

## **ITEM# 1.7**

**CONDITIONAL USE PERMIT:** To Designate an area as a  
Mobile Food Park for Operation  
of Mobile Food Units  
511 N. Shary Road  
An 11.10 acre tract of land out  
of the Lot 194, John H. Shary  
C-4  
Carlos Garcia, Jr.

### **REVIEW DATA**

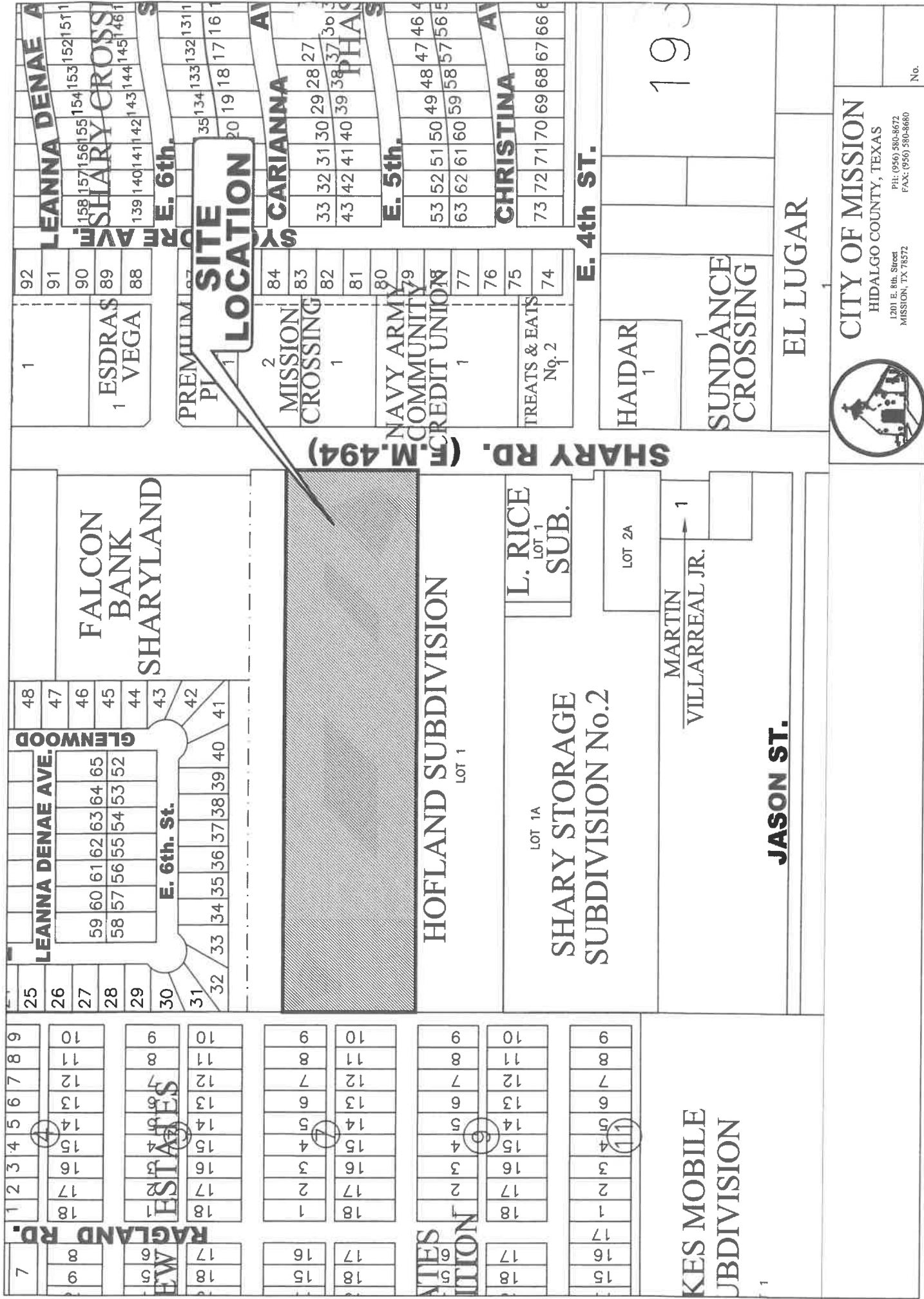
The subject site is located 1,460' South of E. Business Highway 83 along the West side of N. Shary Road - **see vicinity map**. In an effort to reactivate the economy of the city the applicant is proposing a mobile food park to offer truck owners the opportunity to sell their products. The applicant proposes to have 6 mobile food trucks, a portable stage for entertainment and will utilize portable restrooms. The applicant also proposes to have picnic tables throughout the property in case anyone would like to dine in. The proposed location for this mobile food park would be on the southeast corner of the property. Access to the site will be off of Shary Road. If approved, based on the current ordinance, each mobile food truck operator would still need to apply for their own CUP to operate within the mobile food park.

- **Hours of operation:** Sunday - Thursday 4:00pm to 12:00am and Friday & Saturday 8:00am to 2:00am.
- **Parking:** Based on the site plan provided, the applicant is proposing 288 seats, where 96 parking spaces will be required. (1 parking space for every 3 seats). The applicant is proposing 36 parking spaces and will need to add 60 parking spaces or reduce the number of tables. It is noted that the proposed food park will share the parking with the existing businesses. Landscaping and lighting requirements will need to be met.

**REVIEW COMMENTS:** Staff mailed out 41 notices to property owners within 200' radius of the site, and as of this writing, staff has not received any comments in favor or against this request. Staff recommends that the applicant get writing permission to utilize the restroom from either of the existing businesses since portable restrooms are not allowed. Also, the display of the granite on the south side would need to be relocated to the north side for safety purposes.

**RECOMMENDATION:** Approval subject to:

1. 1 year re-evaluation to assess this new operation;
2. Must meet all City Codes (Building, Fire, etc.)
3. Must acquire a business license prior to occupancy, and
4. Must comply with noise ordinance.



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

No.



**SITE  
LOCATION**

Shary Rd (F.M. 494)



design & projection llc

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**SUPERIOR**  
**GRANITE & MARBLE**  
**PROPOSED FOOD TRUCK**  
www.designandprojection.com 956-388-0659 mcllaren, tx

TOT. AREA  
11,715.00 SQ. FT.

**DATA**  
Address: 511 N. SHARY RD.  
Mission, TX 78572  
Plan ID# 29-COM-2022  
Date 11/07/2022  
Owner: NABERRO MARQUEZ  
Designer: design & projection  
Drawn: jordan parillo

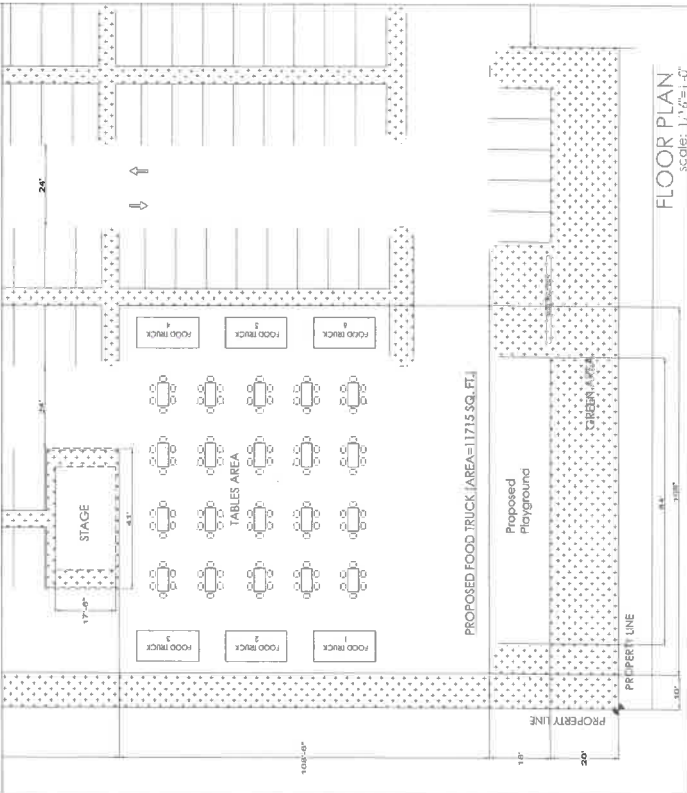
**PROPOSED**  
**FOOD TRUCK**  
drawing no.  
**A-02**

scale: none

DESIGN & PROJECTION LLC DOES NOT WARRANT THIS PLANS CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS AND CODE REQUIREMENTS BEFORE STARTING CONSTRUCTION. ALL AND ANY CHANGES NEEDS TO BE MADE TO PLANS BEFORE CONSTRUCTION BEGINS HAVE TO BE SUBMITTED IN WRITTEN FORM TO DESIGN & PROJECTION LLC AND ADDITIONAL CHARGES MAY APPLY.



**PROPOSED FOOD TRUCK**  
511 N. SHARY RD, MISSION, TX 78572



|                                                                                                                          |                                                                                                                                                         |                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| H3841-00-000-0001-00 ( 507774)<br>TEXAS NATIONAL BANK<br>4908 S JACKSON RD<br>EDINBURG TX 78539                          | R2520-00-000-0001-00 ( 514091)<br>STORE MASTER FUNDING XI LLC<br>8377 E HARTFORD DR STE 100<br>SCOTTSDALE AZ 85255                                      | S2950-00-000-0194-26 ( 281058)<br>SUPERIOR GRANITE & MARBLE BY VIV<br>3205 PAISAJE DR<br>MISSION TX 78573                                    |
| S2950-00-000-0194-31 ( 531881)<br>STORE MASTER FUNDING XI LLC<br>8377 E HARTFORD DR STE 100<br>SCOTTSDALE AZ 85255       | V2000-00-003-0010-00 ( 313512)<br>GARZA DAVID<br>2117 KELLY AVE<br>MISSION TX 78572                                                                     | V2000-00-003-0011-00 ( 313513)<br>CASAS FEIPE & JOEL CASAS GRANAD<br>2115 KELLY AVE<br>MISSION TX 78572                                      |
| V2000-00-003-0012-00 ( 313514)<br>MACKELSON WAYNE & BEVERLY<br>PO BOX 153<br>VICTORIA BEACH MB ROE2CO<br>CANADA          | V2000-00-003-0013-00 ( 313515)<br>GARZA ABDON<br>2111 KELLY AVE<br>MISSION TX 78572                                                                     | V2100-00-007-0006-00 ( 313593)<br>KRUEGER KENNETH P & MARYLYN J TI<br>546 W WASHINGTON ST<br>NAPOLEON OH 43545                               |
| V2100-00-007-0007-00 ( 313594)<br>SMITH STEPHEN W & HELEN L<br>16251 MCCLURE AVE<br>SAND LAKE MI 49343-9488              | V2100-00-007-0008-00 ( 313595)<br>BOOMGAARDEN F G RVCBL LVG TR<br>2114 KELLY ST<br>MISSION TX 78572                                                     | V2100-00-007-0009-00 ( 313596)<br>DEKEMA RONALD PAUL<br>210 23RD ST<br>OTSEGO MI 49078                                                       |
| V2100-00-007-0010-00 ( 313597)<br>DUFFIELD ROGER S & PATSY R<br>2115 AMY ST<br>MISSION TX 78572                          | V2100-00-007-0012-00 ( 313599)<br>COX STEVEN D & DIXIE LEE<br>4675 TOWNSHIP ROAD 77 UNIT 7505<br>MOUNT GILEAD OH 4338                                   | V2100-00-007-0013-00 ( 313600)<br>MARONE GENE A & MARY BELLE<br>19628 384TH AVE<br>WOLSEY SD 57384                                           |
| V2100-00-009-0006-00 ( 313643)<br>DEML DENNIS & LINDA<br>2550 PARK ST<br>SAINT PAUL MN 55117                             | V2100-00-009-0007-00 ( 313644)<br>WYNNE RICHARD L SR & WILMA L<br>2112 AMY AVE<br>MISSION TX 78572                                                      | V2100-00-009-0008-00 ( 313645)<br>SLEEZER PATRICIA I<br>2114 AMY ST<br>MISSION TX 78572                                                      |
| V2100-00-009-0009-00 ( 313646)<br>TOUHEY ROBERT D & DEBRA J<br>7625 DAHLGREN RD<br>CHASKA MN 55318                       | V2100-00-009-0010-00 ( 313647)<br>ANGSTROM RAYMOND LE & KIMBERLY<br>2117 VERNON ST<br>MISSION TX 78572                                                  | V2100-00-009-0011-00 ( 313648)<br>TREJO ALFREDO<br>2636 EAST ST<br>EDINBURG TX 78539-7384                                                    |
| S2950-00-000-0205-09 ( 625924)<br>STATE OF TEXAS<br>PO BOX 1717<br>PHARR TX 78577                                        | S2978-02-000-001A-00 ( 684214)<br>SECURCARE MOVEIT MCALLEN LLC<br>ATTN: MOVE IT MANAGEMENT LLC<br>12655 N CENTRAL EXPRESSWAY STE 925<br>DALLAS TX 75243 | F1520-00-000-0001-00 (20827570)<br>NEW MILLENNIUM L INVESTMENTS INC<br>711 W NOLANA 104-A<br>MCALLEN TX 78504                                |
| M4937-00-000-0001-00 ( 962409)<br>STORE MASTER FUNDING IX LLC<br>2175 FRANCISCO BLVD EAST SUITE G<br>SAN RAFAEL CA 94901 | M4937-00-000-0002-00 ( 962410)<br>BLUEWAVE EXPRESS DEVELOPMENT II LLC<br>2175 FRANCISCO BLVD EAST STE G<br>SAN RAFAEL CA 94901                          | N0321-00-000-0001-00 ( 958828)<br>NAVY ARMY COMMUNITY CREDIT UNIOI<br>ATTN: ACCOUNTING DEPT<br>2730 RODD FIELD RD<br>CORPUS CHRISTI TX 78414 |
| P8328-00-000-0001-00 ( 1070342)<br>FLORES NORMA YOLANDA<br>4410 SIERRA DRIVE<br>PALMHURST TX 78573                       | M4725-00-000-0031-00 ( 1308096)<br>VLIFE CONSTRUCTION LLC<br>6908 N 39TH ST<br>MCALLEN TX 78504-5440                                                    | M4725-00-000-0032-00 ( 1308097)<br>FLOREZ GAMALIEL & OLIVA GUTIERREZ<br>7481 SW 114 CT<br>MIAMI FL 33173                                     |

M4725-00-000-0033-00 ( 1308098)  
MONDRAGON SANTIAGO  
2432 CARIANNA AVE  
MISSION TX 78572

M4725-00-000-0034-00 ( 1308099)  
WESTIN CUSTOM HOMES LLC  
817 N 41ST ST  
MCALLEN TX 78501-3415

M4725-00-000-0035-00 ( 1308100)  
BARRIOS ALEXIS ANNAHI  
2206 E 6TH ST  
MISSION TX 78572

M4725-00-000-0036-00 ( 1308101)  
ANTRE HOMES INC  
2510 SANDSTONE DR  
MISSION TX 78574

M4725-00-000-0037-00 ( 1308102)  
GONZALEZ JOSE & SANDRA  
2210 E 6TH ST  
MISSION TX 78572

M4725-00-000-0038-00 ( 1308103)  
CHAVEZ JORGE ALBERTO & MAURA L  
2112 E 6TH STREET  
MISSION TX 78572-9111

M4725-00-000-0039-00 ( 1308104)  
CUMANA JULIO C & ODAHILDA TORRES  
2214 E 6TH ST  
MISSION TX 78572

M4725-00-000-0040-00 ( 1308105)  
HERNANDEZ HENNEYS & ANGELICA MARIA  
2216 E 6TH ST  
MISSION TX 78572-9111

M4725-00-000-0041-00 ( 1308106)  
INFINITY CUSTOM CONSTRUCTION LLC  
3419 W ALBERTA RD  
EDINBURG TX 78539-8465

M4725-00-000-0042-00 ( 1308107)  
PHUNG THANH VAN & SUONG THI DIEM  
1922 SUNSET DR  
MISSION TX 78572

M4725-00-000-0000-00 ( 1307917)  
UNITED IRRIGATION DISTRICT  
PO BOX 687  
MISSION TX 78573