

ITEM# 1.9

CONDITIONAL USE PERMIT: To Place a Mobile Food Truck
1931 N. Conway Avenue
Being a re-subdivision of all of
Lot 2, Re-Subdivision of Lot 1,
Mission Center Subdivision
C-3
Patricia Rey

REVIEW DATA

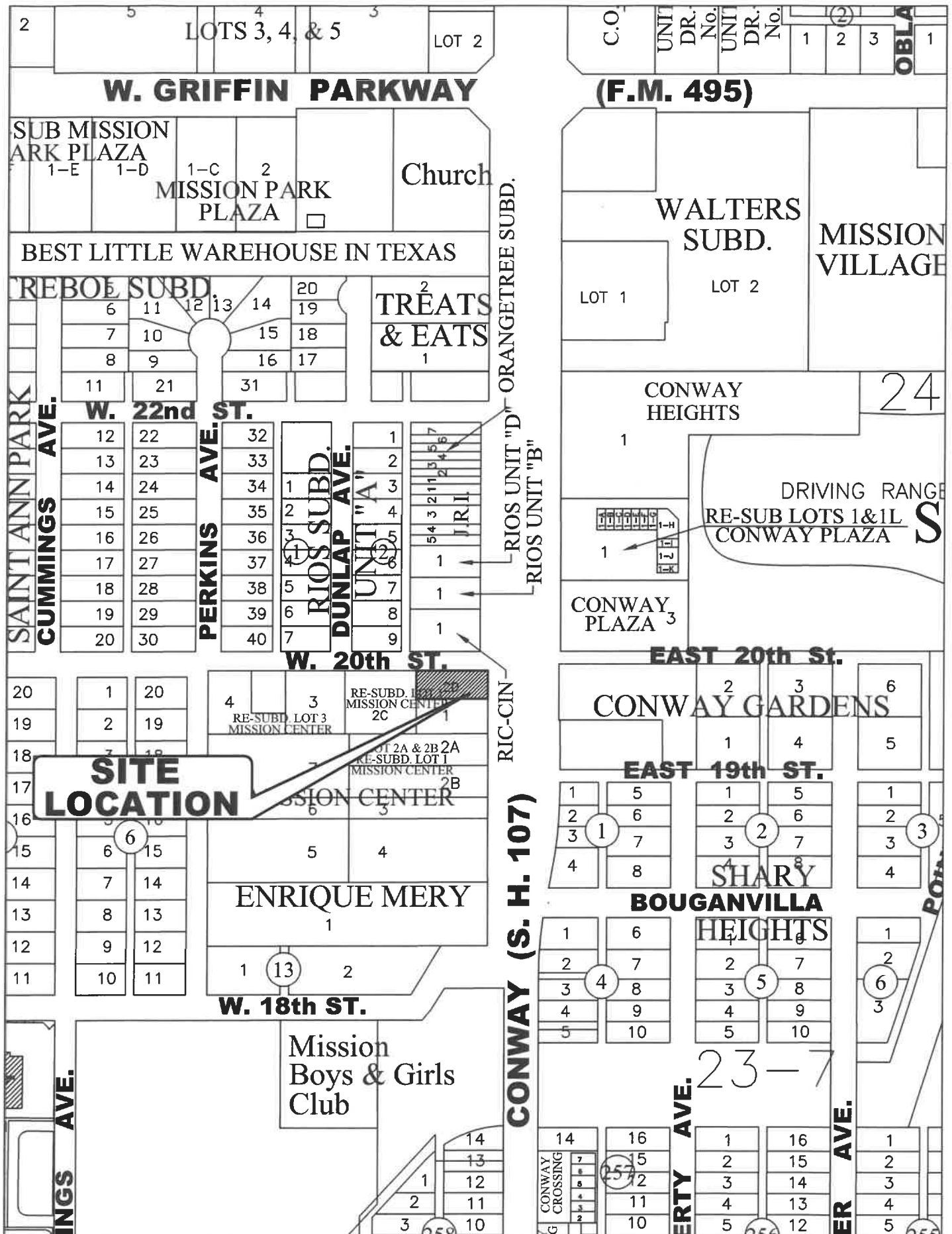
The subject site is located at the Southwest corner of W. 20th Street and N. Conway Avenue. The owner of La Barra Drive Thru & Bubbles Mission Laundromat is proposing to place a food truck in between both businesses to offer a variety of Mexican food. The applicant is proposing to have 3 picnic tables to allow their customers to sit and enjoy their food. Access to the site is provided off of Conway Avenue and W. 20th Street.

- **Days / Hours of operation:** Monday – Friday from 11:00 am – 12:00 am, Saturday from 12:00 pm – 12:00 am and Sundays from 12:00 pm – 10:00 pm
- **Staff:** 2 or 3 employees will man this operation
- **Parking & Landscaping:** Based on the number of seating spaces and mobile food unit there are 13 parking spaces that will be required for this business. There is a total of 37 parking spaces available that are shared amongst the three businesses. The applicant will be required to add landscaping.

REVIEW COMMENTS: Staff mailed out 14 notices to property owners within 200' radius and as of this write up staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval subject to:

- 1.) 1 year re-evaluation to access this new operation
- 2.) Acquisition of a business license,
- 3.) Compliance with all City Codes (Building, Fire, Health, etc.)
- 4) Re-Stripe parking lot and add additional landscaping.
- 5) Enclose commercial dumpster
- 6) CUP not transferable to others.



CITY OF MISSION HIDALGO COUNTY, TEXAS

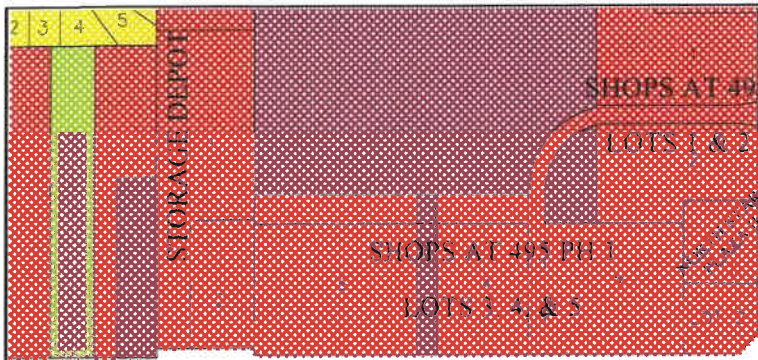
1201 E. 8th Street
MISSION, TX 78572

PH: (956) 580-8672
FAX: (956) 580-8680

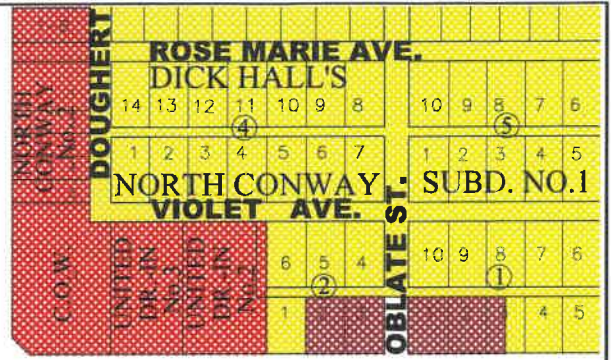
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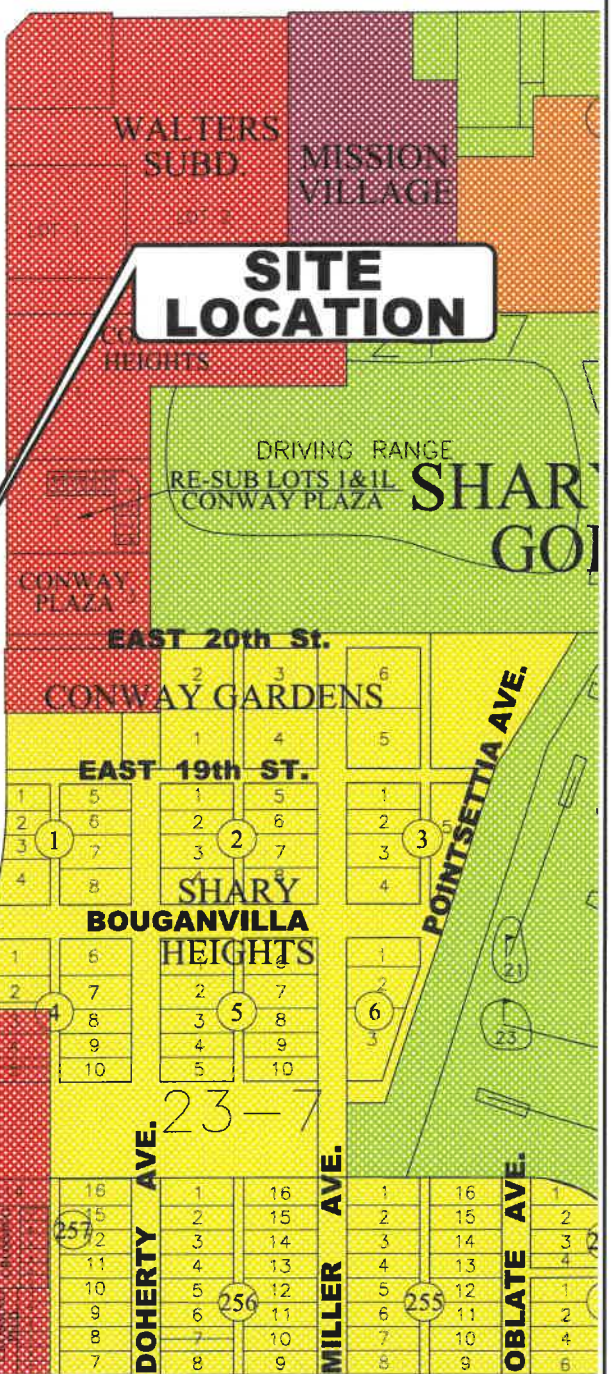
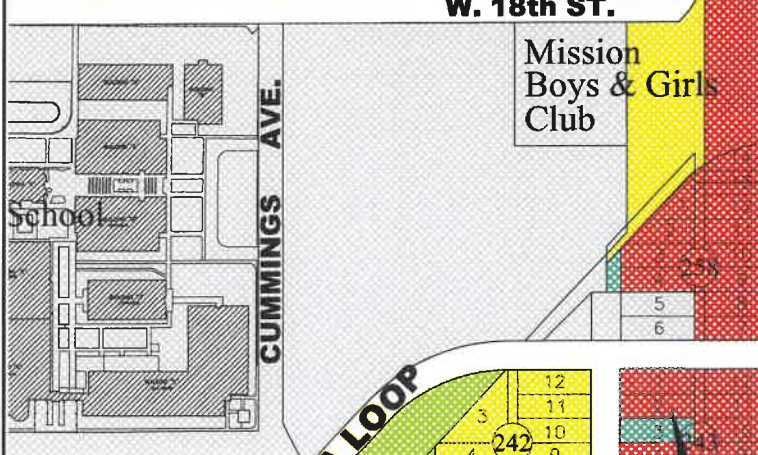
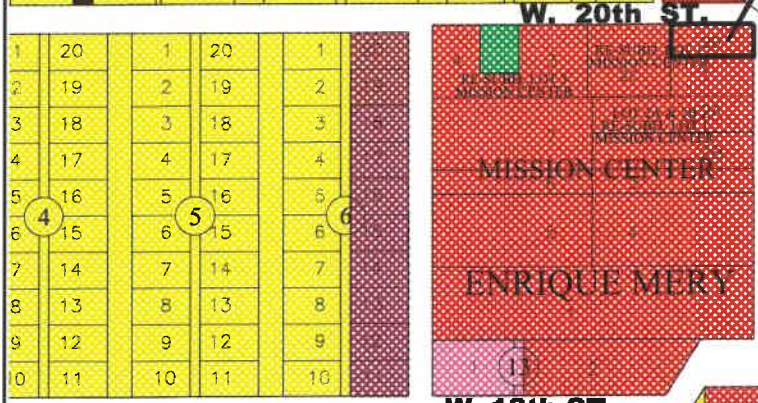
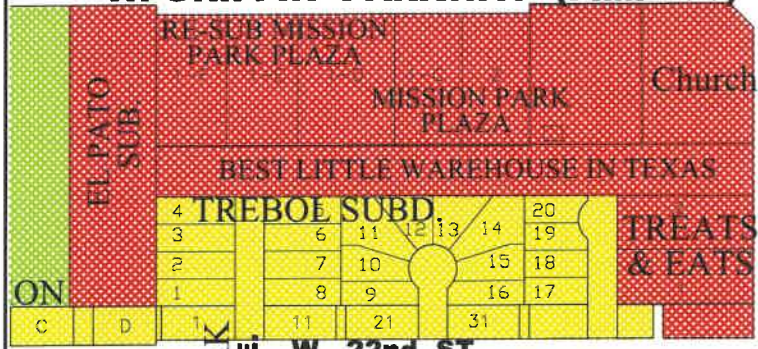




CONWAY (S. H.)



W. GRIFFIN PARKWAY (F.M. 495)



SITE LOCATION

ZONING BASE MAP



CITY OF MISSION
PLANNING DEPARTMENT
 1201 E. 8th. STREET
 MISSION, TX 78572
 PH: (956) 580-8672
 FAX: (956) 580-8680

DATE:02-12-25
 No.

W

La Barra Drive
Thru

Food Truck

Table

Table

Table

S

N

Bubbles Mission
Laundromat

Entrance

Conway Ave.

E

Food Truck Location- between La Barra Drive Thru and Bubbles Mission Laundromat

Location: 1931 N. Conway Ave., Mission, Texas 78572

Hours of Operation:

- **Monday - Friday:** 11:00 AM – 12:00 Midnight
- **Saturday:** 12:00 PM – 12:00 Midnight
- **Sunday:** 12:00 PM – 10:00 PM

This Food Truck will be employing two (2) or Three (3) employees daily.

Menu:

This food truck will offer an array of delicious Mexican street food with a modern twist. Fresh, flavorful, and fast!

Sandwiches/ Burgers

- Ham and Cheese-w/ trimmings
- Bacon Burgers- w/ trimmings
- Regular Burger- w/ trimmings
- Avocado Burger- w/ trimmings
- Mexican Hot Dogs- w/ trimmings
- Regular Hotdogs- w/ trimmings

Tacos

(Soft corn tortillas with your choice of filling, served with onions, cilantro, and your choice of salsa)

- **Carne Asada** – Grilled beef, seasoned to perfection
- **Pollo Asado** – Marinated grilled chicken
- **Al Pastor** – Pork marinated with pineapple and achiote
- **Barbacoa** – Slow-cooked beef with spices
- **Taco de Pescado** – Crispy fried fish fillet
- **Veggie Taco** – Grilled peppers, onions, zucchini, and portobello mushrooms
- **Bacon & Egg** – Scrambled eggs with crispy bacon

Specialty Tacos

(These are a fusion of flavors that bring a twist to classic tacos)

- **Taco Elote** – Grilled corn, mayo, cotija cheese, chili powder
- **Bacon-Wrapped Shrimp Taco** – Shrimp wrapped in crispy bacon, avocado, and spicy mayo

Burritos

- **Carne Asada Burrito** – A hearty burrito with carne asada, rice, beans, avocado, and salsa
- **Chicken Burrito** – Grilled chicken, cilantro-lime rice, black beans, guacamole
- **Shrimp Burrito** – Shrimp, avocado, lettuce, cucumber, spicy mayo
- **Breakfast Burrito** – Scrambled eggs, bacon or sausage, hash browns, cheese, and salsa

Quesadillas

- **Classic Cheese Quesadilla** – Flour tortilla with melted cheddar and mozzarella
- **Steak Quesadilla** – Grilled steak, cheese, and salsa
- **Chicken Quesadilla** – Grilled chicken, cheese, sour cream, and pico de gallo
- **Spinach & Mushroom Quesadilla** – Spinach, mushrooms, cheese, and chipotle sauce

Sides

- **Street Corn (Elote)** – Corn on the cob with mayo, cotija cheese, chili powder, and lime
- **Mexican Rice**
- **Refried Beans**
- **Chips & Guacamole**
- **Chips & Salsa** (Choice of mild, medium, or spicy salsa)
- **French Fries**

Drinks

- **Horchata** – Sweet rice milk drink with cinnamon
 - **Agua Fresca** – Fruit water in flavors like pineapple, watermelon, and cucumber lime
 - **Mexican Coke** – Bottled, made with cane sugar
 - **Jarritos** – Mexican soda in a variety of fruit flavors
 - **Bottled Water**
 - **Sodas**
-

Special Features:

- **Taco Tuesdays:** 10% off tacos all day
- **Weekend Special: Loaded Fries** – French fries topped with carne asada, cheese, guacamole, and salsa
- **Delivery and Takeout:** For those in the area, order ahead and get it delivered or take it to go!

This concept combines traditional Mexican street food with creative new options to cater to different tastes. The truck could become a popular spot for locals craving a quick bite or families looking for a tasty meal.

C7980-00-000-0003-00 (548154)
BANK OF SOUTH TEXAS
840 N CAGE BLVD
PHARR TX 78577

M4935-00-000-0001-00 (458636)
ARGENTO PROPERTIES LTD
805 W DAVIS RD
EDINBURG TX 78541

M4935-00-000-0007-00 (458630)
ACJ LLC
409 EAST RIDGE RD
PHARR TX 78577

M4935-00-000-002A-00 (549024)
BIJO MANAGEMENT LLC ET AL
1508 IVY LN
EDINBURG TX 78539

M4935-00-000-002B-00 (549025)
MY BLESSINGS LTD
3921 SARATOGA BLVD STE 103
CORPUS CHRISTI TX 78415

R2435-00-000-0001-00 (539586)
MISSION QUICK LUBE INC
2001 N CONWAY AVE
MISSION TX 78572

R3250-00-002-0007-00 (271136)
RIOS JOE A JR
2004 N DUNLAP AVE
MISSION TX 78572

R3250-00-002-0008-00 (271137)
SARABIA FERNANDO JR
2000 N DUNLAP AVE
MISSION TX 78572

R3250-0B-000-0001-00 (520493)
GARCIA JULIO CESAR
IDALIA A GARCIA
25 CALLE ANACUA
BROWNSVILLE TX 78520

W0100-00-023-0007-01 (316863)
GUERRA ALBERTO JR & BEATRIZ
CO TRUSTEES LVNG TRST
1902 N CONWAY AVE
MISSION TX 78572

W0100-00-023-0007-02 (316864)
LILA-TESS INVESTMENTS LTD
2321 ORANGE ST
MISSION TX 78574

M4935-00-000-0003-05 (627729)
DEL OLMO GUILLERMO PRIETO
1602 JONATHON DR
MISSION TX 78572

M4935-00-000-002C-00 (1067787)
FLORES RAUL
1714 E RABBIT RUN AVE
ALTON TX 78573

M4935-00-000-002D-00 (1067789)
ARGENTO PROPERTIES LTD
910 E HIDALGO AVE STE 1
RAYMONDVILLE TX 78580