GASTEL CIR
MISSION TX 78572

M1900-02-000-0053-00 (228152)
AGADIR PROPERTIES LLC
900 TRAVIS ST APT 51
MISSION TX 78572

M1900-03-000-0084-00 (228183)
SALINAS MIRNA TRUSTEE
2500 S 26 1/2 ST
MCALLEN TX 78503

M1900-03-000-0085-00 (228184)
PRADO JOSE JR
808 E 1ST ST
MISSION TX 78572

M1900-03-000-0086-00 (228185)
FLORES FIDENCIO JR FAMILY LP
1312 NIGHTINGALE AVE
MCALLEN TX 78504

M1900-03-000-0087-00 (228186)
VAQUERA VICTOR & MAYRA C
804 E 1ST ST
MISSION TX 78572

M1900-03-000-0088-00 (228187)
AGADIR PROPERTIES LLC
900 TRAVIS ST APT 51
MISSION TX 78572

M5200-00-029-0007-00 (238762)
BUENTELLO ALBERTO
LOU ANN LUIS A & LEONEL A LOPEZ
1602 TONI LN
MISSION TX 78572

M5200-00-029-0008-00 (238763)
DE ANDA MARIA DE JESUS
MARIA DE ANDA
711 W STONEGATE DR
MISSION TX 78574

M5200-00-029-0009-00 (238764)
SANCHEZ MIGUEL A & MARIA M
105 N MAYBERRY AVE
MISSION TX 78572

W0100-00-018-0009-00 (591540)
CITY OF MISSION
1201 E 8TH ST
MISSION TX 78572