

ITEM# 1.5

CONDITIONAL USE PERMIT: Designate an Area as a Mobile Food Park
& Open-Air Market
2509 Colorado Street
Lot 1, Block 2, Santa Lucia Development
C-3
MDM Commercial Properties

REVIEW DATA

The subject site is located near the NW corner of Colorado and Taylor Road along the north side of Colorado Street. The applicant is the owner of the entire commercial development and would like to designate an area as a Mobile Food Park and Open-Air Market. This will be an outdoor market for local vendors, patrons, and foodies. The applicant proposal includes 8-Mobile Food Units, 3- containers, 4-kiosk for pop-up shops, restrooms facilities, and an area on the parking lot designated for the vendors of the Open-Air Market. Access to the site will be provided off of Colorado or Taylor Road through existing 24' driveways. The last CUP approved for this location was on June 12, 2023 for a period of 1 year after obtaining their business license.

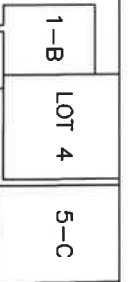
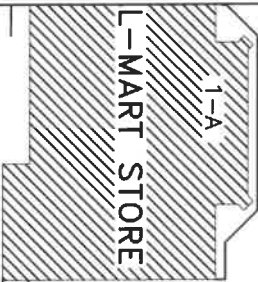
- **Hours of Operation for Mobile Food Park:** Monday – Sunday from 8am to 12am
- **Hours of Operation for Open-Air Market:** Every Saturday from 6pm – 10pm
- **Parking & Landscaping:** The designated area for the proposed Mobile Food Park measures 134' x 72' for a total of 9,648 sq. ft. Based on the square footage he is required 23 parking spaces. The applicant 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 continue to 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. Each mobile food unit requires their own conditional use permit and business license.

RECOMMENDATION: Staff recommends approval subject to:

- 1) 2 yr. re-evaluation in order to continue to assess this operation,
- 2) Must comply with all City Codes (Building, Fire, Health, etc.) and
- 3) CUP not transferable to others

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.



5-A

165

NAVIN
1

SHARYLAND
TERRACE
LOT A

COLORADO STREET

LUCIA DR.
(PRIVATE)



SANTA LUCIA

1

TINSEL TOWN
MOVIES 17 -MISSION

TAYLOR ROAD

167

155

156

157

**SITE
LOCATION**



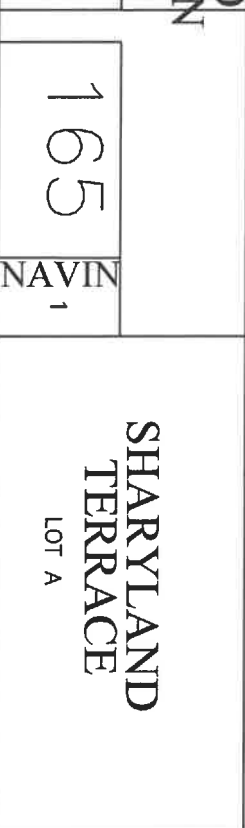
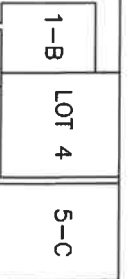
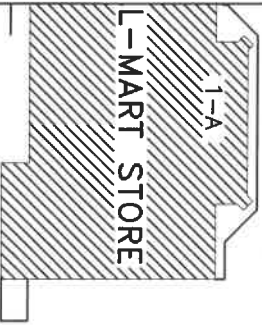
CITY OF MISSION
HIDALGO COUNTY, TEXAS

1201 E. 8th Street
MISSION, TX 78572

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

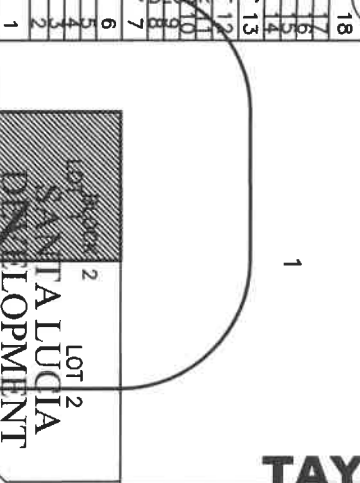
No.

LOTS 1-A, 1-B, 5-A, 5-B & 5-C
SHARYLAND PLACE SUBD.



COLORADO STREET

**LUCIA DR.
(PRIVATE)**



TINSELTOWN
MOVIES 17 -MISSION

SANTA LUCIA

TAYLOR ROAD

**SITE
LOCATION**

155

156

157

167

200' RADIUS MAILOUT MAP



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

No.



COLORADO STREET

TAYLOR RD.

**SITE
LOCATION**



MDM
Development + Construction

1000 S. COLORADO ST.
SUITE 200
DALLAS, TX 75219

PROJECT TITLE:			
FOOD TRUCK SANTA LUCIA			
PROJECT ADDRESS:			
2515 COLORADO ST.			
REVISION DATE	REVISION BY	COMMENTS	
REVISION DATE	REVISION BY	COMMENTS	
REVISION DATE	REVISION BY	COMMENTS	
REVISION DATE	REVISION BY	COMMENTS	

PROJECT TITLE:	FOOD TRUCK SANTA LUCIA
PROJECT ADDRESS:	2515 COLORADO ST.
PROJECT NUMBER:	YD000001
PROJECT DATE:	01/01/2023
PROJECT TYPE:	YD000001
PROJECT DESCRIPTION:	FOOD TRUCK
PROJECT SCALE:	1" = 6' & 1/2"
PROJECT SHEET:	1
PROJECT SCALE:	SCALE





NO PARKING FIRE LANE

NO PARKING FIRE LANE

SAFARI

X

SAFARI

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
ASSOCIATION INC
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